

## DECISION NOTICE

Application Ref: A/159/25/PL

1 **To Addressee**

Alder King Planning Consultants  
Pembroke House  
15 Pembroke Road  
Bristol  
BS8 3BA

2 **Site Address**

Sports Pavilion  
Decoy Drive  
Angmering  
BN16 4DN

3 **Description of Development**

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

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-Cautionary 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<sub>Amax</sub>(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.

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## Statutory Biodiversity Gain Plan Condition

- 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).

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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.

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

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

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.

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](http://www.southernwater.co.uk). Please read the New Connections Services Charging Arrangements documents via <https://beta.southernwater.co.uk/infrastructurecharges>.

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.

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

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.



Neil Crowther  
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **18th February 2026**

Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

**IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT**

## **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found at [www.GOV.uk](http://www.GOV.uk)

## **PURCHASE NOTICES**

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).