

REPORT UPDATE

Application No: A/159/25/PL

Reason for the Update / Changes

Reason for Update/Changes:

There is a typo on page 49 of the agenda as the first bullet point under "DESCRIPTION OF DEVELOPMENT" refers to a 5G pitch. This is incorrect and should say 3G as per the rest of the report.

Condition 14 was added following advice from environmental health to ensure mitigation is provided for any noise disturbance associated with the use of the pitches. However, it is a pre-commencement condition and so requires agreement from the applicant. They have requested the condition be changed from:

"Development shall not commence until an acoustic assessment has been provided which assess the potential noise impacts of the proposed sports facilities. This shall include hours and days of use and predicted noise levels from the use of the facility on the residential dwellings adjacent. As per paragraph 5.4.2 of Planning Noise Advisory Document Sussex 2023 it is recommended that this includes a Noise Management Plan covering issues such as hours and days of use, community liaison, complaints procedures and preventing unauthorised use."

To:

"1. Noise from the use of the 'site' (including, vehicles, fixed plant and patron noise) shall not exceed 55 dB LAeq(1 hr) between the hours of 07:00 and 23:00; or 45 dB LAeq(15 minutes) or 60 dB LAmax(1 hr) between the hours of 23:00 and 07:00; at free field locations representing facades of nearby dwellings.

2. Development shall not commence until an acoustic assessment and Noise Management Plan has been submitted for approval which assess the potential noise impacts of the site. This shall include hours and days of use, community liaison, complaints and unauthorised use procedures and predicted noise levels from the use of the facility at nearby residential dwellings.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1. It is considered necessary for this to be a pre-commencement condition to ensure that appropriate mitigation is incorporated as part of the development."

The council's environmental health officer has reviewed the change and raises no objection to the amended condition.

Officers Comment:

The changes to condition 14 are shown on the enclosed amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: A/159/25/PL

LOCATION: Sports Pavilion
Decoy Drive
Angmering
BN16 4DN

PROPOSAL: Application under Regulation 3 of the Town & Country Planning (General Regulations) 1992 for demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure (resubmission following A/222/24/PL). This application is in CIL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal comprises the following elements:

- A new multi-purpose 5G pitch (106m x 70m) with 6 no. 15m high floodlights, fencing (ranging in height depending on purpose, 1.2m, 2m, 4.5m), a fenced storage area, a spectator area and ramped access.
- Two no. 7 x 7 Mini Soccer grass pitches (each 55m x 37m).
- One 5x5 Mini Soccer Grass Pitch (37 x 27m).
- A Multi-Use Games Area (MUGA).
- An outdoor gym area (235sqm).
- A play area (800sqm).
- Two no. cricket shelters.
- A single storey Sports/Community Building comprising changing rooms, storage, physio room, kitchen/servery, separate toilets, a small workspace, and a large flexible space/community room. The building will be 2.7m to the eaves and 7.1m to the ridge. It will also have a small attic space for plant equipment. Solar panels are proposed to its western roof.
- New areas of hardstanding including parking for 115 cars (6 accessible spaces, 25 for EVs) and for 1 minibus.
- Cycle parking spaces (42 no.).
- New underground drainage storage tanks.
- A green Storage Container; and a
- Bin Store and an Air Source Heat Pump (ASHP) Enclosure.

Outside the red edge and on land to the north of the site, there will be a further 5 pitches overlain in part with a cricket pitch. A very small part of the cricket pitch extends into the application site necessitating the removal of some trees on the northern site boundary.

The existing vehicular access from Decoy Drive will be closed off to vehicles (pedestrian/cycle access will be retained) and

instead the site will be accessed from Arundel Road via a new access on the eastern side. The access point is currently a footpath into the site, and it will be widened to create a new 5m width road with 1.5m wide footway on the southern side. A retaining wall will be provided to the southern side due to the change in levels. There will be a tactile paved crossing point at the junction with Arundel Road. Vehicular visibility splays of 2.4m x 70.04m (south) and 2.4m x 65.62m (north) will be provided.

Members will note that as shown on the site access drawing, a signal-controlled crossing and white zigzag lines are to be implemented south of the new access as a result of the permission given for the housing development to the north (A/122/19/OUT).

SITE AREA

4.10 hectares.

TOPOGRAPHY

The site appears predominantly flat but has a gentle 1 in 72 gradient from the northeast to southwest. There is also a slight incline up the pathway from Arundel Road on the eastern side.

TREES

There are a number of trees to the site boundaries. The application proposes to remove part of Tree Group 11 (18 No. Common Alder) to accommodate the southern extent of the cricket pitch on the adjacent Sports Pitch Land. In addition, T22 (Common Hawthorn), T26 (Common Holly), T32 (Common Lilac) and part of Tree Group G16 (mixed species) are to be removed to allow for the access road to be constructed on the eastern side. A number of other trees within groups are to be pruned.

BOUNDARY TREATMENT

All boundaries are hedged with trees except where they are bordered by residential properties (and so have fenced boundary treatments). The site is open to Decoy Drive.

