ADUR DISTRICT COUNCIL

Mr Peter Rainier
DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0236/19

Details of Development
RECONFIGURATION AND EXTENSION OF TRAINING GROUND INCLUDING EXTENSION TO EXISTING TRAINING CENTRE BUILDING, ERECTION OF A NEW SINGLE STOREY 'CLUB HUB' BUILDING TO INCLUDE WOMEN'S AND GIRLS' CHANGING ROOMS, COMMUNITY CHANGING ROOMS AND PITCHSIDE SEATING FOR PARENTS/COACHES, FORMATION OF AN ADDITIONAL THREE PITCHES AND TRAINING GRID, RECONFIGURATION OF EXISTING PITCHES INCLUDING RELOCATION OF INDOOR PITCH, SHOWPITCH, SPECTATOR STAND, FLOODLIGHTING AND CAMERA TOWER, PROVISION OF ADDITIONAL 51 PARKING SPACES, PROVISION OF A TEMPORARY CONSTRUCTION HAUL ROAD FROM THE A27, PLUS HARD AND SOFT LANDSCAPING.

Location of Development
BRIGHTON AND HOVE ALBION TRAINING GROUND 60 MASH BARN LANE LANCING WEST SUSSEX BN15 9FP

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 14th February 2019.

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

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Ref: AWDM/0236/19

22/05/2019

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
TECHNICAL NOTE REV 1	York Aviation	24.04.2019
VANGUARDIA PROJECT NOTE	Re: Noise	24.04.2019
EMAIL FROM BCAL	No objection	24.04.2019
CLUB HUB GRND FLOOR AS PROPOSED	WG-00-DR-A-9101 S2 P2	14.03.2019
FENCING PLAN	SW-00-DR-L-2100 Rev T02	15.04.2019
PROPOSED SITE LAYOUT	Drg 108 Rev F	14.02.2019
PROPOSED SITE LAYOUT	Drg 107 Rev G	14.02.2019
PROPOSED SITE LAYOUT	Drg 112 Rev A	14.02.2019
LOCATION PLAN EXISTING	ZZ-Z0-DR-A-9001 Rev P1	14.02.2019
LOCATION PLAN PROPOSED	ZZ-Z0-DR-A-9002 Rev P1	14.02.2019
LANDSCAPE & VISUAL IA	HED-1355-LA-5100	14.02.2019
SUPPORTING STATEMENTS NO. 1-19	Ref 268425-16	14.02.2019
EXISTING SITE LAYOUT	Drg 106 Rev G	14.02.2019
SITE PLAN EXISTING	ZZ-Z0-DR-A-9003 Rev P1	14.02.2019
SITE PLAN PROPOSED	ZZ-Z0-DR-A-9004 Rev P1	14.02.2019
PROPOSED WITH NEW MONKS FARM	ZZ-Z0-DR-A-9005 Rev P1	14.02.2019
EXISTING GA PLAN GROUND FLOOR	TC-00-DR-A-9101 Rev P1	14.02.2019
PROPOSED GA PLAN GROUND FLOOR	TC-00-DR-A-9102 Rev P1	14.02.2019
EXISTING GA PLAN FIRST FLOOR	TC-01-DR-A-9101	14.02.2019
PROPOSED GA PLAN FIRST FLOOR	TC-01-DR-A-9102 Rev P1	14.02.2019
EXISTING GA PLAN ROOF	TC-02-DR-A-9101 Rev P1	14.02.2019

