Saunders Boston Architects

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November 2024

DESIGN & ACCESS STATEMENT

ANGMERING SPORTS HUB

Arun District Council

ARUN DISTRICT COUNCIL

Design and Access Statement

for

Angmering Sports Hub

at

Decoy Drive, Angmering, Littlehampton BN16 4DN

on behalf of

Arun District Council

QA					
Revision	Purpose	Prepared by	Date	Checked by	Date
P01	Draft Planning Issue	MC	04/11/2024	MP	04/11/2024
P02	Planning Issue	MC	18/11/2024	MP	18/11/2024
P03	Additional Consultants information added	MC	02/12/2024	MP	02/12/2024

Saunders Boston Architects

The Generator

The Gallery

King's Wharf

The Quay

Exeter, EX2 4AN

CONTENTS

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Ecology & BNG Consultants: Suzy Cardy - Richard Graves Associates

1.0 INTRODUCTION

Arun District Council appointed Saunders Boston Architects to undertake the Stage 3 Design for a Sports & Community Hub located on Angmering Recreation Ground. The purpose of this design and access statement is to outline the details of the proposed sports hub building in context to the wider site developments including the new access route, 3G pitch, play area, MUGA and associated grass sports pitches.

Angmering recreation ground is in the north-west of Angmering and its existing facilities include 3 football pitches, a cricket pitch, an unfenced MUGA (Multi-Use Games Area), play area and pavilion. The freehold of the site is with Arun District Council. The existing changing facilities are leased by Angmering Parish Council and sub-leased to Angmering Sports and Recreation Association (ASRA) for use by the following local teams. Angmering FC, Angmering Village FC, Angmering Youth and Angmering Cricket Club. Arun District Council has the responsibility for grounds maintenance of the sports pitches, as well as management of the play area and MUGA. The existing pavilion was built in the 1980s as a temporary building, which will be demolished as part of this proposal.

A thorough site analysis has been carried out with a focus on accessibility to the site, as well as the relationship between the various existing clubs and organisations present on site. This will allow the scheme to identify the opportunities and constraints in maximising the usage of the scheme.

Site Location & Context

Site Location

ARUN DISTRICT COUNCIL

2.0 BRIEFING

2.1 Project Contacts

Client:

Arun District Council

Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF

Architect:

Saunders Boston Architects

The Generator

The Gallery

King's Wharf

The Quay

Exeter, EX2 4AN

2.2 Project Address

Angmering Recreation Ground

Decoy Drive

Angmering

Littlehampton

BN16 4DN

2.3 Project Brief

This Design and Access Statement has been produced to support a full Planning Application for a Sports & Community Hub and wider site external works located on Angmering Recreation Ground. The key aims of the proposal is to create the following facilities:

- A new Sports Pavilion to replace and enhance existing
- A new Multi Use Games Area (MUGA)
- A new 3G football pitch
- A new outdoor gym area
- New cricket shelters
- A relocated Play Area to replace and enhance existing
- Enhanced pedestrian and cycle accessibility through the site
- Additional parking including electric vehicle bays
- New site access route

2.4 Project Vision

The council's Playing Pitch Strategy conducted in March 2019 assessed the existing sports pitches and changing facilities to be of poor quality and in need of improvement. It was recommended for the site as a whole to be developed as a multi-sport hub site, with investment focussed on improving grass pitches, upgrading the changing facilities and the provision of a 3G pitch.

The delivery of the sports hub is linked to an outline planning approval (A/122/19/OUT) which was granted in 2020 for up to 160 homes north of Angmering recreation ground, on land which falls outside the Arun Local Plan strategic site allocations but within the Neighbourhood Plan provision. As part of the planning permission, the S106 agreement requires land to be made available for additions to the current sports pitch provision and the sports hub to the South of the residential development on Angmering recreation ground. Since the outline planning approval in 2020, planning permission for the residential development to the North has been granted and construction has begun. The area of S106 land will not form part of this application as the Sports pitches on this area of land were approved under A/122/19/OUT. This S106 area of land will have a cricket pitch and 2 full-size football pitches accommodated on it.

