Adur District Council

Development Management

Mr Wesley Bugg
Surfacing Standards
1A Perth House
Corbygate Business Park
Corby
Northants
NN17 5JG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0457/15

Details of Development
REPLACE EXISTING GRASSED FOOTBALL PITCH WITH NEW ARTIFICIAL GRASS PITCH.

Location of Development
SUSSEX COUNTY FOOTBALL ASSOCIATION CULVER ROAD LANCING WEST SUSSEX BN15 9AX

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 8th April 2015.

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
09/06/2015

PTO

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SCHEDULE

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. The development hereby permitted shall be carried out in accordance with the following approved plans and details:-

Drawing No T1 Title Topographical Survey Date received 8 April 2015
Drawing No 02 Title Block Plan Date received 8 April 2015
Drawing No 03 Title Proposed ATP Plan Date received 8 April 2015
Design and Access Statement received 11 May 2015

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

03. No development of any kind shall take place (including removal of existing grass) until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) wheel-washing facilities; and
(v) measures to control the emission of noise, dust and dirt during the development

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

04. The proposed artificial pitch shall only be used between the hours of 9am and 10pm every day and the floodlights shall not be illuminated other than between those hours.

Reason: *In the interests of residential amenity.*

05. Within 3 months of completion of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority which encourages the use by staff and visitors to the football ground by alternative modes of transport to the motor car and reduces its harmful impacts. The approved Travel Plan shall thereafter be implemented in full accordance with a timetable to be approved as part of the Plan. The Travel Plan shall thereafter be monitored annually and the findings submitted to the local planning authority for review and any necessary new measures or interventions shall be implemented accordingly.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework.*

06. Secure cycle parking shall be provided within the curtilage of the site prior to first use of the artificial pitch hereby approved in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such approved cycle facilities shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

07. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial grass pitch and ancillary facilities 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 agreement.

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

08. The 3G Artificial Grass Pitch hereby permitted shall not be constructed other than substantially in accordance with The FA Guide to 3G Football Turf Pitch Design Principles and Layouts. The 3G Artificial Pitch must be laid out in accordance with the FA recommended size of pitch for over 18s and must meet the FiFA Quality Concept for Football Turf - One Star or the International Artificial Turf Standard (IATS).

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

09. No development shall be commenced until details of surface water drainage from the proposed pitch have been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed before the pitch hereby approved is first used.

Reason: *To ensure that the proposed development is adequately drained and to avoid the risk of localised flooding having regard to 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.