Adur District Council

Development Management

Mr David Seaman
The Seaman Partnership Ltd
2 Martins Barn
Birdham Road
Chichester
West Sussex
PO20 7BX

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1883/15

Details of Development
CONSTRUCTION OF FLOODLIT ARTIFICIAL MULTI-GAMES PITCH WITH SPRINT TRACK AND LONG JUMP PIT AND ASSOCIATED LANDSCAPING.

Location of Development
SIR ROBERT WOODARD ACADEMY 44 UPPER BOUNDSTONE LANE SOMPTING WEST SUSSEX BN15 9QZ

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 6th January 2016.

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
04/10/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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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
TSP528 PL-10	Rev A	19.08.2016
TSP528 PL-17		19.08.2016
TSP528 PL-13	Rev A	19.08.2016
TSP528 PL-12	Rev D	19.08.2016
15077E63EX43	Rev P2	29.06.2016
LLD907/02	Rev 01	06.01.2016
15077E63EX42	Rev P2	29.06.2016
LLD907 FIGURE NO. 02	Rev 02	06.01.2016
LLD907 FIGURE NO.1	Rev 00	06.01.2016
LLD907/01	Rev 02	06.01.2016
LLD907/03	Rev 00	06.01.2016

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 Artificial Grass Pitch shall be constructed and laid out in accordance with the planning application AWDM/1883/15, Drawing Site Plan TSP 528 PL- 12 rev. D and in accordance with FIFA Quality Concept for Football Turf - One Star accreditation and shall be made available for the use hereby permitted.

Reason: *To ensure the development is fit for purpose and sustainable and to accord with saved policy AR7 of the Adur District Local Plan.*

04. Prior to first use of the Artificial Grass Pitch (AGP) and 6 lane 100m running track facility with long jump pit hereby permitted details of community use shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The details shall apply to the grass sports pitches, floodlit AGP, changing accommodation and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved details.

Reason: *To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport in accordance with saved policy AR7 of the Adur District Local Plan.*

05. The football pitch floodlighting hereby approved shall only be switched on between the hours of 9.00am and 8.30pm Mondays to Saturdays and between 10.00am and 6.00pm on Sundays and Bank/Public Holidays.

Reason: *To safeguard the visual and residential amenities of the area having regard to saved policies AG1 and AP9 of the Adur District Local Plan.*

06. The floodlighting hereby permitted shall be installed in accordance with the Lighting Impact Assessment Report Revision P4 dated 2nd August 2016 and shall include the mitigation methods set out within that document.

Reason: *To safeguard the visual and residential amenities of the area having regard to saved policies AG1 and AP9 of the Adur District Local Plan.*

07. The pathway lighting hereby approved shall only be switched on between the hours of 9.00am and 9.00pm Mondays to Saturdays and between 09.30am and 6.30pm on Sundays and Bank/Public Holidays.

Reason: *To safeguard the visual and residential amenities of the area having regard to saved policies AG1 and AP9 of the Adur District Local Plan.*

08. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. The landscaping scheme shall also include details of proposed planting on the bund hereby permitted, which shall be designed to prevent spectators from standing or sitting on top of the bund. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written

consent to 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 saved policies AB25-27 of the Adur District Local Plan.*

09. 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, student briefings 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 saved policy AG1 of the Adur District Local Plan.*

10. The sports pitch hereby permitted shall be constructed and drained in accordance with drainage details to be submitted to and approved in writing by the local planning authority. The pitch shall not be used until the approved drainage works have been fully implemented and completed.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained in the interest of preventing flooding.*

11. The pitch hereby approved shall not be used other than between the hours of 09.00am and 8.30pm Mondays to Saturdays and between 10am and 6.00pm on Sundays and Public/Bank Holidays.

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

12. The pitch hereby permitted shall not be brought into use until, at least, 45 car parking spaces are made available for users of the pitch in the northernmost car park as shown on the approved plans. These spaces shall be retained at all times for their designated use while the pitch is in use by the community.

Reason: *To provide car-parking space for the use and in the interests of highway safety.*

13. There shall be no use of the 3G pitch hereby permitted at the same time as other specified community use/activities of the Academy buildings or other facilities on the site which are likely to generate a significant parking demand, in accordance with details to be submitted annually to, and approved in writing by, the Local Planning Authority.

Reason: *To ensure car-parking space for the use is available and in the interests of highway safety.*

14. 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*

15. No construction work shall take place on the site other than between hours of 8am and 6pm Monday to Friday and 8am and 1pm on Saturdays. There shall be no working on Sundays and Public Holidays.

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

16. The proposed bund on the eastern boundary of the site shall be constructed prior to first use of the pitch.

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

17. No development shall take place until details of additional noise mitigation measures along the western boundary of the site have been submitted to and approved in writing by the local planning authority. Such measures shall comprise a new landscaped bund and/or acoustic fencing and the development shall be carried out in accordance with the approved details and completed before the facility is first brought into use.

    Reason: *In the interest of safeguarding the residential amenities of neighbouring occupiers having regard to saved policy AG1 of the Adur District Local Plan.*

18. No community use of the artificial pitch shall take place until a Traffic Regulation Order, or revision to an existing order, securing the provision of no waiting at any time restrictions along Upper Boundstone Lane up to the A27, in accordance with details to be submitted, has been approved by the Local Highway Authority and written confirmation of this approval has been made available to the Local Planning Authority.

    Reason: *In the interests 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. Guidance on Community Use is available from Sport England http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/ and Sport England supports the indicative community use times and prices set out in the business plan submitted.

03. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

    The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Ref: AWDM/1883/15

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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 you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) or householder application, of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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.

7. 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.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. 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).