2.5 Accommodation

The reconfiguration to the recreation ground accommodation and the addition of the proposed facilities aims to provide improved, modern and robust facilities that encompass new activities for all groups, thus providing a more comprehensive offering for the whole community.

Angmering Recreation Ground is approximately 40,000m² and currently includes the following facilities:

Existing facilities:

- 2 x full size football grass pitches
- 1 x junior football grass pitch
- 1 x artificial cricket wicket
- 1 x MUGA
- Sports pavilion with 4 changing rooms, officials changing room and licensed bar
- Children's play area

Proposed facilities:

- External facilities:
  - ◊ 3G Pitch: 106 x 70m
  - ◊ 2 x 7v7 Mini Soccer Grass Pitch: 55 x 37m
  - ◊ 1 x 5v5 Mini Soccer Grass Pitch: 37 x 27m
  - ◊ Play area
  - ◊ MUGA
  - ◊ Outdoor gym
  - ◊ Additional Parking including EV charging points

- Sports Hub facilities:
  - ◊ Workspace and reception
  - ◊ Multifunctional spaces for use by both local sports clubs & community
  - ◊ 4 x Changing rooms including private shower cubicles and toilets
  - ◊ 2 x Officials Changing (1 per pair of changing rooms)
  - ◊ Toilet facilities
  - ◊ Accessible Changing Room
  - ◊ Kitchen & Servery
  - ◊ Kitchen store
  - ◊ Storage (Internal / External)
  - ◊ Plant room and first floor MEP space

3.0 STAKEHOLDER CONSULTATION

External Stakeholders were consulted regularly on the proposals, their feedback informed the development of the proposal during stage 3 and is listed below:

Football Foundation

- Show pitch dimensions and run-offs and space between pitches.
- Review scope to reconfigure the east end of the site to provide pitches with recommended dimensions.
- Provide cubicle toilets in changing rooms rather than urinals to allow flexibility of use.
- Ensure banked viewing areas do not impede ability to move pitches in future.

Sussex Football Association

- The Local Football Facilities Plan originally identified the need for 2 3G pitches at this site but has been reduced to one following discussions. If the 3G pitch was increased in size to 100x64m there would be scope to accommodate 2x 9v9 pitches which would help meet the high demand for youth football.
- Add recess area on the west of the pitch to avoid moving goals long distances.

Sussex Cricket

- Pavilion design meets many ECB requirements.
- Provide shelter near pitch.
- Pitch sizes for adult and junior pitch provided.
- Facility vital for local club use.

Sport England

Approached the following National Governing Bodies (NGBs) for comments and received following responses

Football Foundation:

- Playing Pitch Strategy shows shortfall of 3G pitches, with Local Football Facility Plan identifying need for two full size pitches at Palmer Road. In discussion with ADC this was reduced to one pitch.
- Local area has 42 teams who play 9v9 football. Football Foundation preferred pitch size is 91x55m but there are justifications for a full size 100x64m pitch, to allow two 9v9 pitches to be marked out and is therefore recommended.
- Plans to allow for 3m run-offs and 2m+ between each pitch.
- Mini soccer pitches to the east are undersized. Either reconfigure to allow recommended dimensions or include one pitch with those dimensions.
- Banked viewing areas are assumed to be bunding. To be moved from useable areas of playing field.
- In pavilion changing consider male toilets match female (replace urinals with cubicles).

England and Wales Cricket Board (ECB):

- Broadly supportive of the principle but much to be worked through in terms of usage.
- Supportive of project subject to detailed design, (including ball strike risk analysis), community usage and maintenance plans.

