

Development Management,
Adur & Worthing Councils,
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex,
BN11 1HA

2555-S73 Letter

13.04.26

Dear Sir/ Madam,

Application under Section 73 of the Town and Country Planning Act 1990 in relation to Planning Permission Reference AWDM/1217/23 at Southwick Football Club, Old Barn Way, Southwick, West Sussex.

We write on behalf of our Client, Adur District Council, in support of a Section 73 application seeking minor material amendments to the approved plans, planning permission reference AWDM/1217/23 ("the 2023 Permission").

The 2023 Permission granted consent for the replacement of the existing turf pitch with 3G pitch and replacement floodlights, demolition of existing clubhouse and erection of replacement Sports Hub Building, erection of spectator stand along with other ancillary infrastructure;

Scope of the Section 73 Application.

The current application seeks to vary Conditions 1, 22, 26 of planning permission ref: AWDM/1217/23, without altering the description of development.

This Section 73 seeks approval for amendments to the site layout and building design, which have arisen during subsequent detailed design development and site investigation, by variation of documents listed within Condition 1.

This application also seeks to vary pre-commencement conditions relating to formation levels (Condition 22) and surface water drainage (Condition 26), supported by the submission of updated technical information.

The submitted information demonstrates that these matters have been appropriately addressed in response to the revised layout.

Documents to be Varied under Condition 1

Description	Approved - Doc Reference	Date	Proposed - Doc Reference	Date
Proposed Site Plan	7217_03 P4	April '23	External Works Plan 2555-CTZ-XX-00- DR-A-2040 P01	08.04.26
			AGP Proposed Plan G-200878-03-Rev 0	31.03.26
Proposed Ground Floor Plan	7217_04	April '23	2555-CTZ-XX-GF- DR-A-2050 P07	08.04.26
Proposed Roof Level	7217_05	April '23	2555-CTZ-XX-RF-DR- A-2051 P05	08.04.26
Proposed Elevations	7217_06	April '23	2555-CTZ-XX-XX- DR-A-3050 P06	08.04.26
Proposed AGP Drainage Layout	CLS041-01-00	12.04.24	G-200878-05-Rev 0	31.03.26
Proposed AGP Drainage Strategy	CLS041-02-00	12.04.24	G-200878-04-Rev 0	31.03.26
Ecological Assessment	ESBN42 620	04.09.23	ESBN42 620	18.12.25

Accompanying this submission is a brief Statement clarifying the changes arising from the approved planning.

Information Submitted in Support of Condition Variation

Document	Condition	Approved - Doc Reference	Proposed - Doc Reference	Date
AGP Formation Levels	22	-	G-200878- 01 Rev 0	31.03.26
Proposed AGP Drainage Strategy	26	CLS041-02-00	G-200878-04- Rev 0	31.03.26
Proposed AGP Drainage Layout	26	CLS041-01-00	G-200878-05- Rev 0	31.03.26

We request that the wording of Condition 22 be varied to “compliance in accordance with” the details submitted.

We request that Condition 26 be varied to allow for staged compliance, reflecting the delivery of the development in coordinated phases. At this stage, the surface water drainage design for the artificial pitch, including the revised soakaway solution taking on board WSP feedback, is submitted for approval as part of this application.

The remaining elements of the site-wide drainage strategy, including the building drainage and associated construction methodology, will be developed and submitted pursuant to the varied condition.

The remaining planning conditions will be discharged through separate applications pursuant to the planning permission, following the progression of the detailed design and supporting technical information, and appointment of contractors.

Summary and Conclusion

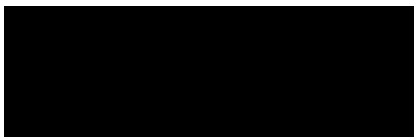
The proposed amendments:

- Do not alter the description of development
- Do not change the height, scale, or use of the building
- Enable accessible access to and from the building and site
- Do not alter the intent of the original planning conditions
- Remain fully consistent with adopted local and strategic planning policy.

We respectfully submit that the proposed Section 73 amendments represent a necessary and proportionate response to site constraints identified during the detailed design of the approved proposals, and that the application should be supported accordingly.

We trust the enclosed information is sufficient to validate and assess the application. Should you require any clarification, please do not hesitate to contact me.

Yours sincerely,



CHARLOTTE SMITH
Director- Cityzen Limited