

Design, Access and Planning Statement Revision to Approved Planning- Southwick Football Club Site

2555-CTZ-XX-XX-RP-A-9501 P02

CONTENTS

1. Introduction	2
2. Planning Background & Context	2
2.1 Planning Approval	2
2.2 Site Context	2
3. Summary of Changes.....	3
3.1 Relocation of Football Pitch	3
3.2 Building Footprint, Layout And Appearance	4
3.3 Site Levels and Accessibility	5
3.4 Drainage	6
4. The Proposed Development	8
4.1 Scale & Massing	8
4.2 Use.....	8
4.3 Materials.....	8
4.4 Security.....	8
4.5 Ecological Enhancement and mitigation.....	9
4.6 Sustainability	9
4.7 Travel Plan, Highways, Cycle Parking	9
4.8 Landscaping, Boundary Treatments, FloodLighting.....	10
5. Conclusion	10

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09.04.26	DA and Planning Statement	CS	JS	P01
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1. INTRODUCTION

This Statement has been prepared in support of a Section 73 application to vary the approved plans for the development at Southwick Football Club, Old Barn Way, Southwick, BN42 4NT

The application seeks approval for amendments to the site layout and building design, which have arisen during subsequent detailed design development and site investigations.

The proposed development remains consistent with the approved use and overall design intent.

2. PLANNING BACKGROUND & CONTEXT

2.1 PLANNING APPROVAL

The approved planning **AWDM/1217/23** was granted 17.10.24, for the erection of a clubhouse building and associated artificial football pitch and site works.

The approved scheme established the principle of development, including the use, scale, and general appearance of the building and site layout.

Planning conditions were submitted for discharge **AWDM/0239/25** in February 2025.

As part of the work to discharge the conditions relating to pitch details, levels and surface water and drainage maintenance the pitch design established that there were utilities' infrastructure beneath the pitch.

This resulted in the site plans showing the pitch in an alternative position further north compared to the approved site layout. This would impact on the building design and require a revision of the approved scheme.

These conditions were not progressed to discharge.

2.2 SITE CONTEXT

This application builds upon the previous permission and addresses the amendments required to ensure coordination with utility infrastructure and addresses the impact on the site and building position. The proposed pitch is 64m by 100m, with a 3m player run-off required to all sides.

The site is constrained on all sides; to the west there are 3 telecommunication masts, to the north is a neighbouring property only 4m from the edge of the required player run-off, to the east is the clubhouse, and to the south is utility infrastructure that cannot be built over.

The existing clubhouse was demolished under separate prior approval notice granted in 2023.

3. SUMMARY OF CHANGES

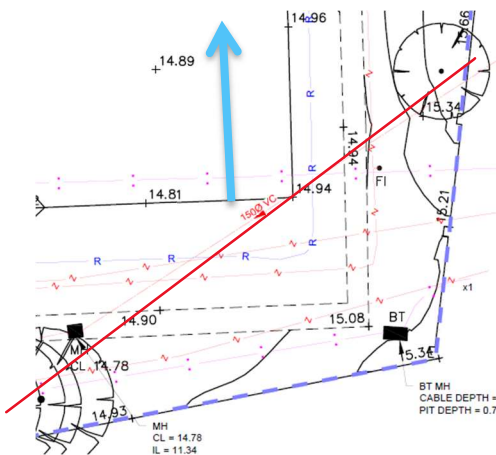
In 2025, a new team was appointed to progress the building design through to tender.

Through coordination with the revised pitch position, it became clear that the originally approved building footprint could no longer be accommodated without amendment.

The proposed changes arise from technical constraints identified post-permission, rather than any change in the intended use or function of the development.

3.1 RELOCATION OF FOOTBALL PITCH

As noted, the discovery of a Southern Water sewer across the corner of the existing playing surface in the southeast corner, shown in this snippet of ground penetrating radar survey below, required the proposed pitch to achieve an offset from the sewer location.



Pitch surface required to move north to achieve off-set from redline denoting Southern Water sewer

Figure 1: Ground Penetrating Radar Survey of SE corner of site

Negotiations were held with Southern Water; their requirement was for no development- pitch or player run-off, to be within 3metres of the sewer. It was demonstrated to Southern Water this would require the pitch to move northwards to such an extent that a full-size pitch would be unviable due to proximity to the northern boundary.

An agreement was reached to achieve a reduced off set of 2metres from the sewer to the player run-off.

As a result, the football pitch has been repositioned to accommodate the required offset from these utilities.

3.2 BUILDING FOOTPRINT, LAYOUT AND APPEARANCE

The repositioning of the pitch required a coordinated adjustment to the building footprint.

