ADUR DISTRICT COUNCIL

Mr Dan Hughes
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1992

APPLICATION NUMBER: AWDM/1217/23

Redevelopment of the Former Southwick Football Club, comprising the replacement of 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.

Southwick Football Club Old Barn Way Southwick West Sussex

In pursuance of their powers under the above-mentioned Act, Order and the Regulations for the reason stated hereunder the Council hereby notify you that they PERMIT under Regulation 4 of the Town and Country Planning General Regulations, 1992, the above development, in accordance with the application and relevant correspondence registered on 31st August 2023.

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

G Peck

Gary Peck
Planning Services Manager
17/10/2024

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
AGP DRAINAGE STRATEGY	LANO-CLS041	15.04.2024
PROPOSED AGP DRAINAGE LAYOUT	01 00	15.04.2024
PROPOSED AGP DRAINAGE STRATEGY	02 00	15.04.2024
FRA & DRAINAGE STRATEGY	NOV 2023 - REV B	22.11.2023
ECOLOGICAL ASSESSMENT	ESBN42 620	04.09.2023
DESIGN & ACCESS STATEMENT		31.08.2023
ECOLOGICAL APPRAISAL SUMMARY REPORT		31.08.2023
ACOUSTIC SURVEY & ASSESSMENT		31.08.2023
PHASE 1 GROUND INVESTIGATION DESK STUDY		31.08.2023
PHASE 1 GROUND INVESTIGATION	APPENDICES 1, 2A & 2B	31.08.2023
TRANSPORT STATEMENT		31.08.2023
LOCATION PLAN	7217_01	31.08.2023
EXISTING SITE PLAN	7217_02	31.08.2023
PROPOSED SITE PLAN	7217_03 P4	31.08.2023
PROPOSED FLOOR PLAN	7217_04	31.08.2023
PROPOSED ROOF PLAN	7217_05	31.08.2023
PROPOSED ELEVATIONS & BOUNDARY TREATMENT	7217_06	31.08.2023
SPECTATOR ACCOMM & DUGOUT PLAN & ELEVATIONS	7217_09 P1	31.08.2023
EXISTING PLANS & ELEVATIONS	7217_10	31.08.2023

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The clubhouse building shall only be open between the hours of 8am to 11.30pm on any day (except for New Year's Eve when the premises shall be vacated by 1am on January 1st).

Reason: *To safeguard residential amenity having regard to policy 34 of the Adur Local Plan.*

04. The pitch hereby approved shall not be used other than between the hours of 08.00am and 10.15pm Mondays to Saturdays and between the hours of 09.00am and 10.15pm on Sundays.

Reason: *To protect residential amenity having regard to policy 34 of the Adur Local Plan.*

05. The floodlights shall not be installed until details of their height, design and method of illumination have been submitted to and approved in writing by the Local Planning Authority. The floodlights shall be installed in accordance with the approved details.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

06. The football pitch floodlighting hereby approved shall only be switched on between the hours of 08.00am and 10.15pm Mondays to Saturdays and between the hours of 09.00am and 10.15pm on Sundays.

Reason: *To safeguard the visual and residential amenities of the area having regard to policies 15 and 34 of the Adur Local Plan.*

07. 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 policy 34 of the Adur Local Plan.*

08. No part of the development shall be first occupied until such time as a minor highway works plan has been submitted to and approved in writing by the Local Planning Authority, and the minor highway improvements constructed in accordance with this plan. The plan shall include 2 x disabled parking bays on Old Barn Way, and the provision of dropped kerbs and tactile paving.

Reason: *In the interests of road safety having regard to policy 28 of the Adur Local Plan.*

09. No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. The Travel Plan shall thereafter be monitored annually and the findings submitted to the local highway authority for review and any necessary new measures or interventions shall be implemented accordingly.

Reason: *To minimize traffic generated by the development and in the interests of sustainable travel having regard to policy 28 of the Adur Local Plan.*

10. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

the anticipated number, frequency and types of vehicles used during construction,

the method of access and routing of vehicles during construction,

the parking of vehicles by site operatives and visitors,

the loading and unloading of plant, materials, and waste,

the storage of plant and materials used in construction of the development,

the erection and maintenance of security hoarding,

the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area having regard to policies 28 and 34 of the Adur Local Plan.*

11. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

12. The facility shall not be brought into use until the parking area shown on the submitted plans have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles incidental to the use of the facility.

Reason: *In the interests of amenity and highway safety having regard to policy 28 of the Adur Local Plan.*

13. Construction of the buildings on site shall not commence out unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of that building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

14. Prior to the commencement of the landscaping of the site a scheme of hard and soft landscaping shall have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out prior to first use of the facility and any trees or plants 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. The approved details of hard landscaping shall be completed prior to first use of the facility.

Reason: *In the interests of visual amenity and the environment and to comply with policy 30 of the Adur Local Plan.*

15. No development shall commence until details of the design and layout of the artificial grass pitch, in particular a section through the edge of the pitch showing the mitigation barriers, have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The artificial grass pitch shall not be constructed other than in accordance with the approved details. The use of the development shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with policy 32 of the Adur Local Plan.*

16. Within 9 months of the date of this permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply artificial grass pitch, changing accommodation and car parking and include details of pricing policy, hours of use, access by non- non-members, management

responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: *To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with policies 32 and 33 of the Adur Local Plan.*

17. Before the artificial grass pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the facility.

Reason: *To ensure that the new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with policies 32 and 33 of the Adur Local Plan.*

18. The facility hereby approved shall not be used until a Noise Management Plan relating to the use of the facility has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include details of community liaison, complaints procedures and means of preventing unauthorised use. The approved Plan shall thereafter be adhered to at all times.

Reason: *In the interests of residential amenity having regard to policy 34 of the Adur Local Plan.*

19. Construction of the development shall not commence until details of the proposed means of foul sewerage has been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29 and 35 of the Adur Local Plan.*

20. The facility shall not be brought into use until all boundary treatment, including ball stop netting, has been erected and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and safety and to comply with policy 15 of the Adur Local Plan.*

21. No external lighting shall be installed at the site unless and until details of the method and timing of the lighting has been submitted to and approved in writing by the Local Planning Authority. 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 policies 15 and 34 of the Adur Local Plan.*

22. No development shall take place until details of the proposed cut and fill and finished ground levels in relation to existing have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

23. Full details of the proposed sustainability and energy efficiency measures to be used in the development shall be submitted to and approved in writing prior to commencement of the development. The development shall be completed in accordance with the approved details.

Reason: *In the interests of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan.*

24. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

25. No development shall commence until full ecological mitigation and enhancement measures have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented during construction and prior to commencement of use of the facility.

Reason: *In the interests of biodiversity and ecology having regard to the policies 30 and 31 of the Adur Local Plan.*

26. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. Further groundwater monitoring and infiltration testing in accordance with BRE365 shall be completed. No alteration to

the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policy 36 of the Adur Local Plan.*

27. The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation,
II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

28. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

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.

02. (Artificial grass pitches for Steps 1 to 6 of the FA's National League System) - The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

03. Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.

Ref: - AWDM/1217/23

TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).