SITE CHARACTERISTICS

The site is an existing recreation ground and features a large playing field comprising cricket square, football/rugby pitches, and a hard surfaced basketball court. There is also a single storey pavilion/changing building, play area and a storage container. The site is accessed from Decoy Drive where there is a small car park. There are separate footpath accesses from the west (from the Public Right of Way) and on the east side from Arundel Road.

CHARACTER OF LOCALITY

The site lies at the edge of the Angmering settlement, with open agricultural fields adjoining the site to the west. Adjacent to the northern boundary of the site, reserved matters permission has been granted for 160 homes and there is also outline permission for new commercial/employment provision. The eastern and southern boundaries border existing homes. To the immediate south-west lies the Bewley Road site recently allowed on appeal for up to 190 residential dwellings and a community building.

RELEVANT SITE HISTORY

A/221/24/DOV	Application to enter a Deed of Variation to modify the Section 106 dated 13th March 2020 linked to A/122/19/OUT (as amended) in relation to the definition of the sports pitches.	
A/222/24/PL	Demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.	Withdrawn 14-03-25
A/58/23/RES	Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for a commercial building of 15,000 sqft (1,393 sqm) that can be used for either Class E(g)(i) (formerly Class B1) and or Class B2, with associated landscaping and parking.	Refused 12-07-23
A/282/22/RES	Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings with associated public open space, landscaping, parking, ecological mitigation and earthworks. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.	ApproveConditionally 20-04-23
A/207/21/PL	Variation of condition following grant of A/122/19/OUT relating to Conditions Nos 4 - approved plans and 16 - vehicular access.	App Cond with S106 23-11-21
A/122/19/OUT	Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available	App Cond with S106 17-03-20

for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). This application is a Departure from the Development Plan.

The previous application (A/222/24/PL) was withdrawn due to the need to undertake additional ecology surveys. Pre-application advice was given reference the Sports Hub proposals in June 2022, and it was concluded that the proposed development was acceptable in principle but that there was insufficient detail at that time to fully consider the proposal.

Applications A/282/22/RES, A/207/21/PL and A/122/19/OUT all refer to the residential development currently being constructed on the adjoining land to the north by Barratt Redrow. As part of the Outline permission, the developer has to provide land to ADC (the Sports Pitch Land) for the purposes of providing two sports pitches. Application A/221/24/DOV has been submitted by Arun DC to amend the definition of "Sports Pitches" in the s106 Agreement to allow for more than two pitches. The plans for the Sports Pitch Land currently show five football pitches on the land with a cricket oval over the top hence the need to amend the definition. This application will be approved once the Deed of Variation legal agreement has been completed.

Application A/58/23/RES sought permission for commercial/industrial development as part of the aforementioned Outline permission. It was refused in July 2023 for the following reason:

"The proposed scheme fails to properly show the future road connection to the adjacent Sports Hub land and so does not ensure that the site integrates with surrounding land and fails to achieve a high standard of layout and design in conflict with Arun Local Plan policy D DM1, the Arun Design Guide and the NPPF."

Until revised proposals are submitted by Barratt Redrow (or another) for that part of the adjacent development site, there is no potential to access the Sports Hub site from the land to the north.

REPRESENTATIONS

Angmering Parish Council - Support and make no comments.

No other letters received.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

NATIONAL HIGHWAYS - no objection subject to a construction traffic management plan condition.

SPORT ENGLAND - No objection as it meets exception 5 of their Playing Fields Policy and accords with para 104 of the NPPF. Require conditions to ensure there is no loss of cricket pitch provision, to require FIFA registration of the artificial grass pitch and to require a management and maintenance scheme for

all the pitches.

WSCC HIGHWAYS - No objection subject to a condition to ensure the new site access is constructed before construction occurs on the remainder of the site. Also request an access management plan condition to manage the use of the new access in view of the parking demands of the School opposite and the potential for overspill parking to take place on the access itself. The new access has been subject to an agreed Road Safety Audit. No concerns with the car or cycle parking provision.

WSCC MINERALS AND WASTE - The site/proposal does not meet the criteria for consultation.

WSCC DRAINAGE (LLFA) - No objection subject to standard surface water drainage conditions.

ADC ECOLOGIST - No objection with conditions to secure a reptile mitigation strategy, secure the necessary Biodiversity Net Gain, secure a Habitat Management & Monitoring Plan and to control lighting. The submitted reports have identified no impacts on protected species including reptiles or bats.

ADC ENVIRONMENTAL HEALTH - No objection subject to conditions to control construction working hours, to control new lighting at the site, to control noise from plant/equipment and to protect against any unexpected contamination.

ADC LANDSCAPE OFFICER - No objection subject to imposition of conditions to secure landscaping, tree protection measures, and wildlife enhancement.

ADC ECONOMIC DEVELOPMENT - No comment.

COUNCIL'S ARCHAEOLOGIST - agrees with the conclusion of the submitted Assessment, i.e. that there would seem to be no archaeological grounds to refuse permission for the proposed modifications to this site. However, agrees that the site has potential to contain deposits of interest is such that some mitigation of the effects of the works will be required. Therefore, recommends a condition.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and conditions imposed as required.