Freedom Leisure

- Consider changing windows in changing rooms to doors to enable access without walking muddy boots into facility.
- Retractable wall may not be sufficiently soundproof and limit how rooms can be used together. A solid wall is preferred.
- Storage is needed for both rooms.
- Allow location for vending machines.
- Office to include service desk to welcome customers and take bookings.
- To ensure sufficient sockets

Angmering Parish Council

- In full support of a sports hub on existing recreation ground which should be delivered as soon as possible and with as little disruption to those living around the proposed area.
- Access must not be via existing site entrance. Preferred access is option 1 through employment site but would support option 2 with mitigations for traffic flow and sufficient pedestrian footpaths.
- Reconsider parking location to remove from proximity to existing properties.
- Essential that car parking is available for school drop off and pick up times.
- Access for public right of way to be maintained.
- Consider sustainability of building and a timber construction.
- Storage to be attached to building not around the site.
- A 2-storey building would incorporate more community spaces.
- Provision of other sports to be included such as cricket practice nets, netball, stoolball, pickle ball, concrete table tennis tables, outdoor gym, accessible sports.
- Inclusion of covered stands for seating.
- Play area to be open access and design to account of research into girl's use of such spaces.
- Consider proximity to South Downs National Park and minimise lighting spill.
- Anchor club for the site should be an Angmering based team.
- Could commercial area be included in sports hub?

4.0 PUBLIC CONSULTATION

A public consultation on designs for the Angmering Sports hub was published in July 2024 and returned 210 survey responses. The results have been reviewed and the scheme was generally well supported by the public. Some concerns were raised about particular aspects and the designs have been amended to reflect comments received. A summary of the key considerations from the public consultation that were explored and included are listed below:

- Cricket Shelter(s) to be included near the cricket pitch.

  -Two cricket shelters were included in site layout

- Indicate a provisional area for cricket nets, but note the nets will not be included as part of the scheme.

  - An area was located for cricket nets on the S106 land but not part of the application.

- Ensure that netball can be played on the MUGA.

  - The MUGA size was increased in size to meet the size requirements for netball.

- Car Park to be relocated towards the tree line to the North away from the houses to the South.

  - Car park was relocated to the North but away from the tree lines root protection zone.

- Ensure there are only gender neutral toilets in the changing rooms, no urinals.

  - No urinals included in proposal.

- 3G Pitch to be larger pitch (100x64m) and add goal recess area on the west of the pitch to avoid having to move the goals long distances.

  -Larger 3G pitch format and goal recesses included.

- Banked viewing areas positioned to avoid restricting the future site layout

  -Banked viewing area positions were refined in response.

- Explore the inclusion of sports pitch (eg. badminton) within the flexible space room.

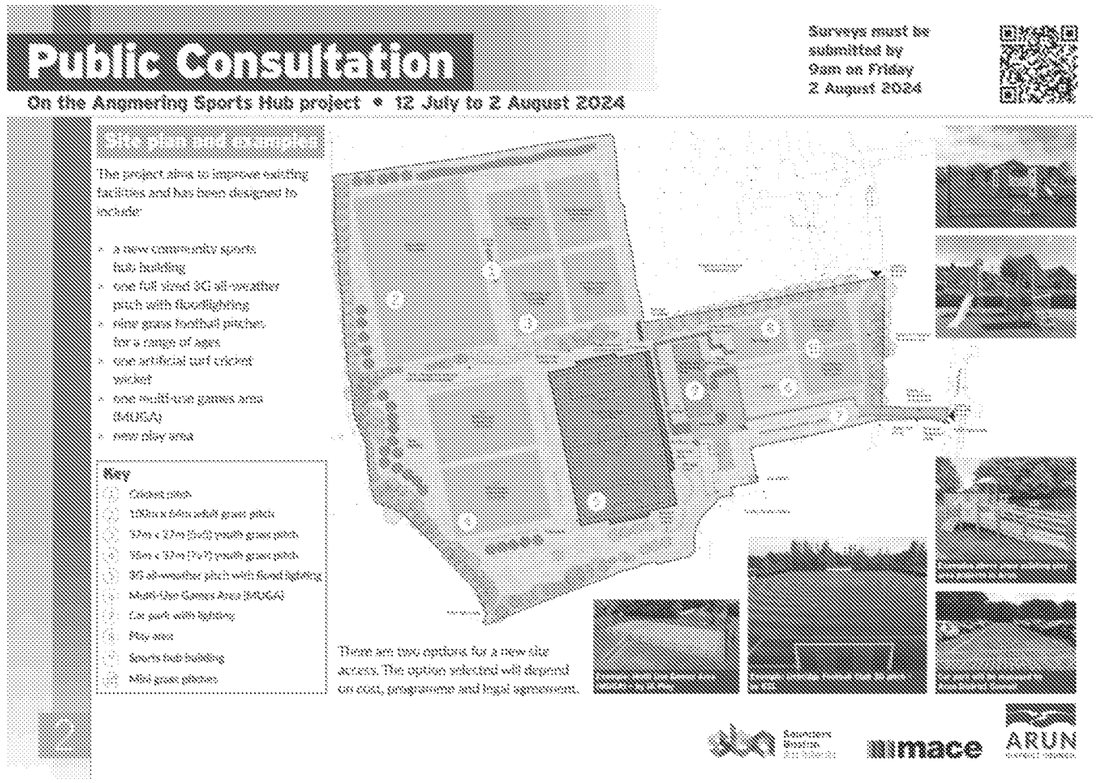
  -This was explored but not economically viable due to additional costs needed to facilitate this.

