DMH Stallard

EIA Screening Report

American Express Elite Football
Performance Centre

DMH Stallard

Reconfiguration of buildings and facilities, including the provision of additional football pitches, extension of existing Training Centre, erection of a Women's and Girls' Elite Football Training Centre and provision of additional parking spaces

at

American Express Elite Football Performance Centre, Mash Barn Lane, Lancing

EIA Screening Report

on Behalf of

The Community Stadium Ltd

October 2018

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Date: 16th November 2018

Contents

1. Introduction 1
2. Environmental Characteristics of the Site and Surroundings.....3
3. Description of the Proposed Development.....8
4. Consideration of Likely Significant Effects 12
5. Conclusion.....20

Figures

Figure 2.1 Proposed Site Plan (1:2500)
Figure 2.2 Proposed Site Plan (1:1250)
Figure 2.2 Composite Site Plan with New Monks Farm

1. Introduction

Background

1.1 The American Express Elite Football Performance Centre is located to the east of Lancing, accessed from Mash Barn Lane. It is owned by Brighton & Hove Albion Football Club and comprises the training base for their Men's and Academy teams, Women's 1st Team and Regional Talent, various Disability teams and the base for their charity arm Albion in the Community (AITC). The AEEFPC is rated as Category 1 by the Football Association and therefore is recognised within the top tier of training grounds in the United Kingdom.

1.2 Each of Brighton & Hove Albion Football Club's core football teams are currently playing at the top of their respective league structure. It is their intention to ensure that each of their teams continue to play at the highest level and for this reason planning permission is being sought for extensions, alterations and provision of new buildings at the AEEFPC. In particular, it is sought to provide improved facilities for the Men's and Academy teams which have arisen as a result of the continuing development of Sports Science and Sports Medicine in Elite Sport, establish an Elite Women's and Girls' Training Centre at the AEEFPC and provide improved facilities for attendees at the numerous AITC community programmes which use the Community Pitch. .

1.3 The AEEFPC was originally granted planning permission in January 2013 and opened in August 2015. It has been subject to various extensions and additions which are described further within Section 2. More recently a resolution to grant approval for a further 2 football pitches was reached at the 3rd September 2018 Planning Committee as part of the strategic development proposals for New Monks Farm, these will be provided immediately to the eastern boundary of the AEEFPC.

Purpose of this Report

1.4 This EIA Screening Report accompanies a Screening Request submitted to Adur & Worthing District Council (AWDC) in request of them to adopt a Screening Opinion with regards to the proposed development.

1.5 This EIA Screening Report is submitted in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations"). In accordance with Regulation 6, this request for a Screening Opinion comprises the following information:

(a) a plan sufficient to identify the land;

(b) a description of the development, including in particular—

(i) a description of the physical characteristics of the development and, where relevant, of demolition works;

(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;

(c) a description of the aspects of the environment likely to be significantly affected by the development;

(d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—

(i) the expected residues and emissions and the production of waste, where relevant;

and

(ii) the use of natural resources, in particular soil, land, water and biodiversity; and

(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

2. Environmental Characteristics of the Site and Surroundings

2.1 The following terminology is used for the purposes of this Screening Report:

Term	Meaning
The site	Refers to the full extent of the Planning Application boundary made up of land within the existing confines of the American Express Elite Football Performance Centre and expansion land.
The AEEFPC	Refers solely to land comprising the American Express Elite Football Performance Centre in its current layout and configuration.
The expansion land	Refers to the broadly square piece of land approximately 1 ha. in size lying to the south east and outside of the American Express Elite Football Performance Centre forming agricultural buildings and associated land.

2.2 The site primarily comprises the grounds of the existing AEEFPC but includes an additional area of land measuring approximately 1 ha. in size to the south eastern boundary ("the site"). The site boundary is defined by the West Coastway railway line between Brighton and Southampton to the south, the rear of residential development on Barfield Park and Daniel's Close to the west and open former agricultural land to the north and east (subject to a planning application for a mixed use development under Adur reference AWDM/0961/17).

2.3 The site is relatively flat and at various points ranges from approximately 4.5 m Above Ordnance Datum (AOD) to approximately 3.5 AOD. Just outside and adjacent to the northern boundary of the site running east to west is a maintenance access and to the north of this a bund used to mitigate views of the AEEFPC, the bund has a maximum height of 7.2 m AOD with a gradient of 1:3.

2.4 The site is partially located in an area identified within Flood Zone 3 with between a 1 in 75 and a 1 in 200 annual chance of flooding not taking into account the presence of flood defences. In this respect it is noted that the Environment Agency have recently implemented their River Adur flood defence improvement scheme as approved under Adur Reference AWDM/1614/15. The site is not subject of any environmental designations or constraints and does not support a significant level of flora or fauna, other than formal landscaping proposed to the edges of the AEEFPC and scrub within the expansion lane.

