Adur District Council

Planning, Regeneration and Wellbeing

Mr Peter Rainer
DMH Stallard
Gainsborough House
Pegler Way
Crawley
West Sussex
RH11 7FZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0205/12

Details of Development

Construction of a training ground and football academy for Brighton and Hove Albion Football Club with access from Mash Barn Lane, comprising 11 outdoor pitches (2 of which are floodlit), external training grids, a Y-shaped 2 storey building to house changing rooms, associated offices, medical facilities, gym, catering and leisure facilities, a grounds maintenance building, security lodge, half-sized indoor training pitch and small sub-station/boiler house/refuse and recycling structure, plus 303 car parking spaces, 25-30 cycle spaces, coach parking, on-site access roads, security fencing and landscaping around the site.

Location of Development

Land South West Of New Monks Farm Mash Barn Lane Lancing West Sussex

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 10th February 2012.

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
21/01/2013

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ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would conflict with general countryside and Strategic Gap Policies contained in the Adopted Local Plan. However, there are a number of sports and social-economic benefits that justify this unique development in this location and constitute 'compelling circumstances' referred to in the gap policy AC4. The development would represent significant investment adjacent to an area of deprivation and the package of community and economic benefits would be significant. Other material planning considerations include the existing permission for football pitches on the site, the wider benefits of improved sports provision in the sub region and the financial contributions secured would deliver improved sport and recreational facilities for the local community reflecting the changing demand for football pitches. The proposed development would make a significant contribution to the local economy and to the wellbeing of the District. The proposal is therefore considered to be acceptable for the compelling reasons referred to above, in accordance with saved policy AC4 of the Adur District Local Plan and policies SCT1 and SP4 of the South East Plan

Conditions

01. 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.*

02. This permission relates to the following approved plans:
HED-896-1001 (Colour Landscape Masterplan) received 10 February 2012 - in respect of landscaping only
HED-896-1002 (Existing Site) received 10 February 2012
HED-896-1003 (Landscape Masterplan) received 10 February 2012 - in respect of landscaping only
HED-896-1005 (Planting Areas) received 10 February 2012 - in respect of landscaping only
HED-896-1007 (Reed Filtration Pond) received 10 February 2012
HED-896-1008 (Site Sections) received 3 September 2012
HED-896-1009 (Landscape section and Elevation through GMB) received 30 October 2012
HED-896-2010 Rev 05 (Fencing Plan) received 9 August 2012
HED-896-2012 Rev 04 (Landscape Boundary Sections) received 15 August 2012
KSS-10513-001 Rev P3 (Existing Location Plan) received 2 July 2012
KSS-10513-002 Rev P3 (Existing Site Plan) received 2 July 2012
KSS-10513-003 Rev P3 (Proposed Location Plan) received 2 July 2012
KSS-10513-004 Rev P3 (Proposed Site Plan) received 2 July 2012
KSS-10513-100 Rev P2 (Proposed Ground Floor GA Plan) received 2 July 2012
KSS-10513-101 Rev P3 (Proposed First Floor Plan GA Plan) received 2 July 2012

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KSS-10513-102 Rev P3 (Proposed Second Floor (Roof Plan)) received 2 July 2012
KSS-10513-103 Rev P2 (Proposed Indoor Pitch Plan) received 2 July 2012
KSS 10513-104-Rev P2 (Proposed Ground/First Floor Plans - Grounds Maintenance Building, Entrance Lodge, Boiler House and Refuse Store) received 2 July 2012
KSS-10513-200 (Existing Site Sections) received 10 February 2012
KSS-10513-201 Rev P2 (Proposed Site Sections) received 2 July 2012
KSS-10513-202 Rev P2 (Proposed Main Building Sections 1) received 2 July 2012
KSS-10513-203 Rev P2 (Proposed Main Building Sections 2) received 2 July 2012
KSS-10513-204 Rev P2 (Proposed Indoor Pitch Sections) received 2 July 2012
KSS-10513-205 Rev P2 Proposed Grounds Maintenance Building, Entrance Lodge, Boiler House and Refuse Store Sections) received 2 July 2012
KSS-10513-301 Rev P3 (Proposed Elevations (Wide)) received 2 July 2012
KSS-10513- 302 Rev P3 (Proposed Elevations (True)) received 2 July 2012
KSS-10513- 303 Rev P2 (Proposed Elevations - Indoor Pitch) received 2 July 2012
KSS-10513-304 Rev P2 (Proposed Grounds Maintenance Building, Entrance Lodge, Boiler House and Refuse Store Elevations) received 2 July 2012
22044-2001-D (Mash Barn Lane Section 38/278 Agreement Plan) received 17 December 2012
11026-90-SP-01 Rev T2 (External Lighting Layout) received 30 October 2012