As the pitch moved northwards it reduced the available space for the spectator hardstanding and clubhouse. Subsequently the building has been reduced in size to ensure it can be accommodated within the revised site constraints. This has resulted in some internal reconfiguration.

The approved building on the left was 3.45m high, 35m long, 14.1m wide.

The proposed building on the right is 3.45m high, 32m long, 13.8m wide, the dashed red line shows the reduction in size compared to the approved building.

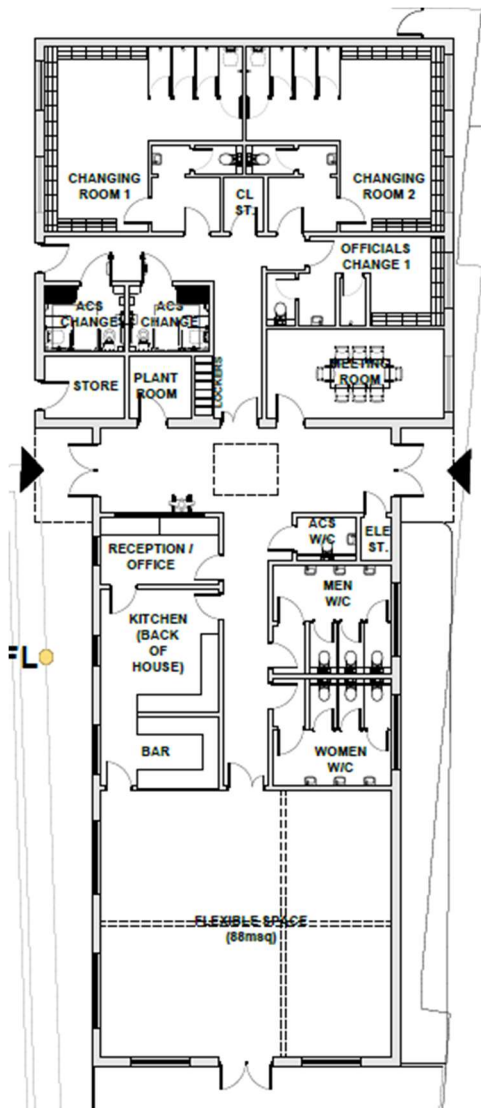


Figure 2: Approved Ground Floor (copyright FWP)

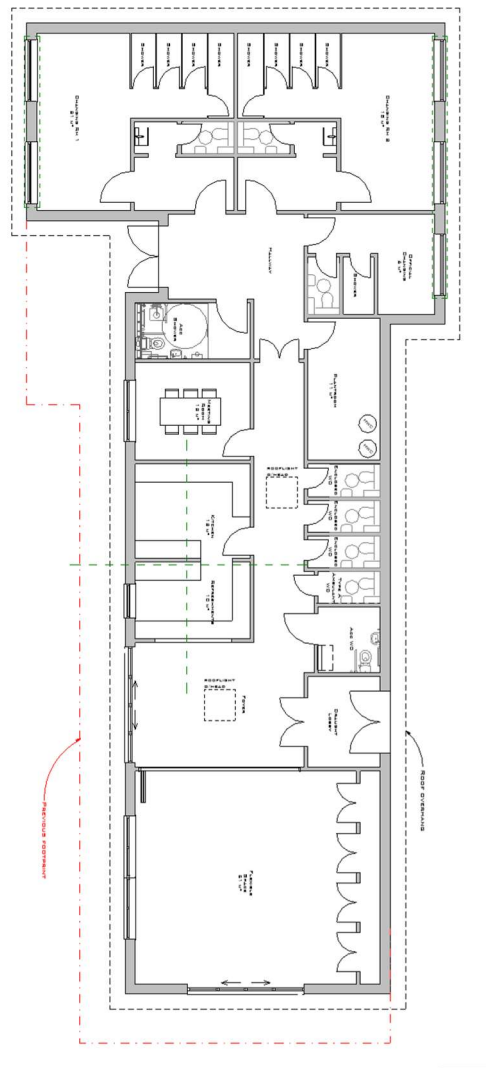


Figure 3: Proposed Ground Floor

The external appearance of the building remains consistent with the approved scheme.

Minor amendments have been made to reflect internal layout refinements, such as relocating the main entrance towards the southern end, but these do not materially alter the overall architectural expression.

The approved elevation on the public boundary is shown below figure 4, with the proposed elevation figure 5.