- Explore Pavilion Building position and if it can be moved slightly further North.

  -This was explored but deemed unviable due to additional MEP & Structural costs required.

- Allow a small area for some Outdoor gym equipment to be installed.

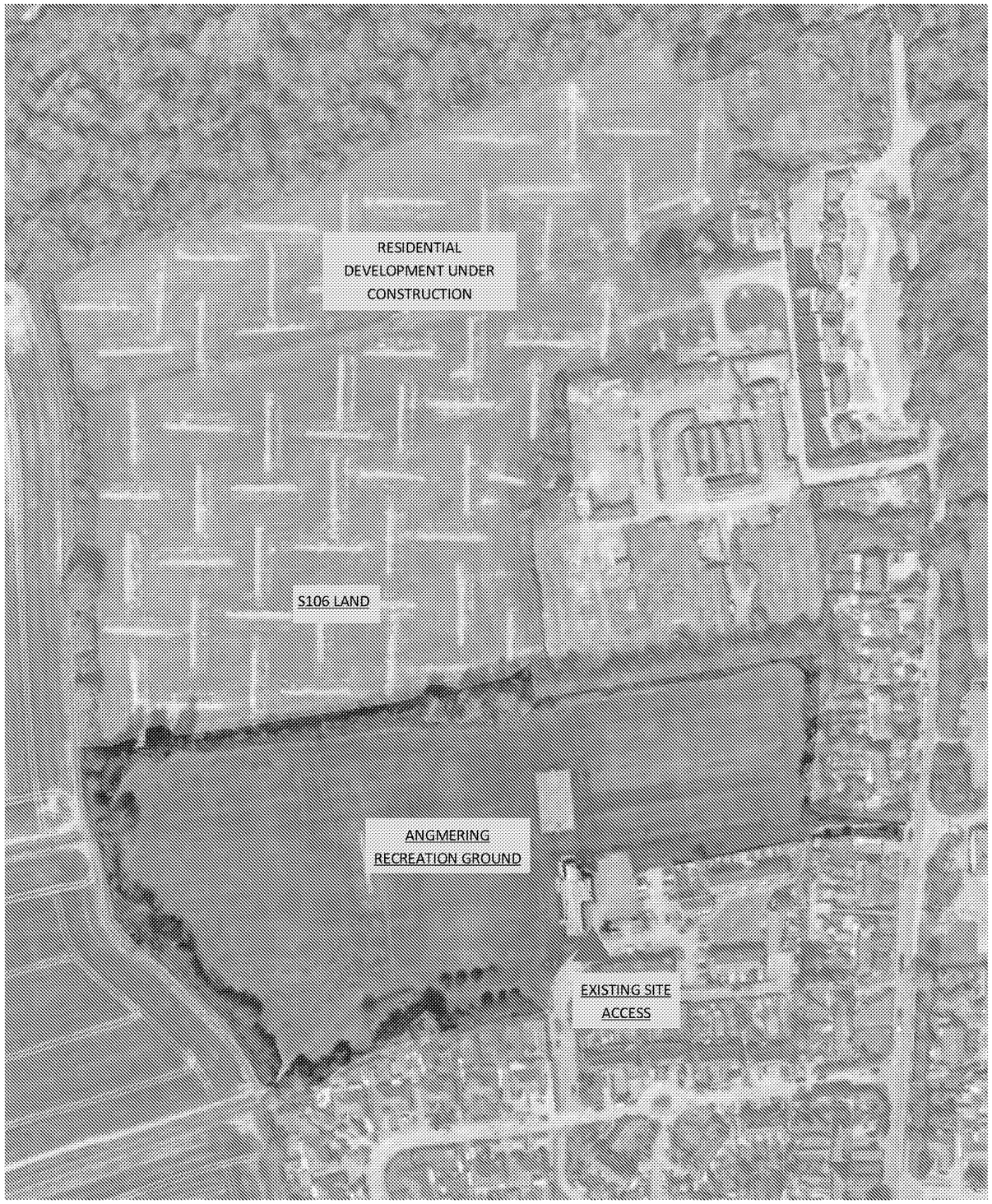
  -This was included in the site layout