Ref: AWDM/0236/19

Reference/Drawing Number	Version	Date Rec
PROPOSED GA PLAN ROOF	TC-02-DR-A-9102 P1	14.02.2019
PROPOSED EXTENSION FIRST FLOOR	EX-01-DR-A-9101 Rev P1	14.02.2019
PROPOSED EXTENSION ROOF	EX-02-DR-A-9101 Rev P1	14.02.2019
EXTG/PROP TRNG CNTR SECTIONS	ZZ-ZZ-DR-A-9201 Rev P1	14.02.2019
EXISTING TRNG CNTR SITE SECTIONS	ZZ-ZZ-DR-A-9202 Rev P1	14.02.2019
EXISTING TRNG CNTR GA ELEVATIONS	ZZ-ZZ-DR-A-9301 Rev P1	14.02.2019
CLUB HUB ROOF LEVEL AS PROPOSED	CH-R1-DR-A-9102 Rev P1	14.02.2019
CLUB HUB SITE SECTIONS AS EXISTING	CH-ZZ-DR-A-9201 Rev P1	14.02.2019
CLUB HUB SITE SECTIONS AS PROP	CH-ZZ-DR-A-9202 Rev P1	14.02.2019
CLUB HUB PLNG GA SECTIONS PROP	CH-ZZ-DR-A-9203 Rev P1	14.02.2019
CLUB HUB PLNG GA ELEVS AS PROP	CH-ZZ-DR-A-9301 Rev P1	14.02.2019
TREE REMOVAL PLAN	SW-00-DR-L-1000 Rev P01	14.02.2019
GEN ARRANGEMENT PLAN - KEY PLAN	SW-00-DR-L-1100 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 1	SW-00-DR-L-1101 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 2	SW-00-DR-L-1102 Rev P01	14.02.2019
GEN AGMT PLAN -SHT 3	SW-00-DR-L-1103 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 4	SW-00-DR-L-1104 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 5	SW-00-DR-L-1105 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 7	SW-00-DR-L-1107 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 6	SW-00-DR-L-1106 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 8	SW-00-DR-L-1108 Rev P01	14.02.2019
GEN AGMT PLAN - SHT 9	SW-00-DR-L-1109 Rev P01	14.02.2019
GEN AGMT PLAN - FENCING PLAN	SW-00-DR-L-1300 Rev P01	14.02.2019
SITE SECTIONS CLUB HUB CAR PARK	SW-00-DR-L-2000 Rev P01	14.02.2019
SITE SECTIONS CLUB HUB	SW-00-DR-L-2001 Rev P01	14.02.2019
PROP TRNG CNTR SITE SECTIONS	ZZ-ZZ-DR-A-9203 Rev P2	20.02.2019

Reference/Drawing Number	Version	Date Rec
DESIGN & ACCESS STATEMENT JANUARY	XX-XX-RP-A-0001-S2-P2	20.02.2019
PROP EXTENSION GA GROUND FLOOR	EX-00-DR-A-9101 Rev P2	20.02.2019
PROP TRNG CNTR GRND/1ST FLOOR	ZZ-ZZ-DR-A-9101 Rev P2	20.02.2019
PROP TRNG CNTR ELEVATIONS	ZZ-ZZ-DR-A-9302 Rev P2	20.02.2019
EXTG/PROP TRNG CNTR ELEVS (E/W/)	ZZ-ZZ-DR-A-9303 Rev P2	20.02.2019
WRITTEN SCHEME OF IAE	10007/R07	20.02.2019

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. No construction above slab level shall take place unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of each 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.*

04. Prior to the removal of the reed bed and the commencement of construction of the club hub building, alternative foul sewerage disposal facilities shall have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that the necessary infrastructure is in place in compliance policy 29 of the Adur Local Plan.*

05. Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual to be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

Reason: *To reduce the risk of flooding and to prevent pollution of the water environment by ensuring that the necessary infrastructure is maintained in compliance with policy 36 of the Adur Local Plan.*

06. All operations associated with the development hereby permitted shall be carried out and completed in accordance with the approved Archaeological Mitigation Strategy and Statement of Significance and with the approved Written Scheme of Investigation for Archaeological Excavation and Monitoring under Archaeological Supervision and Control, unless otherwise agreed in writing by the County Planning Authority.

Reason: *To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

07. The development hereby approved shall not be brought into use until 3m high closeboard boundary fencing with a minimum surface mass of 10kg/m2 has been erected in accordance with the approved plans. Such fencing shall thereafter be permanently retained.

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

08. The club hub building shall not be brought into use 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 having regard to policy 28 of the Adur Local Plan.*

09. 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 to be submitted to and approved in writing by the Local Planning Authority. Such spaces shall thereafter be retained permanently solely for the parking of bicycles.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

10. HGV construction vehicles associated with the implementation of the development hereby approved, including medium and large goods vehicles (as defined by the Roads Traffic Act 1988 (as amended) 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 18827-KSS-ZZ-Z0-DR-A-9002 Rev P1 (Location Plan Proposed) received 14 February 2019. The access from the A27 shall cease to be used to access the Training Ground once the development hereby approved is completed, other than for annual pitch renovation works only. There shall be no access 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.*

11. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, who shall consult with Highways England. 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, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable)
- the parking of vehicles by site operatives and visitors
- the loading, unloading and storage of plant, materials and waste
- the erection and maintenance of security hoarding or other appropriate security barriers
- 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)
- measures to reduce dust, dirt and any other airborne contaminants and to reduce as far as reasonably possible these passing beyond the site boundaries, which shall include sheeted loads and dampening stockpiles where necessary
- the implementation of noise control measures such as use of alternative vehicle reversing warning systems
- details of public engagement both prior to and during construction works

Reason: *In the interests of amenity having regard to policies 28 and 34 of the Adur Local Plan, to ensure that construction of the development does not result in avoidable congestion on the A27, to ensure that the A27 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.*

12. 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 policies 15 and 34 of the Adur Local Plan.*

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting season following completion of the development 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.