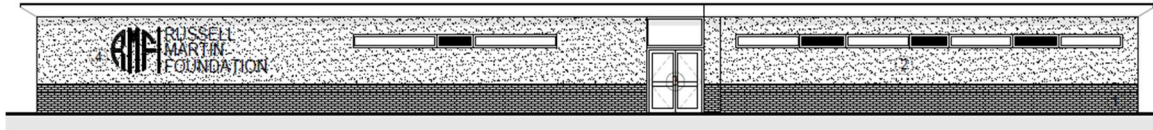


Figure 4: Existing Approved Eastern Elevation (copyright FWP)

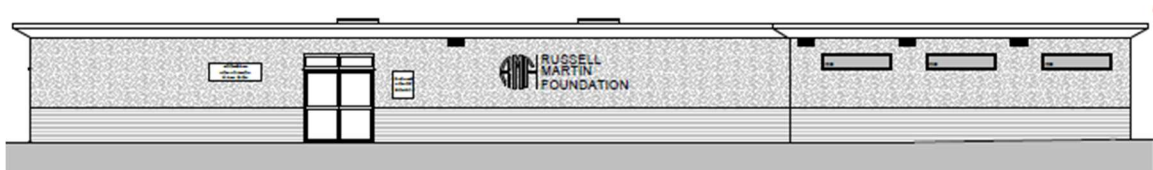


Figure 5: Proposed Eastern Elevation

3.3 SITE LEVELS AND ACCESSIBILITY

The approved planning shows a level access from public footpath to pitch-side and confirmed that the building would be accessible to all.

During the subsequent detailed site design period the levels difference between the building and the pitch-side was confirmed.

This has required resolution to ensure inclusive access across the site.

The topographical survey recorded the ground level at the main building entrance to be 16.47m and turnstile entrance to site is 16.4m.

The final proposed site level based on the cut and fill arising from the pitch design is 15.5m.

Therefore, the proposed external works drawing 2555-2040 drawing incorporates:

- A public access ramp connecting the site entrance at footpath level to pitch level
- A secondary ramp providing dedicated access for players between the clubhouse and pitch

Figure 6 shows the extent and locations of the ramps. These are supplemented by stair access in both locations.

The proposals improve accessibility and ensure safe and inclusive movement throughout the site.