Public Consultation Presentation Boards produced by Arun District Council with SBA's drawings included

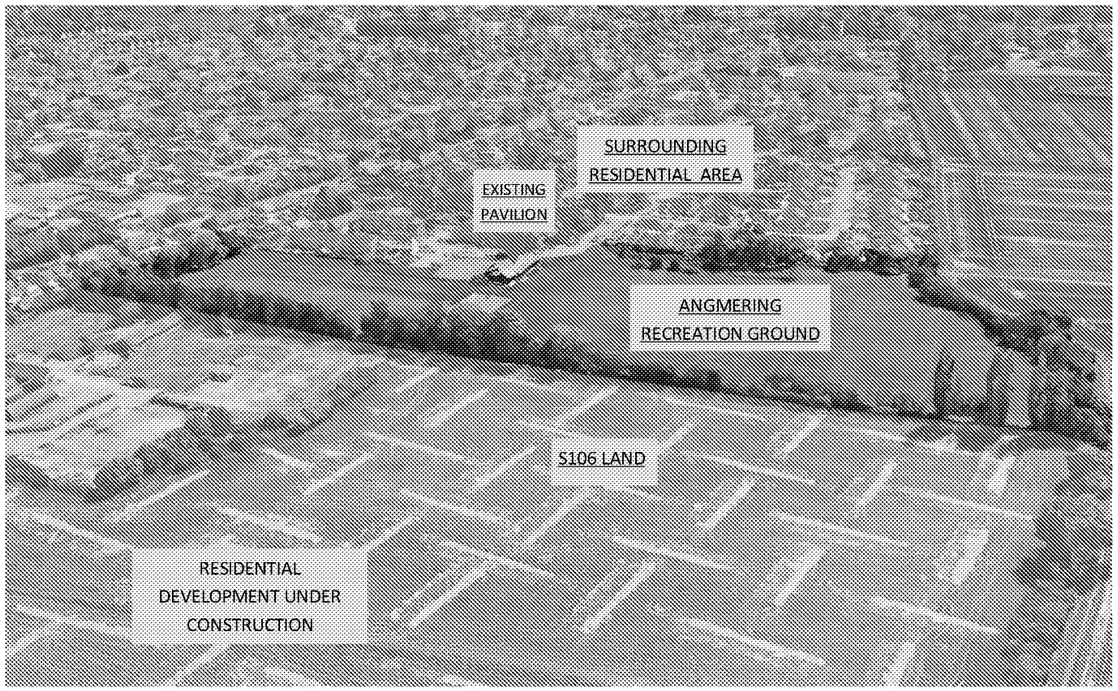
5.0 SITE CONTEXT & INFORMATION

5.1 Location & Context



Site Location Plan

Arial View of the Recreation Ground and surrounding residential context (Looking North West)