2.5 The AEEFPC comprises the following main elements:

- 12 No. Grass Football Pitches and 2 No. 3G Pitches
    - 3 of which are floodlit (identified as Pitch 04, 11, and 12 on **Figure 2.1**)
    - 1 of which (Pitch 04) has a 500 seat spectator stand (which has a height of 2.7 m).
- Academy Building with a footprint of 3,069 m², internal floor area of 5,440 m² and height of 14m.
- Half size indoor pitch with a footprint of 4,620 m^2 and height of 18m.
- Grounds Maintenance Building with a footprint of 614 m² and height of 10m.
- Running Hill
- Temporary buildings providing changing facilities to community users
- 303 Car Parking Spaces
- 2 Coach Parking Spaces
- 30 Cycle Parking Spaces

2.6 The expansion land comprises a small set of agricultural buildings and land associated with Shoreham Airport within its south-east corner and outside of the confines of the AEEFPC. This land measures approximately 1 hectare including agricultural buildings, scrub and land used for grazing ponies and other animals.

2.7 The range of agricultural buildings includes a barn known as North Barn which is not designated but is considered to nonetheless comprise a non-listed heritage asset. It is a large 18th Century Barn constructed in flint and mortar with parts of concrete blockwork, brick detailing and a half hipped tiled roof. The barn at one stage would have belonged to a wider farm which appears on maps dating from 1770. The setting of the barn has been gradually diminished over several years as the surrounding agricultural landscape has been eroded over time by construction of the railway line and Shoreham Airport, large scale post war house building, partial construction of a golf course and most recently by construction of the AEEFPC. The structure of the ban has also been substantially altered itself including a replacement modern roof.

2.8 The land immediately to the north and east of the site comprises former agricultural land which has more recently been used for land filling works associated with partial implementation of a golf course permission. As set

out below this land has been subject of a planning application resolved to be granted planning permission on the 3rd October 2018 for a mixed use strategic development principally involving the erection of 600 houses and a 31,099 m^2 non-food retail store. This planning application also includes the provision of two full size grass pitches which will be provided within and to the eastern boundary of the AEEFPC subject to completion of a Section 106 Agreement. It is anticipated that, should planning permission be issued, these pitches will be constructed during Summer 2018 along with parts of the development which are subject of this Screening Report.

2.9 None of the land immediately surrounding the site is subject to any ecological or landscape designations. The nearest ecological designation lies 1.5 km to the east comprising the River Adur Site of Special Scientific Interest. The nearest designated heritage asset, the Grade II* Shoreham Municipal Airport Terminal Building lies 1.1 km to the east. The South Downs National Park lies 0.7 km to the north beyond the Old Shoreham Road. Land within the National Park rises steeply and there are clear views of the Training Ground from various viewpoints including from Lancing Hill and Mill Hill. As set out above the site includes a non-designated heritage asset in the form of a 18th Century barn.

Planning History

2.10 The AEEFPC was originally consented in January 2013, a subsequent application to provide an additional 3 pitches was approved in December 2013 and the facility opened in August 2014.

2.11 A further series of relatively minor alterations to the AEEFPC have since been made, as summarised within the table below:

Ref	Description	Date Approved
AWDM/0277/14	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)	29/01/15
AWDM/0896/14	Application to vary condition 27 of AWDM/0205/12 relating to renewable energy and BREEAM certification	29/01/15
AWDM/0929/14	Advertisement consent for new signage comprising fascia sign to north elevation, fascia sign to east elevation of indoor pitch building, pole sign adjacent to entrance road, totem	26/08/14

	sign on northern boundary at main entrance and four flagpole signs on front (north) of building (all non-illuminated apart from the main fascia and totem signs).	
AWDM/1716/15	Construction of spectator stand to accommodate a total of 500 people (to include 6 wheelchair and helper positions) and camera tower.	22/04/16
AWDM/0759/16	Formation of a landscaped bund (north of training ground) and provision of an access (for maintenance vehicles only) to the Ground Maintenance Building and Community Pitch from Mash Barn Lane (with access for construction traffic to be from A27)	04/08/16

2.12 In addition to planning applications directly associated with the AEEFPC a number of significant applications have recently been under consideration by AWDC in the locality.

2.13 A hybrid planning application (AWDC Ref: AWDM/0961/17) seeking consent for a strategic mixed use development at New Monks Farm, Lancing on land immediately to the north and east of the site was considered at Planning Committee on the 3rd October 2018 where it was resolved that planning permission is granted subject to agreement of a Section 106 Agreement. This mixed use development comprises the following:

- Up to 600 houses
- 31,099 m2 of non-food retail floorspace
- Relocation and expansion of the Withy Patch Gypsy and Traveller Site
- Land for a 1 FE Primary School with room for expansion
- A community hub (up to 250 m2 of community floorspace)
- A 27.7 ha country park
- Infrastructure to include:
    - Drainage works including new Pumping Station
    - New public highways
    - New pedestrian and cycle footpaths

- A new roundabout from the A27
- Other off-site infrastructure works as required

2.14 In addition to the above, proposals for a commercial development AWDM/0961/17 of up to 25,000 m^2 within the north east corner of Shoreham Airport adjacent to the River Adur and south of Ricardos was resolved to be approved subject to completion of a Section 106 Agreement at the same Committee.

