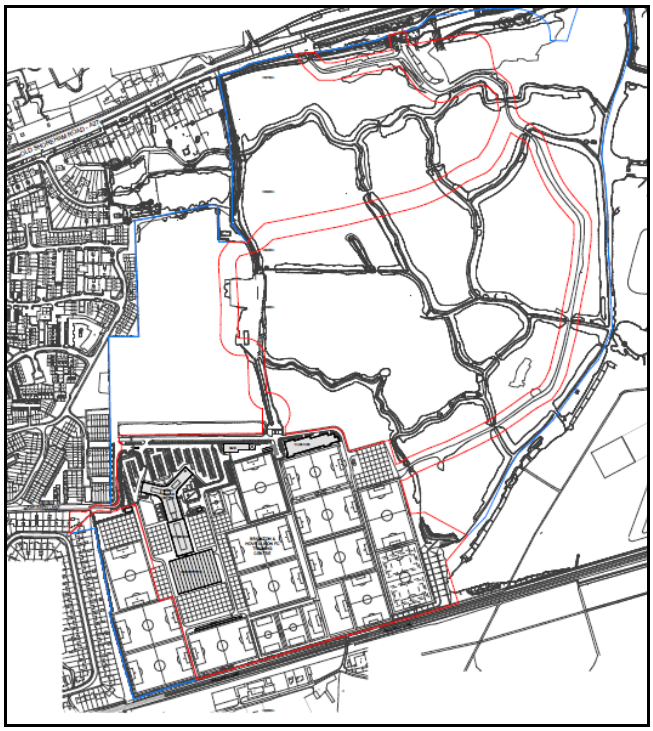
Application Number: AWDM/0032/20 **Recommendation – APPROVE**

Site: **Brighton And Hove Albion Training Ground, 60 Mash Barn Lane, Lancing**

Proposal: **Application for Variation of Condition 1 (approved plans) to AWDM/0236/19 for amendments to fenestration of the Training Centre, reduced plant louvre screen on the roof of the Training Centre, addition of a stair enclosure to the roof of the Training Centre; reduced height of link between Training Centre and indoor pitch, various minor amendments to fenestration of the Club Hub, and increased height of the plant louvres to roof of Club Hub. Amendment to approved fencing details on eastern boundary and provision of additional landscaping.**

Applicant: The Community Stadium Ltd Ward: Mash Barn
Case Officer: Peter Barnett



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application relates to land comprising the grounds of the Brighton & Hove Albion FC Training Ground on the eastern edge of Lancing. Permission was granted last year for the reconfiguration and extension of the Training Ground including an extension to existing Training Centre building, the 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, the 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, plus the provision of an additional 51 parking spaces, provision of a temporary construction haul road from the A27, and hard and soft landscaping (AWDM/0236/19).

Work is well underway and this application is seeking permission for a number of amendments which will require a variation of the approved plans listed under Condition 1 of that 2019 permission.

The amendments are:

- Minor alterations to the fenestration of the Training Centre extension
- Reduction in size of enclosed plant area on the roof of the Training Centre extension
- Addition of a stair enclosure to roof access on the Training Centre extension
- Reduction in height of ground floor link between the Training Centre and relocated Indoor Pitch
- Minor alterations to the fenestration of the Club Hub building
- Rationalization of the roof space of the Club Hub, resulting in a reduction in the number of air handling units but an increase in their height and a subsequent increase in the height of the enclosed plant area on the roof of the Club Hub
- Reduction in height of the approved fencing on the eastern boundary from 3.6m high weld mesh fencing to 2m high close boarded fencing plus provision of additional tree planting to soften appearance of fence

Relevant Planning History

AWDM/0205/12 – Construction of a training ground and football academy for Brighton and Hove Albion Football Club with access from Mash Barn Lane, comprising 11 outdoor pitches (2 of which are floodlit), external training grids, a Y-shaped 2 storey building to house changing rooms, associated offices, medical facilities, gym, catering and leisure facilities, a grounds maintenance building, security lodge, half-sized indoor training pitch and small sub-station/boiler house/refuse and recycling structure, plus 303 car parking spaces, 25-30 cycle spaces, coach parking, on-site access roads, security fencing and landscaping around the site.

AWDM/0205/13 – 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.

AWDM/0171/14 - Installation of floodlighting to previously approved northernmost community pitch (amendment to planning permission AWDM/0205/13 for construction of 3 No. additional football pitches (1 x grass, 2 x artificial), relocation of reed bed, extension of fencing and landscaping to site boundary)

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)

AWDM1716/15 - Construction of spectator stand to accommodate a total of 500 people (to include 6 wheelchair and helper positions) and camera tower.

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)

AWDM/0236/19 - 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.

Consultations

Adur & Worthing Councils: The ***Environmental Health*** officer has no objections

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 5, 13, 14, 15, 18, 28, 30, 31, 32, 33, 34, 35, 36
National Planning Policy Framework (February 2019)

Sustainable Energy SPD (August 2019)
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main consideration with the proposed alterations is their impact on the visual amenities of the locality.

The majority of the amendments are minor and could even be described as non-material as they are not likely to have a material impact on residential or visual amenities. The main change in wider visual terms relates to the increased height of the roof plant and the louvre screens on the Club Hub building and the change from weld mesh fence to closeboard on the eastern boundary.

The Club Hub is on the northern boundary of the Training Ground and, as approved, it was to be 5.2m high with a parapet around the flat roof which largely screened the roof plant. The latest plans maintain the height and parapet of the building but the louvred screen around the roof plant now rises 1.9m above the parapet for a length of 36m and width of 12.5m. The louvres will be aluminium and grey in colour which will match the grey colour used elsewhere on the building (which is a mix of white and grey render).

The Club Hub will present a considerable length (94m) of built form along the northern edge of the site which will be prominent in views from the National Park to the north and east. The roof plant louvres will add to that prominence but will cover only part of the roof and will not increase height across the full length of the building. Furthermore, work has commenced on the implementation of the New Monks Farm development immediately to the north which will have a much more significant impact in the wider landscape. When seen in the context of that development, the increase in height of the roof plant is not considered to have a significant adverse impact on the landscape character of the area or the setting of the National Park.

The change to the fence will provide more privacy to the site which would otherwise be exposed in views from the proposed country park to the east. In order to soften its appearance, the fence will be screened by additional tree and hedge planting along the boundary. This change is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as per agreed details
4. Foul sewerage facility to be provided prior to first use of extended training centre or club hub in accordance with approved details
5. Suds maintenance as per approved details
6. 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.
7. Fencing to be erected before new pitches are first brought into use
8. Approved parking spaces to be provided prior to first use of club hub
9. Construction access from A27 only. This access not to be used once facility is open.
10. To be constructed in accordance with approved Construction Management Plan
11. The use of the football pitches hereby approved shall be limited to between the hours of 9am until 10pm every day
12. Landscaping to be provided in accordance with plans within first planting season following completion of the works
13. 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 x.
14. No public address or sound amplification system to be installed or used
15. Hours of work for construction 8am to 6pm Mondays to Saturdays
16. At no time shall the facility be used in connection with any park-and-ride scheme

17. The training facility and club hub hereby approved shall not be open other than between the hours of 7.30am and 11pm every day

18. 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 Design State Certificate and a BRE-issued Post-Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' has been submitted to the Local Planning Authority.

19. 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.

20. 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.

21. 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

22. 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.

23. 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.

24. Evidence of biodiversity gain to be submitted before construction above slab level and thereafter implemented

25. 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 LPA in consultation with Sport England