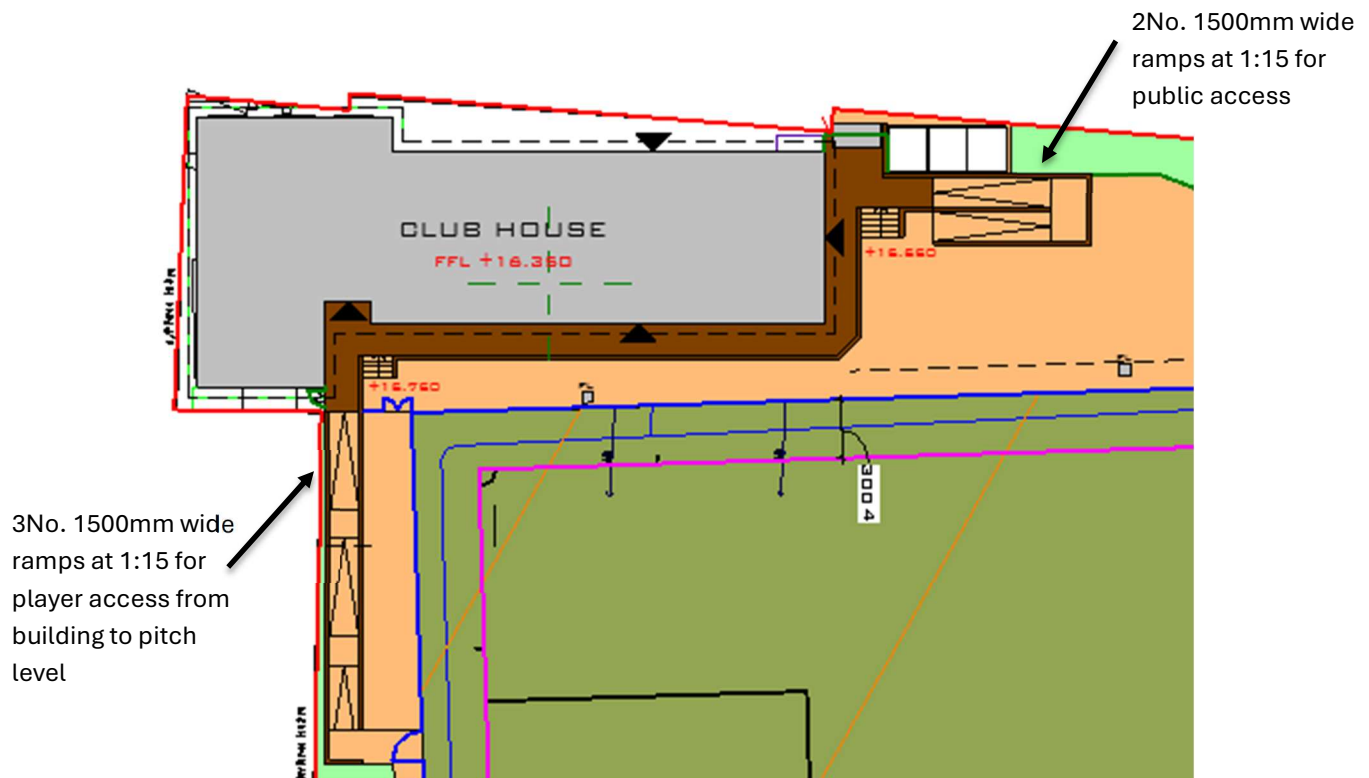


Figure 6: Proposed ramps to achieve level access

3.4 DRAINAGE

In 2025 design data was submitted to discharge the surface water drainage conditions 26 and 27.

Consultation feedback from the council technical services (WSP) requested a revised soakaway design, based on calculating the size of soakaway using perimeter-only infiltration. This was not progressed at the time.

The surface water drainage strategy has subsequently been reviewed in response to the revised pitch location, and after confirmation from WSP that they required the perimeter-only calculation.

The 2025 consultation feedback has been incorporated into the updated surface water drainage design, including the soakaway solution beneath the artificial pitch, which is now based on perimeter-only infiltration.

This is submitted as part of this Section 73 application.

The submitted information demonstrates a coordinated drainage strategy in response to the revised layout.

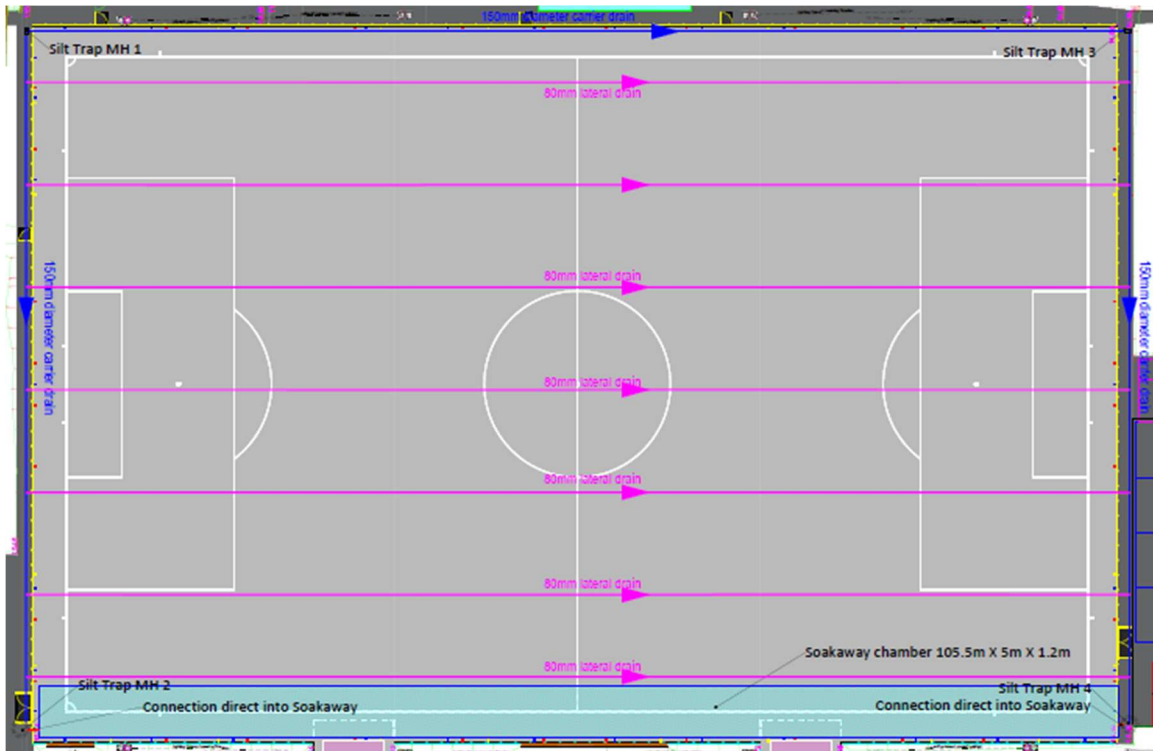


Figure 7: Proposed surface water drainage layout, incorporating new soakaway design based on perimeter-only infiltration

In this context, this application seeks to vary Condition 26 to a staged condition, firstly enabling the pitch drainage design to be progressed as approved details.