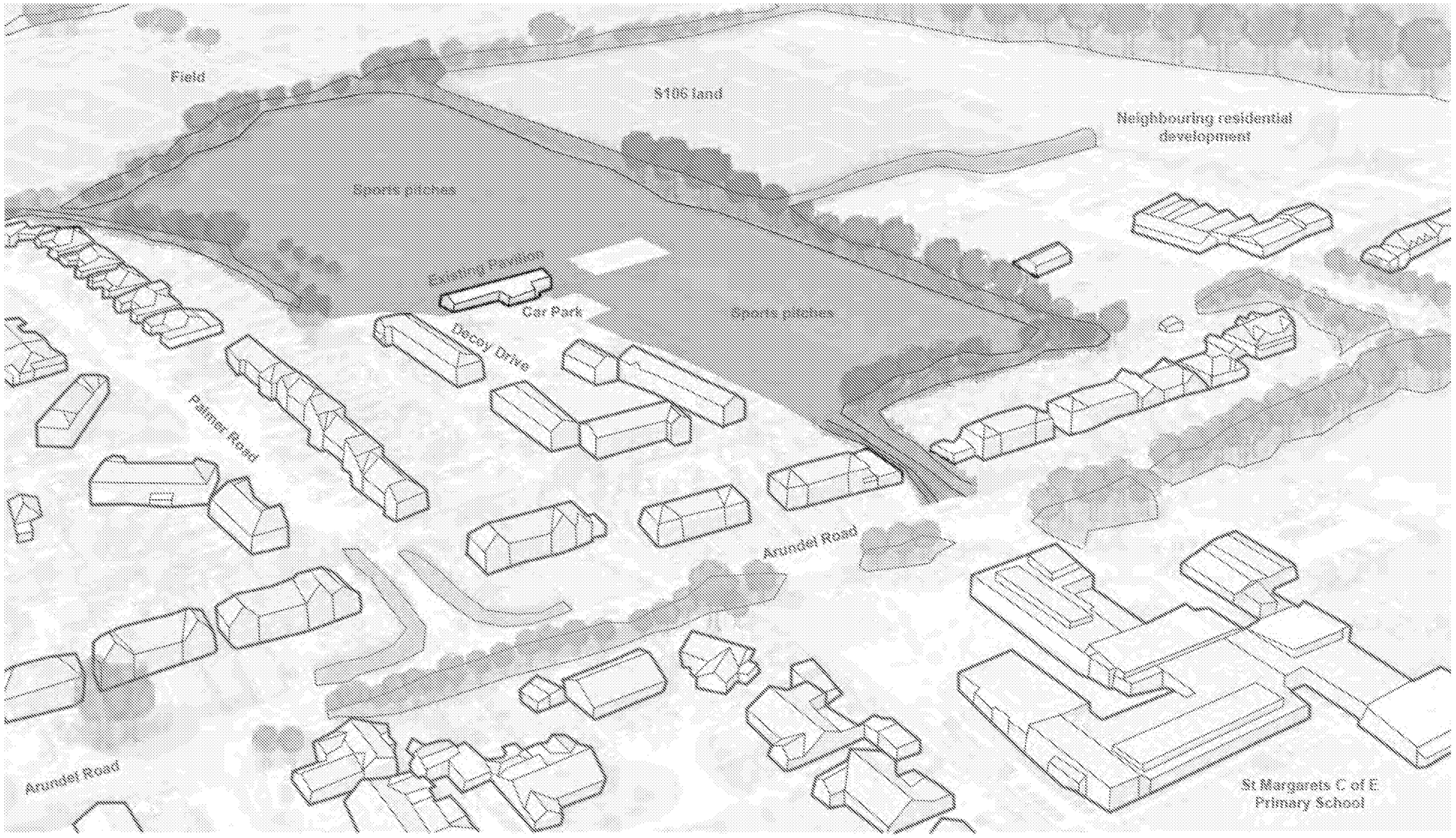


Arial View of the Recreation Ground and surrounding residential context (Looking South West)