POLICY CONTEXT

Designations applicable to site:

- Within the Countryside.
- Flood Zone 1.
- Within an area of potential for high groundwater levels.
- Three 'pockets' of 1:100 or 1:1000 surface water risk on the site boundaries.
- Tree Preservation Orders affect the land to the north (TPO/A/2/19) and west (TPO/A/4/22) but do not affect the site itself.
- Area of Special Advert Control.
- Designated Area of Existing Open Space.
- Public Right of Way (PRoW) ANG/2176/1 adjacent the western boundary.
- Neighbourhood Plan designated Local Green Space; and
- Archaeological Notification Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
HWBSP1	HWB SP1 Health and Wellbeing
OSRDM1	Protection open space, outdoor sport, comm, rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SKILLSSP1	SKILLS SP1 Employment and Skills
1	
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

[Angmering Neighbourhood Plan 2014 POLICY CLW2](#) Protection of Local Green Spaces

Angmering Neighbourhood Plan 2014 POLICY EH3 Flood Prevention

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches, Indoor, Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004:-

"If regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal conflicts with relevant Development Plan policies in that the site is located in the countryside and the proposal does not meet the limited list of appropriate types of development in the countryside.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are other material considerations to be weighed in the balance with the Development Plan and these are set out in the conclusions below.

BIODIVERSITY NET GAIN

This application is liable for Biodiversity Net Gain (BNG) and proposes the following on-site BNG:

- 1.43 new Habitat Units (11.55%); and
- 0.54 new Hedgerow Units (476.04%).

CONCLUSIONS

PRINCIPLE OF COUNTRYSIDE DEVELOPMENT:

Paragraph 11(d) of the NPPF sets out the presumption in favour of sustainable development which is to be applied where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date. This is not the case here as the ALP open space policy is in accordance with the NPPF and as no housing is proposed there is no need to consider the Housing Land Supply situation.

The site lies in the countryside as defined by both the ALP and the ANDP. Arun Local Plan policy C SP1 lists certain categories of development that are appropriate in the countryside. However, the proposal does not meet these as it is not for "quiet, informal recreation" (criteria b) and no other categories are relevant. The policy also states development is acceptable where it is in accordance with another policy in the Plan (criteria f). ALP policy OSR DM1 is relevant to sport/recreation proposals but does not state support to such new proposals. As such, the proposal is in conflict with ALP policy C SP1 and is inappropriate development. ANDP policy HD1 states development shall generally be focussed within the BUAB and so the proposal is also in conflict with this policy.

Notwithstanding the above policy considerations, it is material that the site is sandwiched between the Built-Up Area Boundary (BUAB) to the south, and a new 160 housing development to the north (which is likely to be re-designated as BUAB in the future). There are also existing houses to the east fronting Arundel Road whilst outline permission has recently been granted for up to 190 No. residential dwellings and a community building on land to the west (the Bewley Road site). It is also material that the Arundel

Road application (A/122/19/OUT) gave weight to the provision of the additional recreational land to facilitate the council's the longer term recreational aspirations for the Palmer Road recreation ground.

The site is also an existing sports facility on which there is already a building, and other fixed surface infrastructure. The development proposed would constitute an intensification of the use of the site, but it would not adversely impact upon the established character of the site to the extent that it would detrimentally impact upon the beauty of the wider countryside. Therefore, there are material considerations which indicate that further development of this countryside location is acceptable.

PRINCIPLE OF SPORTS PITCH REDEVELOPMENT:

ALP policy OSR DM1 seeks to protect existing open space, outdoor and indoor sport, community, arts, and cultural facilities. It prevents redevelopment for other uses unless the proposal meets certain criteria. Notwithstanding that the redevelopment preserves the existing use, the proposal does, in any case, seek to upgrade the existing provision at the site.

ALP policy HWB SP1 states development must be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. Developments should maximise opportunities to encourage physical exercise and health. Whilst this policy was clearly written for new residential/commercial development schemes, the proposed development is in accordance with the intention and purpose of the policy.

ANDP policy CLW2 seeks to protect local green spaces from development that will adversely affect their character, setting, accessibility, appearance, general quality or amenity value. The proposal will only enhance the amenity value and general quality of the site. This report will assess the other considerations separately but finds the proposal is in accordance with the policy.

Sport England have raised no objections and support the proposals. They advise that the proposal complies with the NPPF. On this basis, there are no policy conflicts with the principle of upgrading the existing sports provision.

TRAFFIC, ROAD SAFETY AND PARKING:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport. Schemes should accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, be accessed by high quality public transport facilities, create safe and secure layouts for traffic, cyclists and pedestrians and provide appropriate levels of parking.

ALP policy T DM1 requires new development be located in easy access of established non-car transport modes/routes. ANDP policy TM1 refers to the need to demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion.

Para 115 of the NPPF states: "... it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Para 116 states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

As set out above, the application proposes the removal of the existing vehicular access via Decoy Drive and the introduction of a new access from Arundel Road. The new access has been assessed by County

Highways, and they raise no concerns. A Road Safety Audit has also been completed and agreed with WSCC, and they also confirmed no concerns with the proposed vehicular and cycle parking provision. Visitors to the site will have a choice of methods - by car, by minibus, by cycle or by foot. Pedestrians can enter by either Decoy Drive, by the new footway adjacent the new access or via the existing public footpath on the western side of the site. Cyclists can enter the site via Decoy Drive or the new access.