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

03. No development, other than land clearance and levelling and the provision of the temporary and permanent accesses, shall take place until acoustic fencing has been erected in accordance with the approved plans and final details to be submitted to and approved in writing by the local planning authority. Such fencing shall thereafter be permanently retained.

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

04. The facility hereby approved shall not be brought into use until the boundary fencing shown on the approved plans has been erected. Such fencing shall thereafter be permanently retained

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

05. The buildings shall not be occupied until the parking spaces shown on the submitted plans have been provided in accordance with the approved plans and construction details (to include surfacing and drainage details) to be submitted to and approved in writing by the local planning authority. 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 training facility concerned.

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

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06. 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.*

07. The access to the site from Mash Barn Lane shall be constructed in accordance with the approved plans before the buildings on the site have been completed. The access road shall not be used until all associated drainage and off-site highway works have been completed and the acoustic fence has been provided. The fence shall thereafter be retained permanently.

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

08. Prior to first occupation of any of the buildings hereby permitted, secure, covered cycle parking shall be provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the local planning authority. Such approved cycle facilities shall thereafter be permanently retained solely for such purposes.

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

09. HGV construction vehicles, including medium and large goods vehicles (as defined by the Roads Traffic Act 1988 (as amended) (other than those required in connection with the upgrading of Mash Barn Lane) shall access the site from the A27 only and shall at no time access the site from Mash Barn Lane, in accordance with approved drawing KSS-10513-003 Rev P3 (Proposed Location Plan) received 2 July 2012. The access from the A27 shall cease to be used once the facility is open. There shall be no access to the site via the gap in the central reservation of the A27 (and signage shall be erected by the applicant to direct construction traffic to the site via the Shoreham Flyover interchange.)

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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10. No development (other than the construction of the access from Mash Barn Lane) shall take place until a construction method statement has been submitted to and approved in writing by the local planning authority. The construction method statement shall include the following: details of dust suppression measures, timing for the provision of bunds and acoustic fences, timing of deliveries, provision of wheel washing facilities on site, implementation of noise control measures such as use of alternative vehicle reversing warning systems, details of provision for the parking of vehicles of site operatives and visitors, and for the loading, unloading and storage of plant and materials used in constructing the development. The approved construction method statement shall thereafter be fully implemented for the duration of the construction works

    Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan, to prevent extraneous material being deposited on the highway, 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 and to satisfy the reasonable requirements of road safety.*

11. 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.*

12. The football pitch floodlighting hereby approved 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, the details of the number and location of which shall be submitted to and approved in writing by the local planning authority.

    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.*

13. The use of the football pitches hereby approved 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.*

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.

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

15. The existing trees on the western boundary of the site and along the south side of Mash Barn Lane shall be protected for the duration of construction works in a manner to be agreed in writing with the local planning authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the local planning authority.

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

16. No development (other than the provision of the temporary and permanent accesses) shall take place until details of the proposed earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed re-grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The earthworks shall be carried out in accordance with the approved details.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

17. No development (other than the construction of Mash Barn Lane) shall take place until a scheme of clearance/ecological work has been submitted to and agreed in writing by the local planning authority. The scheme of clearance/ecological work shall include:

- First phase standing vegetation shall only be removed using hand-operated power tools or a low ground pressure flail, and vegetation cut back to 150mm above ground level.
- Second phase shall remove all vegetation to ground level.
- Any potential refugia such as log piles or other debris shall be dismantled by hand.
- Identification, establishment and ongoing management of a suitable off site habitat for translocation.
- Provision for all works of site clearance to be carried out under an ecological watching brief and led by an Ecological Clerk of Works.
- Any slow worms disturbed on or bordering the site shall be caught and released to a suitable off-site habitat.
- Measures for enhancement of ecology on the site, including a programme of implementation

The development shall be carried out in strict accordance with the approved details.

