Adur District Council

Planning, Regeneration and Wellbeing

Mr Peter Rainier
DMH Stallard Planning
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RH11 7FZ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0277/14

Details of Development
APPLICATION FOR A MINOR MATERIAL AMENDMENT TO PERMISSION REFERENCE AWDM/0205/12 TO ENABLE REPLACEMENT OF HALF-SIZED ACADEMY PITCH WITH A FUTSAL (5 A SIDE) PITCH, 3G SURFACE AND RUNNING HILL (MAX. HEIGHT 2.5M)

Location of Development
BRIGHTON AND HOVE ALBION TRAINING GROUND 60 MASH BARN LANE LANCING WEST SUSSEX BN15 9FP

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 5th March 2014.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
29/01/2015

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Conditions

01. This permission relates to the following approved plans:

    KSS 10513 001 Rev P3 (Existing Location Plan) received 5 March 2014
    KSS 10513 003 Rev P5 (Proposed Location Plan) received 5 March 2014
    KSS 10513 004 Rev P5 (Proposed Site Plan) received 5 March 2014

    And to the plans previously approved under original permission reference AWDM/0205/12, as subsequently amended by AWDM/0171/14, and any plans subsequently approved pursuant to any of the conditions attached to those permissions.

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. All acoustic fencing shall be permanently retained.

    Reason: *To protect adjoining residential properties from noise having regard to saved policy AG1 of the Adur District Local Plan.*

03. The boundary fencing shall be permanently retained.

    Reason: *In the interests of visual amenity and security having regard to saved policy AG1 of the Adur District Local Plan.*

04. The parking spaces shall not be used for any purpose other than the parking of vehicles incidental to the use of the training facility concerned.

    Reason: *In the interests of amenity and highway safety.*

05. At no time shall the facility be used in connection with any park-and-ride scheme.

    Reason: *In the interests of amenity and highway safety.*

06. The approved cycle parking facilities shall be permanently retained for such purposes.

    Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

07. The construction access from the A27 shall cease to be used once the facility is open and there shall be no direct access to the site from the A27.

    Reason: *In the interests of amenity and highway safety and to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980.*

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08. The training facility hereby approved shall not be open other than between the hours of 7.30am and 11pm every day.

Reason: *To protect residential amenity having regard to saved policy AG1 of the Adur District Local Plan.*

09. The football pitch floodlighting approved under AWDM/0205/12 and AWDM/0171/14 shall be switched off between the hours of 10.15pm and 9am every day and all other external lighting at the facility shall be switched off between 11pm and 7.30am, with the exception of security lighting, as detailed in drawing SD0666/E63/E002 Rev P2, Training Ground Lighting Strategy received 5 June 2014 and drawing P169-368-EXT-6M received 13 June 2014 and email from Daniel Frisby received 13 June 2014.

Reason: *To safeguard the visual and residential amenities of the area having regard to saved policies AC1 and AP9 of the Adur District Local Plan.*

10. The use of the football pitches and running hill shall be limited to between the hours of 9am until 10pm every day

Reason: *To protect residential amenity having regard to saved policies AC1 and AP9 of the Adur District Local Plan.*

11. Any trees or plants comprising part of the approved landscaping scheme which within a period of five years from the completion of the development die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent of any variation.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

12. Measures for enhancement of ecology on the site shall be implemented in accordance with the recommendations and timetable as set out in The Ash Partnership report dated January 2015 and received 15 January 2015.

Reason: *In the interests of improving biodiversity and ecology on the site having regard to the National Planning Policy Framework.*

13. No more than two external pitches shall be floodlit at any time.

Reason: *To safeguard the visual and residential amenities of the area having regard to saved policies AC1 and AP9 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

14. No external lighting shall be installed at the site other than in accordance with the previously approved details. The lighting shall thereafter be installed and operated in accordance with the approved details.

Reason: *To safeguard the visual and residential amenities of the area having regard to saved policies AC1 and AP9 of the Adur District Local Plan.*

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15. No public address or sound amplification system shall be installed or used at the facility without the prior approval of the Local Planning Authority.

Reason: *To protect residential amenity having regard to saved policy AG1 of the Adur District Local Plan.*

16. The development shall take place in accordance with the drainage details approved by letter dated 15 August 2013 relating to the information contained within "Design Principles, Calculations and Permits" by The Civil Engineering Partnership dated June 2013 and received 18 July 2013 under planning reference AWDM/0205/12.

Reason: *To reduce the risk of flooding and to prevent pollution of the water environment by ensuring that the necessary infrastructure is in place in compliance with saved policy AG3 of the Adur District Local Plan and the Technical Guidance to the National Planning Policy Framework.*

17. The pedestrian access to the smallholding to the south east of the site shall be permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure the retention of a means of pedestrian access to the smallholding.*

18. The community pitch shall not be brought into use until the main training ground changing facilities approved under reference AWDM/0205/12 have been completed and are available for use

Reason: *To ensure the users of the pitches have adequate changing facilities and to prevent the requirement for additional buildings in the countryside having regard to saved policies AC1 and AC4 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

19. Within 12 months of the date of this decision the following details shall be submitted:

(a) Details of the renewable energy technologies that have been incorporated within the development;
(b) A post construction assessment, conducted by an accredited BREEAM Assessor and supported by all relevant evidence, demonstrating that the development meets "Very Good" in all relevant credits other than LE03; and
(c) A post completion certificate achieving BREEAM level "Good".

Reason: *To ensure that the development is sustainable and makes efficient use of energy, water and materials having regard to the National Planning Policy Framework.*

20. The approved Travel Plan shall be implemented in accordance with the approved details, including the provisions for monitoring and effective enforcement with any necessary new measures or interventions implemented accordingly.

Reason: *To minimize traffic generated by the development and to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980.*

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21. The northernmost pitch identified as floodlit synthetic pitch 13 on drawing no. KSS 10513 004 P6 received 11 March 2014 shall be reserved for community use.

Reason: *To ensure the development delivers improved sport and recreational facilities for the local community having regard to saved policies AC4 and AR1 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.