The building drainage strategy and foul connection is being developed in coordination with the revised layout and will be submitted pursuant to the relevant planning conditions.

The construction method statements for both drainage elements will be submitted once the scheme has been tendered.

4. THE PROPOSED DEVELOPMENT

The following elements of the development remain consistent with the approved scheme and are not affected by the proposed amendments:

Planning Conditions remain to be discharged once the design has been developed further.

4.1 SCALE & MASSING

The height of the building, including eaves and ridge levels, remains unchanged from the approved scheme.

The amendments do not alter the overall scale of the development.

4.2 USE

The use remains unchanged from the approved scheme; a football clubhouse, with ancillary spaces and facilities enabling health/ fitness and education events to be held for the surrounding community.

There is a revision to the WCs, universal WCs offering improved flexibility and privacy, with an accessible and ambulant WC.

4.3 MATERIALS

Building materials remain unchanged from the approved scheme; render and brickwork facing on external walls with flat roof.

Condition 13 will be discharged with full details of materials

4.4 SECURITY

The approach to site security remains consistent with the approved scheme incorporating principles of Secured by Design, including natural surveillance, controlled access, and clear site definition.

The proposed site layout and building amendments do not alter the security strategy in place with the approved scheme.

4.5 ECOLOGICAL ENHANCEMENT AND MITIGATION

Due to the elapsed time since the approval, a revised Preliminary Ecological Assessment was prepared this has been submitted for good record as part of the Condition 1 variation documents.

Species surveys commenced on April 2nd and are in progress into May. Required mitigation and enhancement measures will be addressed through the relevant discharge of planning condition 25.

The amendments do not introduce additional ecological impacts.

4.6 SUSTAINABILITY

The approved scheme set the intent for a low energy building, with mechanical ventilation, and PV panels.

The design will take a fabric first approach to ensure the energy demand is reduced prior to applying the building services strategy.

The final sustainability and energy approach will be addressed through the relevant discharge of planning condition 23.

4.7 TRAVEL PLAN, HIGHWAYS, CYCLE PARKING

The intent to provide 2 disabled parking bays on Old Barn Way, tactile paving and provision of dropped kerbs remains. This element is being designed and will be subject to a Highways application.

Condition 8, 9 and 12 will be discharged through the relevant condition discharge applications as the detailed design progresses reflecting the final disabled parking and minor highways works, and the Travel Plan Statement developed in collaboration with the incoming site management.

Cycle parking has been relocated to the public access off Old Barn Way, the details and numbers will be addressed through the relevant discharge of planning Condition 11.

4.8 LANDSCAPING, BOUNDARY TREATMENTS, FLOODLIGHTING

The landscape strategy remains consistent with the approved scheme, with the retention and enhancement of planting forming a key component of the design.

The amendments to the site layout result in a corresponding adjustment to the location of soft landscaping, with the primary area of retained and enhanced planting now positioned to the southern part of the site.

The proposed amendments do not alter the established approach to enclosure, security, or visual amenity.

Detailed proposals for boundary treatments, including fencing and ball-stop netting, together with lighting, and hard and soft landscaping, will be prepared in coordination with the ongoing ecological surveys and submitted pursuant to the relevant planning conditions; Condition 05 Floodlights, 14 Landscaping, 21 External Lighting.

This coordinated approach ensures that the final proposals respond appropriately to ecological considerations while maintaining the design intent of the approved development.

5. CONCLUSION

This Section 73 application seeks to vary the approved plans AWDM/1217/23 to reflect design development arising from site constraints identified post-permission.

The relocation of the football pitch, required to accommodate existing utilities infrastructure, has necessitated a coordinated adjustment to the building footprint and site layout, together with the introduction of level changes addressed through revised hard landscaping, including ramped access.

The proposed amendments do not alter the approved use, scale, or overall design intent of the development. The development remains consistent with the principles established under the original planning permission.

All other aspects of the approved scheme remain unchanged, and the relevant planning conditions will be discharged through separate applications as the detailed design progresses.

The amendments represent a necessary and proportionate response to site constraints identified during the detailed design of the approved proposals, ensuring that the development can be delivered in a safe, accessible, and buildable manner.

The amendments do not give rise to new or additional planning impacts and remain consistent with the principles of the original planning permission.