Development Management - Delegated Officer Report

Application Number: AWDM/0277/14 **Recommendation – Approve, subject to Deed of Variation**

Site: **Brighton And Hove Albion Training Ground**
60 Mash Barn Lane, Lancing
West Sussex, BN15 9FP

Proposal: **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)**

Date of site visit: 11 March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the training ground currently under construction for Brighton and Hove Albion FC on land to the east of Lancing. The facilities were originally approved under planning reference AWDM/0205/12 with a further three pitches subsequently approved under reference AWDM/0205/13. This application seeks to amend the original permission by replacing a half-sized grass academy pitch with a futsal pitch, a 3G surface and a running hill.

The affected area is directly to the east of the main building and indoor pitch and to the south of the car park. The futsal (5-a-side) pitch will have a hard tarmac surface and measures 38m by 18m. The running hill will have a 3G surface, with grass on the side slopes, and will measure 53.75m by 8.75m. From the south it will rise at an angle of 5 degrees over a length of 26m to reach a maximum height of 2.5m. It will then level out for 2.5m before sloping down at an angle of 20 degrees over 6.8m. The remainder of the site will be given over to a 3G surface for academy players.

Relevant site history

As above

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG3, AP4, AP9, AC1, AC4, AC5, AB27, AR1, AR2, AR8, DP.AR5
National Planning Policy Framework (CLG 2012).
Planning Practice Guidance (CLG 2014)
Assessment of Saved Policies (ADC 2013)

Planning Assessment

Visual amenity

The development of the site for a training ground for BHAFC was established in 2012 and construction work is well under way, with the facility expected to open in July 2014. The development includes 15 pitches (including an indoor pitch), floodlighting, fencing and a large main building which all have an impact on the landscape. The proposed amendment would replace a grass pitch with 2 smaller flat pitches/surfaces and a synthetic running hill. The hill will rise to a maximum of 2.5m in height and, while it is a raised feature which will be more visible than a flat grass pitch, it is not considered that it will have a significant impact on the landscape in the context of the remainder of the training ground development.

Residential amenity

The amendment relates to a central part of the site which is screened from residential to the west by the main building and indoor pitch. It is also a considerable distance from houses to the north and south. It is not considered that the activity associated with the proposed pitch, surface and running hill will have a significant impact on residential amenity compared with the previously proposed half-size pitch. The applicant has advised that there will be no change to the number and times of use of the futsal pitch compared with the previous pitch. The running hill and 3G surface will introduce additional fitness training facilities but, in the context of the overall scheme, the proposal is not considered to have a material impact on residential amenity.

Legal Agreement

As the grant of a S.73 permission has the effect of the issue of a fresh grant of planning permission, it requires both a decision notice setting out all the conditions pertaining to the original permission and a Deed of Variation to ensure that the original terms of the S.106 are attached to the new permission.

Recommendation

APPROVE

Subject to 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. The construction access from the A27 shall cease to be used once the facility is open.
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.

8. 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.

9. 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, including a programme of implementation, shall be submitted to and approved in writing by the local planning authority and the agreed measures shall be implemented within 6 months of first use of the facility.

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.

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 6 months of first opening the training ground 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.

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.

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett Date: 18 December 2014

Authorised by: Gary Peck Date: 18 December 2014