2.15 It is considered that the cumulative impact of these proposals will be considered within individual reports submitted with the application. We would welcome feedback from AWDC as to whether any other approved, or planned developments within the vicinity of the site should also be considered.

3. Description of the Proposed Development

3.1 The Proposed Development comprises the following main components:

- Erection of a Women's and Girls' Elite Football Training Centre (WGTC) approximately 8 m in height with a Gross Internal Area of approximately 1,650 m^2 over 1-storey.
- Extension of the Men's and Boys' Elite Football Training Centre (MBTC) approximately 14 m in height with a Gross Internal Area of approximately 3,150 m^2 over 2-storeys.
- Demolition of North Barn Farm and associated buildings
- Provision of three additional pitches (Pitch 16, 17 and18)
- Reconfiguration of existing buildings, structures and pitches including dismantling and relocating the indoor pitch to the south, relocating Pitch 04, dismantling and relocating the spectator stand and floodlighting to Pitch 04, relocating approved Pitches 16 and 17, along with other minor alterations
- Provision of 51 additional parking spaces

3.2 These components are described in more detail below.

Erection of a Women's and Girls' Elite Football Training Centre

3.3 The WGTC will be located within the north east corner of the AEEFPC situated broadly within the area currently dedicated to both temporary buildings which are used as changing rooms for the community pitch and the reed bed which is used to treat foul sewerage from the site.

3.4 It will be single storey and have a maximum height of 8 m and a footprint of 1,650 m^2. The materials will mirror those used Men's and Boys' Training Centre comprising primarily of white render and glazing. The building will provide the following main facilities:

- Gymnasium
- Equipment store
- Classrooms
- Women's and Girls' Changing Rooms
- Medical & Treatment Room

- Albion in the Community Changing Rooms
- Albion in the Community Store Room and Offices
- Pitchside seating for up to 60 people (parents/coaches) for Pitch 13

3.5 As set out above the WGTC will be located within the area currently occupied by temporary changing facilities, which will be removed, along with the reed bed used to treat foul sewerage from the site. The development of the WGTC will therefore only be able to commence once the site can be served by mains sewerage upgrades being proposed under the New Monks Farm development, or other alternative provision is made. Proposals for this will be set out in full with the Drainage Strategy.

Extension of existing Men's and Boys' Elite Football Training Centre

3.6 In order to extend the MBTC the indoor pitch will need to be dismantled and relocated broadly in the footprint of Pitch 04. The remaining part of Pitch 04 will be turned into training grids. The indoor pitches new position will be slightly off centre with the MBTC as extended.

3.7 Pitch 04 will also be moved south and reoriented to a horizontal axis (east-west) running adjacent to the West Coastway Railway line. The spectator stand will also be relocated along with Pitch 04 and in its new position will face directly south towards the railway line. Floodlighting will also be relocated to Pitch 04's new position. The nearest sensitive property to the newly located Spectator Stand will be Fidelis, Old Salts Farm Road which lies approximately 100m south east of Pitch 04 on the opposite side of the railway line.

3.8 The Running Hill will be relocated and reconfigured with additional training grids provided. There will be other minor alterations and reconfiguration of internal access roads.

3.9 Once the indoor pitch has been relocated construction works will begin on the proposed extension of the MBTC which will comprise a 2-storey extension from the southern elevation. The extension will be the same height as the existing building (14 m) but slightly wider and will have an approximate internal area of 3,150 m^2. The materials will match the existing comprising of white render and glazing. The facilities provided by the extension will be as follows, (partially comprising expanded or relocated facilities provided within the existing building):

- First Team Gymnasium
- First Team Medical and Treatment Rooms
- First Team Wellness Spa

- First Team Administration and Auditorium
- Academy Changing Facilities
- Academy Parents Facilities
- Academy Medical and Treatment Facilities

Provision of three additional Pitches

3.10 It is proposed to demolish North Barn and other associated agricultural buildings and remove any scrub associated with these buildings and land to the east. The land will then be levelled with one additional full size pitch provided which will be located within the south eastern corner of the AEEFPC.

3.11 A further two pitches will be provided on land immediately east of the AEEFPC. Adur Planning Committee have already resolved to grant planning permission for these pitches under Application Ref AWDM/0961/17, with this application seeking their permission in a slightly alternative location so that the southern end of Pitch 17 abuts the railway line leaving a wider gap between the north of Pitch 16 and residential development proposed under AWDM/0961/17.

3.12 The additional pitches will not be floodlit.

3.13 The existing fencing will be carried around the east and southern boundary of the pitches incorporating them within the main training ground.