WSCC Highways did set out a concern with the management of the new access. They state that the school drop off and pick up parking is in the same location as the new access and so the new access could become part of the school parking zone, which would affect the free flow of traffic via this route and potentially at the new junction. WSCC requested details from the applicant as to how the access would be managed to prevent blockages and unauthorised parking. The applicant has indicated that they would agree to an access management condition and WSCC have agreed this approach. The applicant has stated mitigation/management measures will likely include double yellow lining, signage, and the use of parking enforcement officers. ADC do not currently use automatic number plate recognition (ANPR) cameras therefore this not an option. Barriers are also being considered to prevent unauthorised vehicular access out of hours.

Members should note that ADC's long-term preference was to take access from within the Barratt Redrow development to the north, utilising their existing secondary access which is some 167m north of the proposed new access and therefore not opposite the school. However, until such time as the part of the Barratt Redrow site previously subject to A/58/23/RES comes forward, this is not possible. The submitted layout plan indicates a potential future access point in the north-east corner of the site. Were this to happen the new access would instead likely revert to being a pedestrian/cycle access.

The proposal is acceptable with regard to highway safety and parking and therefore in accordance with the stated policies.

DESIGN AND LAYOUT:

ALP policies D SP1 and D DM1 require developments to make the best possible use of land by reflecting or improving on the character of the site/surrounding area. The Arun Design Guide (ADG) primarily relates to residential development and does not include guidance related to leisure proposals other than for open space provision within residential developments. However, generally speaking, the ADG states new development must ensure the character and sense of place of an area is respected and enhanced. This can allow for new design forms but only where these take cues from well-designed elements of the area. New development should generally reflect the scale of existing buildings and should not detract from the character and appearance of the local area.

The proposed sports hub building is single storey with a low-pitched standing seam roof. It will be finished in a mix of brick and timber effect rainscreen cladding. The submitted elevations suggest a light grey roof colour with the walls having a cream colour finish. The building has been designed to be functional but is nevertheless attractive in its own right and represents a significant visual improvement over the existing building. The proposed storage container, bin store, cricket shelters, fencing and ASHP enclosure are similarly functional in design but nonetheless visually appropriate.

The site has been laid out to maximise the sports facility provision within the available space. Aerially, the layout appears quite cramped, but this is not a concern for this type of development, and it is clear that all of the component parts of the site have sufficient space so as to be useable, and that they flow well into each other. The site also retains space to the boundaries for landscaping/as a buffer to adjacent residential properties. The layout also includes space for new tree planting.

The layout, scale and design of the scheme is acceptable and there are no policy conflicts.

RESIDENTIAL AMENITY AND NOISE POLLUTION:

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires development to contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. Policy QE DM1 states new noise generating development must provide a noise assessment. The ADG sets out the guidance on interface distances between residential properties but does not refer to the need for a particular distance between a dwelling and a non-residential building or a sports pitch.

The following are the approximate distances between the new sports pitches within the red edge and adjacent residential gardens:

- A minimum of 29m to the backs of gardens on Palmer Road to the south.
- A minimum of 5m to the backs of gardens on Decoy Drive to the south.
- A minimum of 18m to the backs of gardens on Arundel Road to the east' and
- A minimum of 15m to the side of the curtilage of plot 37 within the new residential development to the north.

The proposed redevelopment will result in a significant intensification of the sports/recreation uses at the site. Currently, there is a large playing field comprising cricket square, football/rugby pitches, a hard surfaced basketball court and a small play area. Historic Google Earth imagery indicates that depending on the season, the common arrangement has been either three full size sports pitches with two overlain on the cricket pitch, or one full size pitch, one mini-pitch and the cricket pitch. On this basis, the likely maximum number of team players (excluding the basketball court) would be either 66 in the football season or 44 in the cricket season (plus however many can fit on the mini pitch). There would of course be additional people present including spectators, coaches, and the general public.

The proposal will make a much more efficient use of the space and generate a greater number of people in a similar amount of space bringing players and spectators much closer together. In addition, the 3G pitch, outdoor gym and the MUGA will allow for sport/exercise in all seasons/weather conditions whereas currently the only all-seasons 'pitch' is the basketball court. This could result in noise and disturbance outside of existing active periods. The 3G pitch also includes flood lights which will allow use until 10.15pm during the week, 8.15pm on Saturdays and 6.15pm on Sundays. As such, there will be noise occurring in the hours of darkness where there would have been none previously.

Existing residents living on Palmer Road, Decoy Drive and Arundel Road are already affected to some degree by the noise of people participating in sporting activities/recreation, but noise levels and their duration are likely to increase significantly as a result of the proposals. Noise levels will vary depending on the strength and direction of the wind. It is acknowledged that no objections have been raised by residents but it does not automatically follow that surrounding residents support the proposed redevelopment.