Reason: *In the interests of visual amenity and the environment and to comply with policies 30 and 31 of the Adur Local Plan.*

14. Floodlighting shall be limited to Pitch Nos 4, 11 and 13 as shown on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 and the floodlights 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. Floodlighting of the showpitch (Pitch 4) shall only be switched on during matches watched by spectators with tickets which shall be limited to a maximum of 25 times per season (1 July - 30 June) as specified in condition 20. Lux levels as measured at the nearest residential boundary shall not exceed 3 lux (vertical) at all times.

    Reason: *To safeguard the visual and residential amenities of the area having regard to policies 13, 15 and 34 of the Adur 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 policies 15 and 34 of the Adur Local Plan.*

16. No construction, site clearance or earthworks shall take place other than between the hours of 8am 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 policy 34 of the Adur Local Plan.*

17. 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.*

18. The training facility and club hub 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 policy 15 of the Adur Local Plan.*

19. The development hereby approved shall incorporate renewable energy technology in the form of air source heat pumps and PV panels in accordance with details to be submitted to and approved in writing by the local planning authority before construction above slab level. The development hereby permitted shall not be occupied unless and until a BREEAM Interim/Design Stage Certificate confirming that the development is on course to achieve a BREEAM rating of "Very Good" has been submitted to the Local Planning Authority. Unless otherwise agreed in writing, within 8 months of occupation, a BREEAM Post Construction Review Certificate confirming that a BREEAM rating of "Very Good" has been achieved shall be 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 and policy 18 of the Adur Local Plan.*

20. No part of the development hereby permitted shall be occupied until an updated Travel Plan has been approved in writing by the local planning authority and implemented. The Travel Plan shall demonstrate that either TRICS SAM surveys have been conducted (and if so what progress towards the target has been made) or that TRICS SAM surveys will now be commissioned. It shall also include arrangements for monitoring and effective enforcement with any necessary new measures or interventions implemented accordingly. Once approved the Travel Plan shall thereafter be implemented as specified within the approved document.

    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. All matches on the showpitch with over 100 spectators shall be ticket only and booked in advance with no sale of tickets on the day at the Training Ground. The number of ticketed spectators watching any match shall be limited to a maximum of 500. The number of matches watched by spectators with tickets shall be limited to a maximum of 25 per season (1 July - 30 June), with a minimum of 10 of these matches to be completed before 4pm on the day of the match, with the number of matches to be played in the first season or part thereof following completion of the construction of the stand to be worked out on a pro-rata basis and agreed in writing with the local planning authority prior to first use of the stand. Details of the number and dates of ticketed matches, the times they were played and the number of spectators that attended shall be made available to the local planning authority on request.

    Reason: *In the interest of residential amenity and highway safety having regard to policies 15, 28 and 34 of the Adur Local Plan.*

22. The rear door panels on the camera tower hereby permitted shall be closed at all times other than when hoisting equipment to and from the tower.

    Reason: *In order to protect the privacy of neighbouring residential occupiers and having regard to policy 15 of the Adur Local Plan.*

23. Before the stand hereby approved is first used, details of the proposed arrangements for managing parking demand during ticketed matches shall be submitted and approved by the local planning authority in consultation with West Sussex County Council Highways and the agreed details shall be incorporated into the previously approved Travel Plan for the facility. Such details shall also include the proposed method for advising spectators and visitors to adhere to speed limits and to respect the amenity of neighbours when entering and leaving the facility.

    Reason: *In the interests of highway safety and sustainability and to protect residential amenity having regard to the National Planning Policy Framework and policies 15, 28 and 34 of the Adur Local Plan.*

24. Pitch 13 as identified on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 shall be reserved for community use.

    Reason: *To ensure the development delivers improved sport and recreational facilities for the local community having regard to policies 32 and 33 of the Adur Local Plan and the policies of the National Planning Policy Framework.*

25. Details of proposed measures for biodiversity gain shall be submitted before construction above slab level and shall thereafter be implemented before the buildings are first brought into use.

    Reason: *To ensure there is enhancement of biodiversity in accordance with policy 31 of the Adur Local Plan.*

26. The development hereby approved shall not be brought into use until an updated Community Use Agreement has been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.

    Reason: *To ensure the development delivers improved sport and recreational facilities for the local community having regard to policies 32 and 33 of the Adur Local Plan and the policies of the National Planning Policy Framework.*

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.

Ref: AWDM/0236/19

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

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) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

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).