Construction Programme

3.14 The construction of this Proposed Development will be staggered over approximately 20 months. Construction access will be provided from the existing haul road off the A27.

3.15 Should works at New Monks Farm be commenced the alignment of the haul road will be slightly amended at the northern end to tie in with works to the A27.

3.16 It is currently proposed to begin dismantling and relocating the indoor pitch, and Pitch 04 along with demolition of North Barn in Summer 2019. Once this work has been completed works will begin on extending the MBTC in September 2019 with these works expected to complete by May 2020.

3.17 Works to begin constructing the WGTC would be expected to take place from August 2019 with these works also expected to complete in June 2020.

3.18 The additional pitches are expected to be completed by August 2019.

3.19 A more detailed construction programme will be provided with the Planning Application.

4. Consideration of Likely Significant Effects

4.1 The process of Environmental Impact Assessment is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

4.2 The EIA Regulations transposes the EIA Directive "on the assessment of the effects of certain public and private projects on the environment" (2014/52/EU) to the planning system in England.

4.3 Recent draft Statutory Instruments have been published by the UK Government to confirm that current EIA Regulations will remain in force once the UK leaves the EU at 11:00pm on March 29th.

4.4 The aim of Environmental Impact Assessment is to ensure that when a Local Planning Authority determines a project which is likely to have significant effects on the environment, they do so in full knowledge of these significant effects so that they can be appropriately taken into account during the decision making process. It should be a consultative process involving statutory, non-statutory consultees along with members of the public.

4.5 The first stage in the EIA process is to 'screen' whether a proposed development ought to be subject to an EIA. Schedule 1 of the EIA Regulations identifies the developments where EIA is mandatory in every case. Schedule 2 identifies the developments where an EIA should be undertaken where significant effects on the environment are likely.

4.6 In this case the proposed development is considered to fall within Schedule 2 either as an "urban development project" (10 b) which exceeds the threshold in Column 2, or as an extension of an EIA development that has already been executed (13 b). Therefore, it is necessary for the Local Planning Authority to determine whether the development is likely to have significant effects on the environment whilst having regard to Schedule 3 of the EIA Regulations.

4.7 This section describes the potential environmental impacts associated with the construction and operation of the Proposed Development for the following topics:

- Highways and Access
- Nature Conservation and Ecology
- Landscape and Visual
- Noise and Vibration
- Flood Risk and Drainage

- Heritage and Culture
- Ground Conditions and Contamination
- Wind Microclimate
- Air Quality
- Daylight, Sunlight and Overshadowing
- Risk of Accidents and Disasters

Highways and Access

4.8 The AEEFPC is currently accessed from Mash Barn Lane, Lancing. As part of the development proposals, access will continue to be provided via the existing, security-controlled access on Mash Barn Lane leading to the main car parking area.

4.9 As previously noted, the proposed extension to the gym will provide an improved space for existing users. It is envisaged that there would be no additional trip demand associated with the gym extension and sessions will continue to be coordinated accordingly by site and team management, as per the existing arrangements. With regards to the Women and Girls Training Centre, this is to be relocated and will provide a new, purpose built centre in the north-east corner of the site. It should be noted that the Women's Team have previously trained at the site and have only recently temporarily relocated to the AMEX Stadium. It is therefore considered that the reintroduction of their training pattern, which has previously been accommodated, would not result in an overall net increase in trip activity when compared with previous activity at the site.

For the above reasons it is considered that the proposed development is unlikely to have any significant impacts with relation to the creation of traffic movements and will not result in an adverse impact on network operation or highway safety. It will therefore, not be addressed further within the Environmental Statement.

Ecology

4.10 The site is not located in whole or in part within any designated site of nature conservation. The Proposed Development is located approximately 1.4 km west of the the River Adur SSSI and 0.7 km south of the South Downs National Park.

4.11 Given the distance and nature of the development proposed it is not considered that any impacts on the SSSI are likely. Further detail will be

provided within the Ecology Report that will be submitted with the Planning Application.

4.12 Ecological surveys of the expansion land will be submitted with any Planning Application. The expansion land comprises habitats that are common within the area comprising scrub, well maintained grassland and agricultural buildings. Given the abundance of such habitat within the vicinity it is not considered that this loss would of available habitats would be significant.

Landscape and Visual

4.13 The proposed development does not lie within any area protected for its landscape quality. The South Downs National Park lies approximately 0.7 km to the north beyond the A27.

4.14 Any construction impacts are likely to be minor and short term in nature resulting from the erection of site hoardings, use of temporary lighting, use and parking of construction vehicles and related works. Any views of the construction works will be restricted to long distance views from within the South Downs National Park as any near distance views will be restricted by 2 and 3 m fencing which surrounds the site. Therefore it is not considered that any such impacts will be significant.