A very brief Noise Statement has been submitted solely with respect to the ASHP and air conditioning proposals. This states that these will be in a designated area near the south face of the building. If they exceed the acceptable noise limits for the neighbouring residential area, then acoustic packs/enclosures will be specified for each of the units. The applicant will also consider controls such as night-time restrictions to limit their noise as much as possible during out of hours. The Noise Statement submitted does not consider any other noise sources associated with the proposed development.

The council's Environmental Health Officer in their original consultation response had raised no objections on noise grounds subject to a condition on the design/noise mitigation of the proposed ASHP

and air conditioning units.

Officers have engaged further with Environmental Health concerning the absence of any details pertaining to the noise implications of the proposed 3G pitch and it has been recommended that the acoustic assessment (to be secured via condition) should include an assessment of the potential noise from the proposed facility in addition to the air source heat pumps and air conditioning units. The acoustic assessment should take account of hours/days of use and predicted noise levels from use of the facility given the proximity of residential dwellings.

On balance, and taking into consideration the significant positive health benefits, the proposal is in accordance with the relevant policies set out above subject to the imposition of the condition requested by Environmental Health.

LIGHT POLLUTION:

ALP Policy QE DM2 sets out restrictions and conditions on new lighting proposals. Lighting should be the minimum needed for security/working purposes and must minimise glare and spillage. Neither this Policy nor the ADG refer specifically to floodlighting.

The proposed layout shows the location of 6 floodlighting columns around the edge of the proposed 3G pitch on the west side of the sports hub building. However, the precise details of the lighting to be used in that location or elsewhere on the site has not yet been determined. The applicant's preference is for a condition to be imposed to allow the details to be secured separately.

Neither the council's Ecologist nor Environmental Health Officers raise any concerns with this approach. It is noted that the lighting around the 3G pitch is shown to be angled in to face the pitch. It is also relevant that the planning statement states that the new flood lighting will be turned off after 10.15pm Monday to Friday, after 8.15pm on Saturdays and after 6.15pm on Sundays/Bank Holidays. A condition is included to enforce these hours. The lighting columns will be between 33m and 38m from the shared boundary with the residential properties to the south and the lights will be orientated to face onto the 3G pitch not towards homes.

The proposed site is around 500m from the South Downs National Park (SDNP), a Dark Skies Reserve. This distance is sufficient to ensure no harm to the SDNP particularly given the surrounding context including the new residential development to the north.

FLOODING AND SURFACE WATER DRAINAGE:

The site lies within Flood Zone 1 and the areas subject to a low risk of surface water flooding are all to the boundaries and not where any sports pitches or other facilities are proposed. The site is considered to be susceptible to high ground water levels in the winter months, but the natural topography of the site will ensure that any water that reaches the surface will naturally flow towards the existing ditches on the western edge of the site.

ALP policy W DM3 states all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS) as appropriate to the size of development. ANDP Policy EH3 requires developments to prevent on and off-site flooding and utilise SuDS. The NPPF and the National Standards for Sustainable Drainage Systems are also relevant.

The application proposes that the new access road will be drained via a network of gullies and pipes attenuated through a 5m x 40m x 0.4m deep underground cellular tank and discharged via a flow control device into an existing surface water sewer in Arundel Road. Meanwhile, the new car park, pavilion,

MUGA and grassed pitch will all drain into the existing ditch to the south of the site via a flow control hydro brake. The proposed drainage for the 3G pitch will be provided by the manufacturer. The mini soccer pitches west of the 3G pitch will drain via perforated carrier drains in trenches to convey attenuated surface water to the ditch on the western side of the site.

The Lead Local Flood Authority (LLFA) raise no objections subject to conditions. The proposal is therefore in accordance with the relevant policies.

FOUL DRAINAGE:

ALP policy W DM1 states major developments must demonstrate that adequate drainage capacity exists or can be provided as part of the development. Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development.

The strategy is to discharge flows from the new toilets via a gravity fed network to an existing chamber which served the original club house as shown on the submitted drainage strategy plan. This will then be discharged into the existing foul sewer network on Palmer Road/Decoy Drive. A condition has been included to secure the details of this and on this basis, there is no conflict with the policy.

ARCHAEOLOGY:

ALP policies HER SP1 and HER DM6 seek to protect, preserve, and enhance the historic environment. The application is supported by an Archaeological Desk-based assessment. The council's Archaeologist notes that the site has the potential to contain deposits of interest which could be adversely affected by the proposed deeper/more extensive groundworks. The Archaeologist raises no objection subject to the imposition of a condition designed to secure a programme of archaeological work. The proposal is therefore compliant with the relevant policies.

TREES AND LANDSCAPING:

ALP policy D DM1 requires developments to incorporate new tree planting and to improve on character through landscaping. Policy ENV DM4 states TPO protected trees, those in ancient woodland, in a Conservation Area or trees that contribute to local amenity should not be damaged or felled unless the development meets the certain criteria including that the benefits outweigh the loss of trees or woodland. The ADG states trees should be afforded sufficient space to grow and mature.

