Adur District Council

Planning, Regeneration and Wellbeing

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RH11 7FZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0205/13

Details of Development
CONSTRUCTION OF 3NO. ADDITIONAL FOOTBALL PITCHES (1 X GRASS, 2 X ARTIFICIAL) AND RELOCATION OF REED BED ON LAND TO EAST OF APPROVED TRAINING GROUND. CONTINUATION OF ACOUSTIC FENCING ON NORTHERN BOUNDARY PLUS FENCING AND LANDSCAPING TO SITE BOUNDARY.

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 19th February 2013.

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
04/12/2013

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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 overall 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 the use of the site as golf course, the lack of any buildings, car parking or lighting associated with this proposal, the wider benefits of improved sports provision in the sub region (including a dedicated pitch for community use) and the financial contributions previously 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 the policies of the National Planning Policy Framework.

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 received 19 February 2013:-

KSS Drawing No. 065 Revision P1 (Existing Location Plan)
KSS Drawing No. 066 Revision P1 (Proposed Location Plan)
KSS Drawing No. 004 Revision P3 (Plan Site Area 3)
HED Drawing No. HED-896-1010 Revision 05 (Additional Pitches - Landscape Plan)

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

03. No development, other than land clearance and levelling, shall take place until acoustic fencing has been erected in accordance with the approved plans. 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 and the policies of the National Planning Policy Framework.*

04. The pitches 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 and the policies of the National Planning Policy Framework.*

05. The pitches shall not be used until the parking spaces shown on the plans approved under reference AWDM/0205/12 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 and pitches concerned.

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

06. 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 submitted with application AWDM/0205/12. 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.*

07. The development hereby approved shall take place in accordance with the approved construction method statement received 26 April 2013, and amended in respect of the temporary compound area by the plan received 2 May 2013. 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.*

08. 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 policy AG1 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

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

10. No development 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 and the policies of the National Planning Policy Framework.*

11. The development hereby permitted shall take place in accordance with the report by the Ash Partnership titled "New Training Ground - Site Area 3 Mash Barn Lane, Lancing Reptile Survey Report May 2013". 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 within three months of the date of this permission.

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

Reason: *In the interests of improving biodiversity and ecology on the site having regard to the National Planning Policy Framework*

12. The development shall take place in accordance with the approved programme of archaeological works and written archaeological mitigation strategy and timetable submitted in connection with permission reference AWDM/0205/12.

Reason: *To ensure that archaeological features and artefacts on the site will be properly recorded before development commences having regard to the National Planning Policy Framework.*

13. The pitches hereby approved shall not be floodlit.

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 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 and the policies of the National Planning Policy Framework.*

15. 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.*

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 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.*

18. The pitches hereby approved 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. The development hereby approved shall be carried out in accordance with the Construction Management Plan received 26 April 2013.

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.*

20. The northernmost pitch identified as synthetic pitch 13 on drawing no. KSS 10513 004 P3 received 19 February 2013 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.*

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.