4.15 The operational impacts will be permanent resulting from the erection of extensions and new buildings, creation of new football pitches and erection of new fencing and other related paraphernalia. Any views of the proposals will be from longer distances within the South Downs National Park or from locations within North Lancing. The proposed development will be visible from a small number of views within the South Downs National Park as an extension to the existing AEEFPC and against the backdrop of the residential area of Lancing. The scale of the proposal is considered to be in keeping with existing development within the AEEFPC and unlikely to cause significant visual effects to the wider area.

4.16 The effect of lighting on the National Park will be slightly reduced as the floodlighting to Pitch 04 will be moved 50 m further away from the SDNP itself. In addition the tallest part of the development (the Indoor Pitch) will also be moved approximately 50 m further away from the SDNP. These are considered to result in negligible beneficial effects.

Noise and Vibration

4.17 The use of the AEEFPC will remain broadly as existing with additional pitches provided to allow for better rotation of the pitches available to the Women's and Girls' teams. The additional pitches will be located to the east of the training ground furthest from the residential area of Lancing and north of the railway line.

4.18 Given the distance of the pitches from surrounding existing properties and the use of 3 m high acoustic fencing it is considered that any impacts with respect to noise are likely to be minor to negligible.

4.19 In terms of construction noise any such impacts will be temporary in nature and will vary in scale during the 18 month construction period. All construction traffic will be routed from the existing haul road from the A27 the route of which is located 0.5 km from residential areas to the west. A significant extent of the construction works will take place within the eastern part of the site furthest from residential properties where the construction compound will be located. The site benefits from existing acoustic fencing which will help to mitigate any potential noise impacts during construction, the existing fencing will be supplemented by additional construction fencing within the training ground itself. The construction company will be required to sign up to the considerate contractors scheme.

4.20 Further to the above it is considered that any noise impacts during the construction stage are likely to be minor in significance.

Flood Risk and Drainage

4.21 The Proposed Development lies partly within Flood Zone 1, 2 and 3 not taking into account flood defences. The use of the development is not considered to be one that is vulnerable to flooding. However a Flood Risk Assessment will be submitted as part of any Planning Application.

4.22 The Proposed Development will result in an increase of impermeable surface. The increase in surface water run off will be managed through improvements to the existing drainage scheme that takes climate change factors into account. Therefore no significant impact is anticipated during construction or operation.

Heritage and Culture

4.23 The site contains one non-listed heritage asset (North Barn) which will be demolished as a result of the works. Whilst it is acknowledged that North Barn has some local interest from a heritage perspective such interest is diminished by modern extensions and a roof replacement. A detailed historic record of the building will be submitted with any Planning application.

4.24 The nearest designated heritage asset, the Grade II* Shoreham Municipal Airport Terminal Building lies 1.1 km to the east. Given the distance of the site and the extent of proposed works it is not considered that any significant impacts would occur to the setting of this building either during construction or operation.

Ground Conditions and Contamination

4.25 The British Geological Survey Map for Brighton and Worthing identifies that the site primarily comprises raised beach deposits of gravel and sand and tidal flat deposits of mud, sand and gravel which have a low to moderate permeability depending on the level of clay content. Consequently the land would be expected to act as a potential migration pathway for contaminants via groundwater from on site and off site resources

4.26 The AEEFPC comprises land that has recently been developed and any known or found contaminants would have been remediated at that stage. Prior to its development and former agricultural land associated with its development was considered to have low potential for contamination from on site or off site sources.

4.27 The expansion land currently comprises agricultural buildings, associated agricultural yard and land used for grazing of donkeys. It is considered that these agricultural uses also have low potential to cause contamination.

4.28 The proposed development would require some minor alterations to land levels particularly in respect of the expansion site. These works however are likely to be small scale in nature and subject to standard engineering requirements and safety protocols. As such it is not considered that any significant effects on ground conditions or contamination relating to these works is likely.

4.29 Consequently it is not considered that any significant effects would arise in respect of ground conditions or contamination with regards to these development proposals.

Air Quality

4.30 The site is not located within an Air Quality Management Area (AQMA). The closest AQMA to the site is the Grove Lodge AQMA which is associated with Upper Brighton Road running through the centre of Worthing. The Grove Lodge AQMA is located 4 km to the west of the site.

4.31 Due to the limited nature of additional traffic movements and distance from the site to the nearest AQMA it is not considered likely that there would be any significant effects from vehicular traffic in relation to air quality levels in proximity to the site or wider area.

4.32 During the construction stage the proposal has the potential to cause impacts and nuisance from dust emissions due to earthworks, emissions. The Institute of Air Quality Management (IAQM) guidance on the assessment of dust indicates construction impacts can occur up to 350 metres from a site boundary to residential receptors, or up to 50 metres from a site boundary to ecological receptors.

4.33 In this case the nearest development site boundary would comprise the extension to the MBTC which is located approximately 150 m to the nearest residential premises with approximately 50 dwellings within 350 metres of the site boundary.