The application includes an Arboricultural Survey, Arboricultural Method Statement Assessment, Arboricultural Impact Assessment Plan, and a Tree Protection Plan. As set out elsewhere, the application proposes to remove part of Tree Group 11 (18 No. Common Alder) to accommodate the southern extent of the cricket pitch on the adjacent Sports Pitch Land. This is unfortunate but necessary due to the amount of space available and the need to orient the cricket pitch north/south. Cricket pitches should be orientated in this way in order to minimise the impact of the rising and setting sun on the players' eyes. A pitch running east-west would mean that the batsmen and bowlers would have to face the low sun directly in the morning and afternoon, which is a safety hazard and can cause significant disruption to a game. This is an acceptable justification for the loss of these trees.

In addition, T22 (Common Hawthorn), T26 (Common Holly), T32 (Common Lilac) and part of Tree Group G16 (mixed species) are to be removed to allow for the access road to be constructed on the eastern side. This is acceptable on the basis that the site needs to be accessed and that the new access proposal will reduce localised congestion on the residential roads associated with the existing access (Decoy Drive/Palmer Road) and therefore, minimise impacts on existing residents.

The application indicates that over 100 new trees will be planted across the site including in the area south of the edge of the proposed cricket pitch. This will more than compensate for the trees that are being lost and will also contribute towards on-site Biodiversity Net Gain. The scheme also proposes other new soft landscaping, and these aspects will be controlled by a condition to secure a detailed tree and landscaping planting plan. The proposal is in accordance with the relevant policies.

BIODIVERSITY:

ALP policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. Where there is evidence of a protected species on a development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species.

The application is accompanied by a Phase 2 Survey Report, a Bat Activity Survey, and a Biodiversity Net Gain (BNG) Assessment. Whereas the previous application was deficient in respect of bat and dormouse survey data, this application is now accompanied by all of the required survey information. The council's Ecologist has reviewed the surveys and raises no objection subject to conditions. The Ecologist confirms that the submitted reports have identified no impacts on protected species. The proposal is therefore in accordance with the relevant development plan policy.

In respect of BNG, the scheme will deliver 1.43 new Habitat units (11.55%) and 0.54 new Hedgerow units (476.04%). The BNG proposals include significant on-site habitats of medium distinctiveness including broadleaved woodland, mixed scrub/thickets, and new urban trees.

Paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 requires that any significant on-site habitat enhancement delivered as part of BNG, shall be secured for a minimum of 30 years. The council's published policy on securing BNG states that medium distinctiveness woodland/mixed scrub habitat should be secured for 30 years through a Habitat Management and Monitoring Plan (HMMP) and by a S106 agreement as opposed to by a condition.

However, this is an ADC application on ADC owned land and so the council has other internal methods of ensuring that the required enhancements take place and that the BNG habitats are monitored for 30-years. On this basis, a departure from the Council's published guidance can be justified and a condition will instead be used to require the monitoring plan. This also has the effect of removing the need to draft and negotiate a legal agreement - and thus not delay a decision from being issued post committee meeting.

CLIMATE CHANGE:

ALP policies ECC SP1 and ECC SP2 require all new residential and commercial development be energy efficient, designed to adapt to impacts arising from climate change, and incorporate decentralised, renewable, and low carbon energy supply systems. The application proposes placing solar panels on the roof of the sports hub building. Any associated plant/battery storage will be located within the roof space of the building. In addition, the proposals include ASHP's which will feed the underfloor heating circuit to provide heating to most of the building. Subject to a condition to secure the final detail of these there is no policy conflict.

SUMMARY:

This report identifies that the proposal is in conflict with the development plan in respect of development in the countryside. However, it is material that the site is sandwiched between the Built-Up Area

Boundary (BUAB) to the south, and a new 160 housing development to the north (which is likely to be re-designated as BUAB in the future). The further development of this land will not be harmful to the intrinsic character and beauty of Arun's countryside. Furthermore, the site already has an existing sport/recreation use and the proposals are to upgrade the existing facilities and so will have a corresponding positive impact on health and well-being in this part of the district.

No adverse impacts have been identified other than the countryside location and in all other respects, the proposals are in accordance with the development plan policies and the NPPF. It is therefore recommended that planning permission is granted subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 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 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

1. LOCATION PLAN 2072-SBA-XX-S1-DR-A-5001 REV P04.
2. SITE ACCESS GENERAL ARRANGEMENT AND VISIBILITY SPLAY 2915076-RWC-ANGME-Z-DR-100100 REV P03.
3. SITE PLAN 2072-SBA-XX-S1-DR-A-5002 REV P25.
4. PROPOSED GROUND FLOOR PLAN 2072-SBA-XX-GF-DR-A-0010 REV P13.
5. PROPOSED FIRST FLOOR PLAN 2072-SBA-XX-01-DR-A-0011 REV P05.
6. PROPOSED ROOF PLAN 2072-SBA-XX-R1-DR-A-0020 REV P03.
7. PROPOSED ELEVATIONS 2072-SBA-XX-XX-DR-A-2000 REV P11.
8. CRICKET SHELTER FLOOR PLAN AND ELEVATIONS 2072-SBA-XX-S1-DR-A-5020 REV P01.
9. BIN STORE FLOOR PLAN AND ELEVATIONS 2072-SBA-XX-S1-DR-A-5021 REV P01.
10. AIR SOURCE HEAT PUMP ENCLOSURE FLOOR PLAN AND ELEVATIONS 2072-SBA-XX-SZ-DR-A-5022 REV P02.
11. PROPOSED ARTIFICIAL GRASS PITCH PLAN 01 REV 02.
12. PROPOSED ARTIFICIAL GRASS PITCH LIGHTING COLUMN, RAMP, STORAGE CONTAINER, AND FENCING ELEVATIONS 03 REV P01.
13. PITCH MEASUREMENTS PLAN 2072-SBA-XX-S1-DR-A-5008 REV P05.
14. PUBLIC OPEN SPACE SITE PLAN 2072-SBA-XX-S1-DR-A-5009 REV P04.
15. SECTIONS 2072-SBA-XX-XX-DR-A-1000 PEV P09; and
16. LANDSCAPE STRATEGY PLAN 5057-GA-1000 REV D.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies C SP1, D DM1, QE SP1, T SP1 and OSR DM1.