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Reason: *To ensure adequate safeguards are in place to remove and relocate any statutorily protected species found on the site having regard to the National Planning Policy Framework.*

18. No work shall be undertaken on the site in connection with the construction of the access road along Mash Barn Lane until a destructive search has been undertaken along the length of the new access road in accordance with the approved ecological mitigation strategy for this area received 21 January 2013.

Reason: *To ensure adequate safeguards are in place to remove and relocate any statutorily protected species found on the site having regard to the National Policy Framework.*

19. Construction of each of the buildings shall not be carried 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 saved policy AG1 of the Adur District Local Plan.*

20. No development shall take place until the applicant (or agent or successor in title) has secured the implementation of a programme of archaeological works in accordance with a written archaeological mitigation strategy and timetable which has been submitted to and approved in writing by the local planning authority

Reason: *To ensure that archaeological features and artefacts on the site will be properly recorded before development.*

21. No external lighting shall be installed at the site until details of the method and timing of the lighting of the car parking areas 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 saved policies AC1 and AP9 of the Adur District Local Plan.*

22. 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.*

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23. No construction, site clearance or earthworks shall take place other than between the hours of 7am to 6pm Mondays to Saturdays only. There shall be no construction, site clearance or earthworks on Sundays or Public Holidays.

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

24. No development (other than land clearance and levelling and the provision of the temporary and permanent accesses) shall take place until full details of the proposed foul and surface water drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with Southern Water and the Environment Agency. Any development which commences prior to the approval of full drainage details shall only take place following the submission and subsequent approval by the LPA of drainage details relating to that part of the development and subsequent implementation. The scheme shall include details of the storage and sedimentation tanks, the maintenance of the reed bed and the submission of the results of further ground water level monitoring. The approved drainage details shall be completed in accordance with the details and timetable approved by the local planning authority.

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.*

25. Prior to the construction of the proposed boiler house and the installation of any external roof-mounted plant on the main building, details of their noise levels, together with any proposed noise suppression measures, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

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

26. The facility shall not be brought into use until pedestrian access to the smallholding to the south east of the site has been formally provided around the north and east edges of site and shall thereafter 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.*

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27. The development hereby approved shall incorporate renewable energy technology in accordance with details to be submitted to and approved in writing by the local planning authority and the development hereby permitted shall not be occupied unless and until a BREEAM Design State Certificate and a BRE-issued Post-Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' has been submitted to the Local Planning Authority.

    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.*

28. No part of the development hereby permitted shall be occupied until the completion and opening to traffic of the improvements to North Lancing Roundabout shown on drawing number 328 Rev B "A27 Junction with Grinstead Lane Existing and Proposed Layouts", dated 08.10.12 (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport)).

    Reason: *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 and to satisfy the reasonable requirements of road safety.*

29. No part of the development hereby permitted shall be occupied until a Travel Plan has been approved in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport) and implemented, unless otherwise agreed in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The Travel Plan shall be in accordance with the Interim Travel Plan dated September 2012 and shall include arrangements 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.*

30. No works shall commence on site until a Construction Management Plan, to include details of numbers and routeing of construction vehicles, has been submitted to and approved in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The Construction Management Plan shall include:
    a. Means to prevent medium and large goods vehicles (as defined by the Road Traffic Act 1988 (as amended)) associated with the permitted development from entering or leaving the A27 at Withy Patch layby unless the total number of such vehicles entering and leaving the A27 at Withy Patch layby from any adjacent land excluding the A27 carriageway)does not exceed 100 (200 movements) per day.

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b. Means to prevent construction vehicles associated with the permitted development from using the gap in the A27 central reservation to access the development site from or to the A27.

The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport).

Reason: *To ensure that construction of the development does not result in avoidable congestion on the A27, 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 and to satisfy the reasonable requirements of road safety.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the applicant and the Secretary of State for Transport. Planning permission in itself does not permit these works. It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Asset Development Manager (A27) West Sussex at Highways Agency, Federated House, London Road, Dorking, Surrey RH4 1SZ. Tel 0300 123 5000. Email ha_info@highways.gsi.gov.uk