4.34 Given the limited volume of construction activities, types of materials to be used, distance, presence of intervening fencing and vegetation it is not considered that the creation of dust emissions is likely to have a significant impact on these residential receptors. The proposed development will be subject to a Construction Environmental Management Plan which will set out standard control measures to ensure that dust is limited from spreading outside of the site boundaries.

Wind Microclimate

4.35 Given the limited scale of the buildings and the density of the proposed development is not considered that any alteration would take place to the microclimate, wind or temperature of the local area. It is considered that sufficient distance exists between the proposed development and existing buildings to ensure that no significant effects relating to wind microclimate are likely to occur.

Daylight, Sunlight, Overshadowing

4.36 Given the limited scale of the buildings and the density of the proposed development is not considered that any alteration would take place to the daylight, wind or temperature of the local area. It is considered that sufficient distance between the proposed development and existing buildings to ensure that there will be no significant effects relating to daylight, sunlight or overshadowing.

Artificial Lighting

4.37 The presence of artificial lighting can cause a number of different environmental effects to human, ecological and visual receptors for instance by causing disturbance to ecological habitats or by having an urbanising effect on a landscape.

4.38 The development proposals do no include proposals to increase the number of approved floodlights within the AEEFPC and as such it is unlikely to cause any increased urbanising effects of harm to visual receptors within the local area or longer distance views from the South Downs National Park.

4.39 It is proposed that current floodlighting to Pitch 04 is relocated along with the pitch to the southern boundary of the site. The floodlighting will be relocated further away from properties on Daniel's Close but slightly closer towards Fidelis, Old Salts Farm Road which lies south of the AEEFPC across

the railway line. Overall it is considered that any environmental impacts in terms of lighting would be neutral and not significant.

Risk of Accidents or Disasters

4.40 The techniques used to construct the proposed development are well know and will be carried out in accordance with a Construction Environmental Management Plan. Therefore it is considered that the likelihood of any accidents or disasters during the construction stage is negligible.

4.41 The definition of major accidents provided within EU Directive 2012/18/EU 'on the control of major accidents' refers to major emission, fire, or explosion resulting from uncontrolled developments that would lead to serious danger to human health or the environment, immediate or delayed, inside or outside the establishment, and involving one or more dangerous substances.

4.42 The definition of a disaster provided by the World Health Organisation describes a serious disruption to the functioning of a community causing widespread human, material, economic or environmental losses that overwhelm the ability of the community to cope using its own resources, or a situation or event that overwhelms local capacity requiring national or international assistance.

4.43 For the purposes of this proposed development it is considered that the main risks relating to major accidents or disasters would result from two potential sources being a 1 in 100 year flooding event, or vulnerability of the development from impacts from airplanes or helicopters taking off or landing at the adjacent Shoreham Airport.

4.44 A description of how the proposal will ensure any flood risk is mitigated through design and will be described within the Flood Risk Assessment and Drainage Strategy.

4.45 The proposals have been reviewed against the UK AIP Aerodrome Chart to confirm the relationship between the site and runways at Shoreham Airport, this has confirmed that the only runway which requires an approach over the site is 06/24 a grass runway with a Code 2 non-instrument approach with the approach and transitional surfaces located 78 m east of the AEEFPC. An Aviation Study will be submitted with the Planning Application reviewing impact of the proposals on Shoreham Airport.

4.46 The type of development otherwise proposed is not considered to cause any risks to human health being a private and community leisure use with no involvement of dangerous substances.

Cumulative Impacts

4.47 The following two projects have been considered in the surrounding area as to whether they have the potential for cumulative impacts with the Proposed Development during the construction or operation stage:

- Mixed use development at 'New Monks Farm' (Planning Application under consideration AWDM/0961/17)
- Commercial development at 'Shoreham Airport' (Planning Application under consideration AWDM/1093/17)

4.48 Should permission be granted it would be proposed to begin construction works on the Proposed Development in May 2019 with the construction programme likely to last for approximately 20 months (as set out in more detail within Section 3).

4.49 Both the above proposals are still under consideration (although both have received resolutions for the grant of planning permission at Planning Committee). Given that the construction programme is likely to take place over 20 months there is some likelihood that there will be overlap during the construction period should either or both of the two cumulative developments achieve planning approval.

4.50 The cumulative construction stage impacts may relate to transport and access, impacts on air quality, effects of noise and vibration, and visual impacts.

4.51 With respect of each of these impacts it is noted that the proposed development will be confined predominantly within the existing AEEFPC boundary and located approximately 0.6 km south of the main construction areas for the first phases of New Monks Farm. The separation between the two construction projects will assist with mitigating any cumulative impacts to existing residential receptors. The latter phases of New Monks Farm (i.e. the southern residential areas) will not be under construction until works proposed under this application have been complete.

4.52 The cumulative operational stage impacts may relate to transport and access, impact on air quality, visual impacts, heritage impacts, and those related to noise and vibration.