- 3 All activity at the site is to be carried out in strict accordance with the Arboricultural Method Statement (ref Arbtech AMS 01, 13 November 2024) and the associated Tree Protection Plan ref Arbtech TPP 01 (Nov 24).

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with Arun Local Plan policies ENV DM4 and D DM1.

- 4 Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1.

- 5 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun Local Plan policy HER DM6. This is required to be a pre-commencement condition because otherwise the

disturbance of earth could harm important deposits.

- 6 No development shall take place, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The plan shall include as a minimum:

1. The phased programme of construction works.
2. The anticipated, number, frequency, types, and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable).
3. The preferred road routing for all construction traffic associated with the development.
4. Provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders).
5. Details of street sweeping; and
6. Management of loose loads.

Reason: To mitigate any adverse impact on the A27 in accordance with DfT Circular 01/2022, Arun Local Plan policy T SP1 and the NPPF. This is required to be a pre-commencement condition because it is necessary to have these measures agreed prior to access by construction staff.

- 7 No development (excepting that required by this condition) shall take place, until the new access from Arundel Road has been constructed in accordance with the approved details. The existing access from Decoy Drive shall thereafter be physically closed to vehicles in accordance with the approved plans and details.

Reason: In the interests of road safety and residential amenity due to this impacts associated with construction vehicles accessing the site from Palmer Road and Decoy Drive over a prolonged period and in accordance with Arun Local Plan policies T SP1 and QE SP1.

- 8 The new cricket non-turf pitch and outfield shall be designed and constructed in accordance with the ECB's TS4 and TS6 design guidelines and provided to an operational state in full as approved prior to the commencement of any works which result in the loss of the existing cricket pitch.

Reason: To ensure continuity of provision of cricket facilities at the site in accordance with Arun Local Plan policy OSR DM1 and the NPPF. This is required to be worded as preventing commencement of these works in order to ensure there is no permanent loss of the cricket pitch provision. However, it is not strictly a pre-commencement condition as it only prevents works to the cricket pitch not the whole development.

- 9 1. Prior to the commencement of development but after the approval of the Biodiversity Net Gain Plan a 30-year Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be based upon Natural England's Habitat Management and Monitoring Plan Template and shall include the HMMP Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part 2. of this condition.

2. From the date of first use, or the date that the BNG creation and enhancement works have been completed, whichever is the earliest, a BNG Habitat Management and Monitoring Report must be submitted to and approved in writing by the Local Planning Authority by years 2, 5, 10, 15, 20, 25 and 29.

The development shall proceed on the basis of all approved documents and timings as approved under 1. and 2. for the duration of the HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and Arun Local Plan policies ENV SP1 and ENV DM5. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

- 10 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design, and subsequent management / maintenance) and the new building shall not be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with Arun Local Plan policies W DM1 and W DM3. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works.

- 11 No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority. The Reptile Mitigation Strategy shall include the following:

1. Project Details; Site Location, Proposed Works, Aims and Objectives.
2. Responsibilities and Contact Details.
3. Legislation & Guidance.
4. Existing Site Conditions: Habitat Description, Reptile Survey Summary.
5. Potential Impacts.
6. Receptor Site.
7. Reptile Exclusion and Translocation.
8. Pre-Cautious Working Methods.
9. Post-Construction Management, Monitoring and Remediation.
10. Details for Disposal of Any Wastes Arising from the Works; and
11. Appendix: Scaled maps and Plans of existing site, receptor site, donor site, reptile fencing.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species), and Arun Local Plan policy ENV DM5. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.

- 12 Development shall not commence, other than works of site survey and investigation, until construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment/Drainage Statement (Flood Risk Assessment and Drainage Strategy Report, Scott White and Hookins, November 2024, Dwg. No 304433-SWH-XX-XX-DR-C-5000 P05 and the scheme shall remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall

occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 13 Development shall not commence until full details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first use of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

1. A timetable for its implementation,
2. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
3. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
4. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 14 1. Noise from the use of the 'site' (including, vehicles, fixed plant and patron noise) shall not exceed 55 dB LAeq(1 hr) between the hours of 07:00 and 23:00; or 45 dB LAeq(15 minutes) or 60 dB L_{Amax}(1 hr) between the hours of 23:00 and 07:00; at free field locations representing facades of nearby dwellings.

