DMH Stallard

Peter Barnett
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Date 1 June 2021
Your ref
Our ref 0808/268425-35

Dear Peter

Minor Material Amendments to AEEFPC

We write on behalf of The Community Stadium Limited (TCSL) in support of an application that was submitted today seeking planning permission for minor material amendments to the approved plans for the American Express Elite Football Performance Centre (AEEFPC), Mash Barn Lane, Lancing.

The AEEFPC was originally approved in 2012 and has been subject to various extension and alterations including a major reconfiguration in 2019 to include additional pitches and a Club Hub to provide improved facilities for the Brighton & Hove Albion Woman's and Girls' Team (AWDM/0236/19). AWDM/0236/19 itself was subject to a minor material amendment application to secure alterations to the external appearance of the Training Centre under application AWDM/0032/20. Further alterations are now required to AWDM/0236/19 and to secure this it is requested that the drawings numbers are varied under Section 73 of the Town and Country Planning Act 1990 as follows:

Club Hub

Description	Permitted	Amended
Ground Floor Plan	17806-KSS-CH-00-DR-A-9101-S2-P3	17806-KSS-CH-00-DR-A-9101-S2-P4
Roof Plan	17806-KSS-CH-R1-DR-A-9102-S2-P2	17806-KSS-CH-R1-DR-A-9102-S2-P3
Site Sections Proposed	17806-KSS-CH-ZZ-DR-A-9202-S2-P2	17806-KSS-CH-ZZ-DR-A-9202-S2-P3
GA Sections Proposed	17806-KSS-CH-ZZ-DR-A-9203-S2-P2	17806-KSS-CH-ZZ-DR-A-9203-S2-P3
Elevations Proposed	17806-KSS-CH-ZZ-DR-A-9301-S2-P2	17806-KSS-CH-ZZ-DR-A-9301-S2-P3

DMH Stallard LLP is a limited liability partnership registered in England (registered number OC338287).
Its registered office is Griffin House,135 High Street, Crawley, West Sussex, RH10 1DQ and it is authorised and regulated by the Solicitors Regulation Authority (SRA Number 490576). The term partner is used to refer to a member of DMH Stallard LLP. A list of members may be inspected at the registered office. The firm is part of Law Europe and is represented around the world through its international network.

Lexcel Practice Management Standard Law Society Accredited
INVESTORS IN PEOPLE

DMH Stallard

Training Centre

Description	Permitted	Amended
Extension Ground Floor	18827-KSS-EX-00-DR-A-9101-S2-P1	18827-KSS-EX-00-DR-A-9101-S2-P4
Extension First Floor	18827-KSS-EX-01-DR-A-9101-S2-P1	18827-KSS-EX-01-DR-A-9101-S2-P2
Ground Floor Plan	18827-KSS-TC-00-DR-A-9102-S2-P1	18827-KSS-TC-00-DR-A-9102-S2-P3
First Floor Plan	18827-KSS-TC-01-DR-A-9102-S2-P1	18827-KSS-TC-01-DR-A-9102-S2-P2
TC Ground and First Floor	18827-KSS-ZZ-ZZ-DR-A-9101-S2-P2	18827-KSS-ZZ-ZZ-DR-A-9101-S2-P3
TC Sections	18827-KSS-ZZ-ZZ-DR-A-9203-S2-P1	18827-KSS-ZZ-ZZ-DR-A-9203-S2-P4
Extension Elevations	18827-KSS-ZZ-ZZ-DR-A-9302-S2-P1	18827-KSS-ZZ-ZZ-DR-A-9302-S2-P4
TC Elevations	18827-KSS-ZZ-ZZ-DR-A-9303-S2-P1	18827-KSS-ZZ-ZZ-DR-A-9303-S2-P4

Site Plans

Description	Permitted	Amended
Location Plan Proposed	18827-KSS-ZZ-Z0-DR-A-9002-S2-P2	18827-KSS-ZZ-Z0-DR-A-9002-S2-P3
Site Plan Proposed	18827-KSS-ZZ-Z0-DR-A-9004-S2-P2	18827-KSS-ZZ-Z0-DR-A-9004-S2-P3
Location Plan Proposed	18827-KSS-ZZ-Z0-DR-A-9005-S2-P2	18827-KSS-ZZ-Z0-DR-A-9005-S2-P3

Landscape Drawings*

Description	Permitted	Amended
Landscape GA Plan	1355-HED-SW-00-DR-L-1100	1355-HED-SW-00-DR-L-2200
Landscape Plan Sheet 1	1355-HED-SW-00-DR-L-1101	1355-HED-SW-00-DR-L-2201
Landscape Plan Sheet 2	1355-HED-SW-00-DR-L-1102	1355-HED-SW-00-DR-L-2202
Landscape Plan Sheet 3	1355-HED-SW-00-DR-L-1103	1355-HED-SW-00-DR-L-2203

* Not conditioned but submitted for completeness.

Additional Details

Description	Proposed
Site Plan for Covered Walkway	7857-FOR-EW-XX-DR-X-GA01-PDF
Walkway Elevations	7857-FOR-EW-XX-DR-X-GA02-PDF
Walkway Section A	7857-FOR-EW-XX-DR-X-GA03-PDF
Walkway Section E	7857-FOR-EW-XX-DR-X-GA04-PDF
Walkway Setting Out Details	7857-FOR-EW-XX-DR-X-GP01-PDF
Walkway Setting Out Details	7857-FOR-EW-XX-DR-X-GA05-PDF
Plan and Section of Standing Area	7857-GA-6X8
Refuse Enclosure Plan and Elevations	23100-CEP-XX-XX-DR-C-323-PDF

The alterations can be summarised as follows:

- Provision of a covered standing area for parents adjacent to parents lounge
- Provision of a covered walkway between the Club Hub and Training Centre
- Provision of refuse enclosure adjacent to bin store
- Extended goal storage alcove
- Relocation of internal stair well to exterior of building and reuse of internal floorspace.
- Installation of new vehicular and pedestrian security gates

It is considered that theses alterations are generally of a non-material nature other than the addition of the covered walkway and relocation of the stairwell which are considered to be minor in nature.

The walkway will be of a cantilever construction and open to each side with cover provided overheard. The cover will be slanted with a height of 2.4 m to its eaves. It will run east from the Training Centre, turn north and then east past pitch 11 and end at the Club Hub. The purpose of the walkway is to provide shelter during rain, other inclement weather and wayfinding in hours or darkness. Given the shared facilities between the Training Centre and Club Hub the walkway will improve the perceived/actual safety and security of users who need to make frequent trips between the two buildings.

More space has been required internally for the provision of services and this has been achieved by relocating an internal stairwell to the exterior of the building. The external stairwell is provided within a recessed corner to the rear of the building and given its limited height and scale it is considered that it would not have a significant impact on the external appearance of the building.

The covered standing area will again be open ended with cover provided overhead. Its purpose is to provide a covered outdoor area for parents to wait for their children adjacent to the parents lounge. The structure is minor in nature and located to the side elevation and will have no significant impact on the buildings appearance.

In summary the alterations sought are for a number of usability and safety enhancements of the AEEFPC and are minor in nature. We trust that these are acceptable but if you wish to discuss any aspect of these proposals please do not hesitate to contact me.

Yours sincerely



Daniel Frisby
Associate Planner
For and on behalf of DMH Stallard LLP