4.53 With respect of each of these impacts it is considered that the limited extent of the proposed development would mean that any cumulative impacts resulting from the development proposal are likely to be negligible or minor in nature restricted immediately to the vicinity of the site or with regards to a small number of long distance views from within the SDNP to be considered in respective reports.

5. Conclusion

5.1 It has been concluded that the sensitivity of the site to change is low and that the proposed development is likely to have minor or negligible effects. Therefore it has been concluded that the Proposed Development is not one which would require an Environmental Impact Assessment.

5.2 Consequently, it is considered that the proposal could be dealt with as a standard planning application which will be submitted along with the following documentation:

- Application Forms and Certificates
- Relevant Plans and Drawings
- Design and Access Statement
- Planning Statement
- Landscape Visual Impact Assessment
- Heritage Assessment
- Noise Impact Assessment
- Transport Statement and updated Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Air Quality Statement
- Phase 1 & 2 Ecology Surveys
- Aviation Study
- Statement of Community Involvement
- BREEAM Pre Assessment

Figure 2.1

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All dimensions are in millimetres and levels in metres unless noted otherwise.
All dimensions should be checked on site prior to works commencing.
Any discrepancies or items where dimensions cannot be determined should be reported to KSS.
Revision clouds on drawing refer to changes against previous revision.

REVISIONS

REV	DATE	DESCRIPTION	DRWN	CHKD
P1	16.11.18	WIP - CONSULTANT ISSUE	MVB	DR
P2	20.11.18	WIP - CONSULTANT ISSUE	MVB	DR
P3	03.12.18	WIP - CONSULTANT ISSUE	MVB	DR

REVISION NOTES

GENERAL NOTES AND LEGEND

GENERAL KEY:

- APPLICATION BOUNDARY
- CONSTRUCTION ACCESS ROAD
- OWNERSHIP BOUNDARY

OLD SHOREHAM ROAD - A27
A2025
MASH BARN LANE
BRIGHTON TRAINING CENTRE
TRAINING CENTRE EXTENSION
INDOOR PITCH (PROPOSED)
GMB
ELITE WOMEN & GIRLS TRAINING CENTRE
BRIGHTON & HOVE ALBION FC TRAINING CENTRE
RAILWAY LINE
SHOREHAM (BRIGHTON CITY) AIRPORT

1 PLAN
LOCATION PROPOSED 1 : 2500

SCALE: 2500
0m 25 50 125 250

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KSSGROUP.COM T+44(0)20 7907 2222

CLIENT
THE COMMUNITY STADIUM LTD

PROJECT
BHAFC TG EXTENSION + ELITE WOMEN & GIRLS CENTRE

DRAWING TITLE
LOCATION PLAN - PROPOSED

DRAWING DATA & REFERENCE

Scale	Sheet Format	Drawn By	Date Drawn
As indicated	@ A1	MVB	09.11.18
File No.		Checked By	Date Checked
18827-KSS-TC-ZZ-M3-A-0001		DR	03.12.18
Status		Suitability	Revision
WORK IN PROGRESS		S2	P3

Project Ref.	Originator	Zone	Level	Type	Role	Series & Sequence
18827-KSS-ZZ-Z0-DR-A-9002						

Work in progress

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Figure 2.2



1 PLAN

SITE PROPOSED 1 : 1250

SCALE: 1250

0m 12.5 25 62.5 125

GENERAL KEY:

- APPLICATION BOUNDARY
- CONSTRUCTION ACCESS ROAD
- OWNERSHIP BOUNDARY

DEVELOPMENT KEY:

1. TRAINING CENTRE EXTENSION
2. ELITE WOMEN & GIRLS TRAINING CENTRE
3. INDOOR PITCH
4. FLOODLIT SHOWPITCH
5. PARKING AND ACCESS ROAD

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REVISIONS

REV	DATE	DESCRIPTION	DRWN	CHKD
P1	16.11.18	WIP - CONSULTANT ISSUE	MVB	DR
P2	20.11.18	WIP - CONSULTANT ISSUE	MVB	DR
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PROJECT