2. Development shall not commence until an acoustic assessment and Noise Management Plan has been submitted for approval which assess the potential noise impacts of the site. This shall include hours and days of use, community liaison, complaints and unauthorised use procedures and predicted noise levels from the use of the facility at nearby residential dwellings.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1. It is considered necessary for this to be a pre-commencement condition to ensure that appropriate mitigation is incorporated as part of the development.

- 15 No development above damp-proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the

completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Arun Local Plan policy D DM1.

- 16 Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to the surface water drainage condition. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and remains safe for the lifetime of the development in accordance with NPPF and Arun Local Plan policies W DM2 and W DM3.

- 17 No part of the redeveloped Sports Hub site shall be first occupied or used until such time as an Access Management Plan has been submitted and approved in writing by the Local Planning Authority. This shall set out how the applicant plans to manage the access road with regards to drop off and pick up traffic/parking associated with the school opposite, and how it will be ensured that there is no overspill parking from the Sports Hub car park within the access road. The plan shall be implemented on first use/occupation and permanently adhered to thereafter.

Reason: To safeguard the operation of the public highway in accordance with Arun Local Plan Policy T SP1 and the NPPF.

- 18 Within 3 months of the first use of the 3G Artificial Grass Pitch, the following items shall be provided to the Local Planning Authority for approval in writing:

1. Certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS); and
2. Confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Arun Local Plan policy OSR DM1 and the NPPF.

- 19 Prior to the first use of the consolidated sports hub pitches (comprising the 3G Artificial Grass Pitch, the replacement cricket non-turf pitch and the natural turf sports pitches), a Management and Maintenance Scheme for the facilities shall be submitted to and approved in writing by the Local Planning Authority. This Scheme shall include management responsibilities, a maintenance schedule and a mechanism for review. The measures set out in the approved scheme shall be complied with in full, with effect from first use of the Sports Hub facility.

Reason: To ensure that the new facilities are capable of being managed and maintained to deliver facilities that are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Arun Local Plan policy OSR DM1 and the NPPF.

20 No internally or externally located plant, machinery equipment or building services plant shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90). The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition. The applicant should review the Planning Noise Advice Document - Sussex, November 2023: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

21 The approved development shall achieve a minimum of 10% energy supply generation from the use of decentralised, renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF). Any physical features that are required as part of the works must be installed prior to the occupation of the Sports Hub building and shall be thereafter permanently maintained in good working condition.

Reason: In order to secure the generation of on-site energy use to meet the predicted energy demand in accordance with Arun Local Plan policy ECC SP2 and the NPPF.

22 Prior to the occupation of any part of the approved use, the applicant or developer shall provide electric vehicle charge points to serve the parking spaces associated with the approved use in accordance with the council's standards as set out in its Parking Standards SPD. This requires EV charging points in 30% of parking spaces (rising to 50% from 2028 and 100% from 2033) with electric ducting provided to all other spaces. to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

23 Prior to the first use of the development hereby approved, full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage) shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) and GN08 2023. "Bats and Artificial Lighting at Night" but also:

1. Include a lighting layout plan, luminaire specifications, predicted illuminance levels, and details of control systems; and
2. Ensure that light levels along identified bat commuting routes and foraging habitats do not exceed 1 lux.

The recommended lighting specification shall use LED's with the recommended spectrum being 80% amber and 20% white (The recommended Kelvin level is 2700) with a clear view, no UV a horizontal light spread of less than 70 degrees and a timer.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

The horizontal luminance levels on the playing surface shall be submitted to and approved in writing by the Local Planning Authority and be no greater than levels specified for the particular sport/activity and for the level of competition, as specified within BS EN 12193:2018 Light and lighting - Sports lighting.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime, road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

- 24 The proposed 3G pitch floodlights shall not be illuminated between the hours of 10.15pm and 8am on Monday to Friday, 8.15pm and 8am on Saturdays and 6.15pm and 8am on Sundays/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime, road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

- 25 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 26 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority, and
2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 27 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.
- 28 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year + climate change allowance storm event on site.

Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design.

Designers are guided to refer to 'Sustainable drainage systems: non-statutory technical standards' and The SuDS Manual by CIRIA as these guide our decisions about the design, maintenance, and operation of sustainable drainage systems. Supplementary guidance notes and design checklists regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> and <https://www.arun.gov.uk/surfacewater> on Arun District Council's website

- 29 INFORMATIVE: A surface water drainage verification condition guidance note is available at <https://www.arun.gov.uk/drainage-planning-consultations>, this clearly sets out our requirements for discharging this condition
- 30 INFORMATIVE: Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority and/ the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of the proposals.
- 31 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents via <https://beta.southernwater.co.uk/infrastructurecharges>.
- 32 INFORMATIVE: The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include the placing of skips or other materials within the highway, the temporary closure of on-street parking bays,

the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

33 INFORMATIVE: The ECB recommends that an ECB approved NTP system installer is used for the cricket pitch.

34 INFORMATIVE: Artificial grass pitches for Steps 1 to 6 of the FA's National League System: The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.