BHAFC TG EXTENSION + ELITE WOMEN & GIRLS CENTRE

DRAWING TITLE

SITE PLAN - PROPOSED

DRAWING DATA & REFERENCE

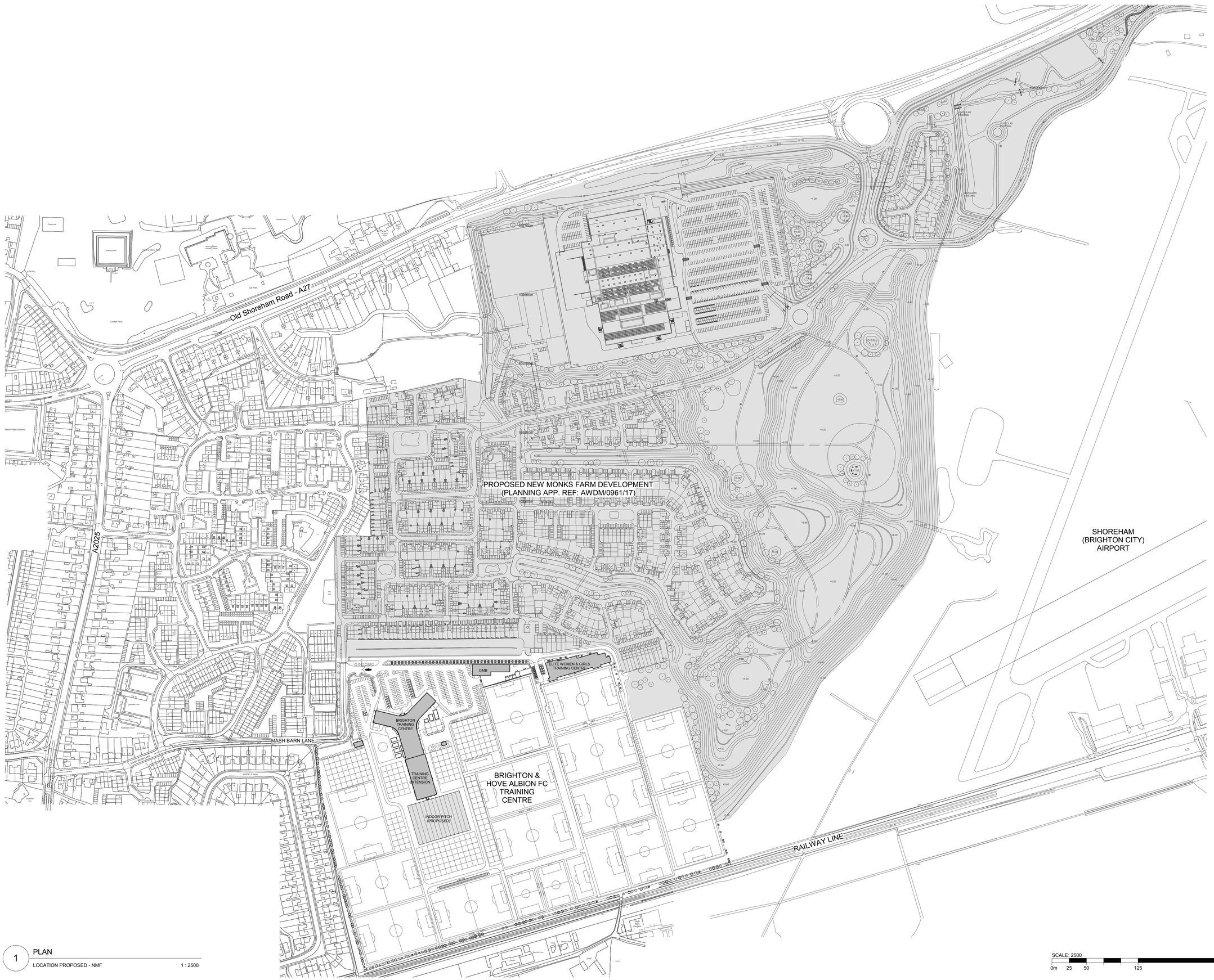
Scale	Sheet Format	Drawn By	Date Drawn
As indicated	@ A1	MVB	09.11.18
File Ref.		Checked By	Date Checked
18827-KSS-TC-ZZ-M3-A-0001		DR	03.12.18
Status		Suitability	Revision
WORK IN PROGRESS		S2	P3

Project Ref.	Originator	Zone	Level	Type	Role	Series & Sequence
18827-KSS-ZZ-Z0-DR-A-9004						

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Figure 2.3



1 PLAN

LOCATION PROPOSED - NMF 1 : 2500

SCALE: 2500

0m 25 50 125 250

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Revision clouds on drawing refer to changes against previous revision.

REVISIONS

REV	DATE	DESCRIPTION	DRWN	CHKD
P1	20.11.18	WIP - CONSULTANT ISSUE	MVB	DR
P2	03.12.18	WIP - CONSULTANT ISSUE	MVB	DR

REVISION NOTES

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PROJECT

BHAFC TG EXTENSION +
ELITE WOMEN & GIRLS CENTRE

DRAWING TITLE

LOCATION PLAN - PROPOSED WITH NMF DEVELOPMENT

DRAWING DATA & REFERENCE

Scale	Sheet Format	Drawn By	Date Drawn
1 : 2500	A1	MVB	09.11.18
File No.		Checked By	Date Checked
18827-KSS-TC-ZZ-M3-A-0001		DR	03.12.18
Status		Suitability	Revision
WORK IN PROGRESS		S2	P2

Project Ref.	Originator	Zone	Level	Type	Role	Series & Sequence
18827	KSS	ZZ	Z0	DR	A	9005

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