5.2 Site Analysis

Existing site and context

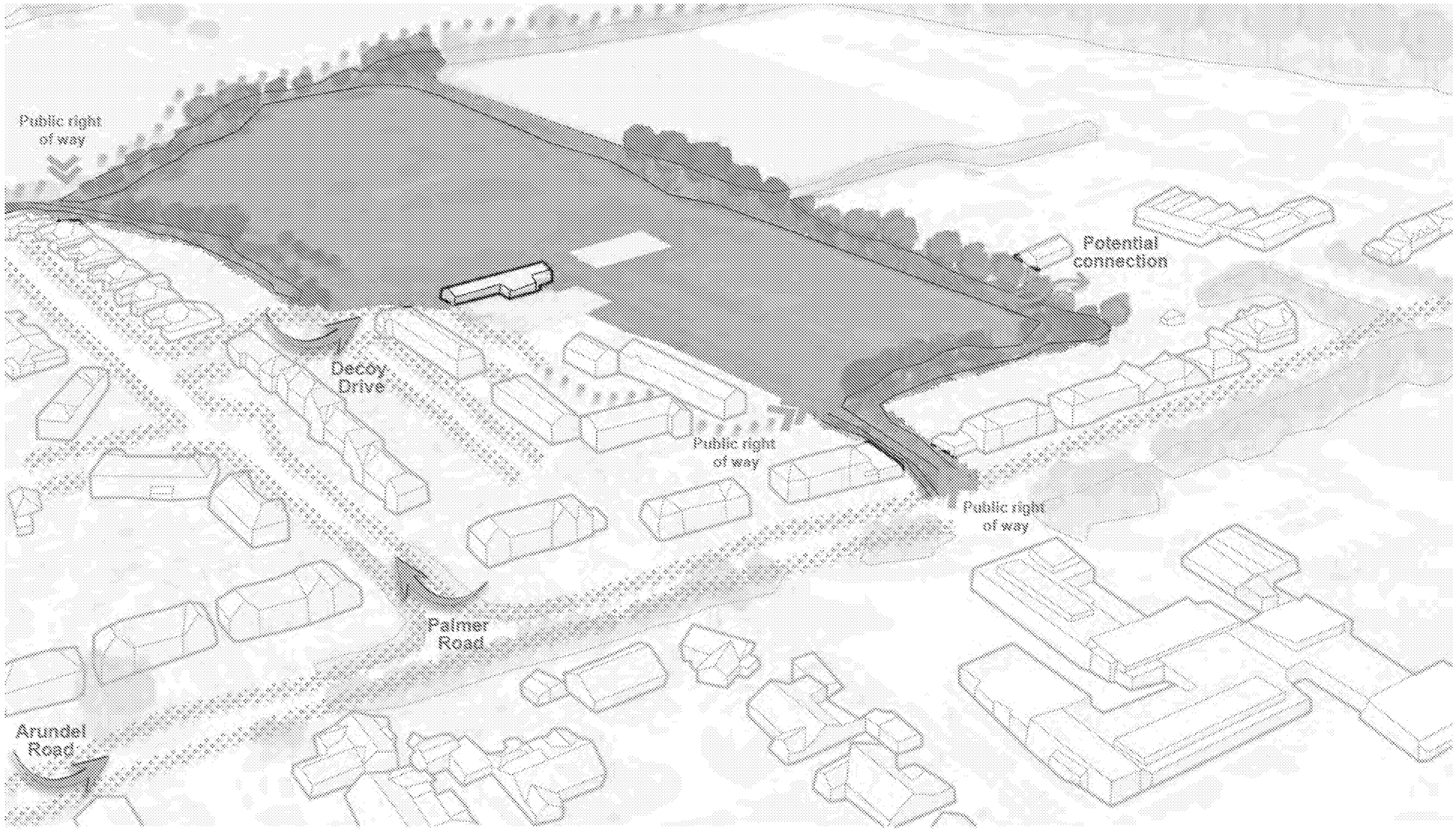
Angmering Recreation Ground is currently accessed via Decoy Drive. The surrounding context to the south and east is predominantly residential, with agricultural fields to the west and a residential development currently under construction to the north. The existing pavilion and parking is located in the centre of the site, surrounded by sports pitches, with the S106 land located to the north west.



5.2 Site Analysis

Pedestrian connections

The site has existing pedestrian access directly from Arundel Road, via a public right of way to the south east of the site and via footpaths which run alongside Palmer Road and Decoy Drive. There is another public right of way from Decoy Drive to the south east public right of way from the surrounding fields to the south west. There is potential to the north to add pedestrian access routes, creating links to the new residential areas.

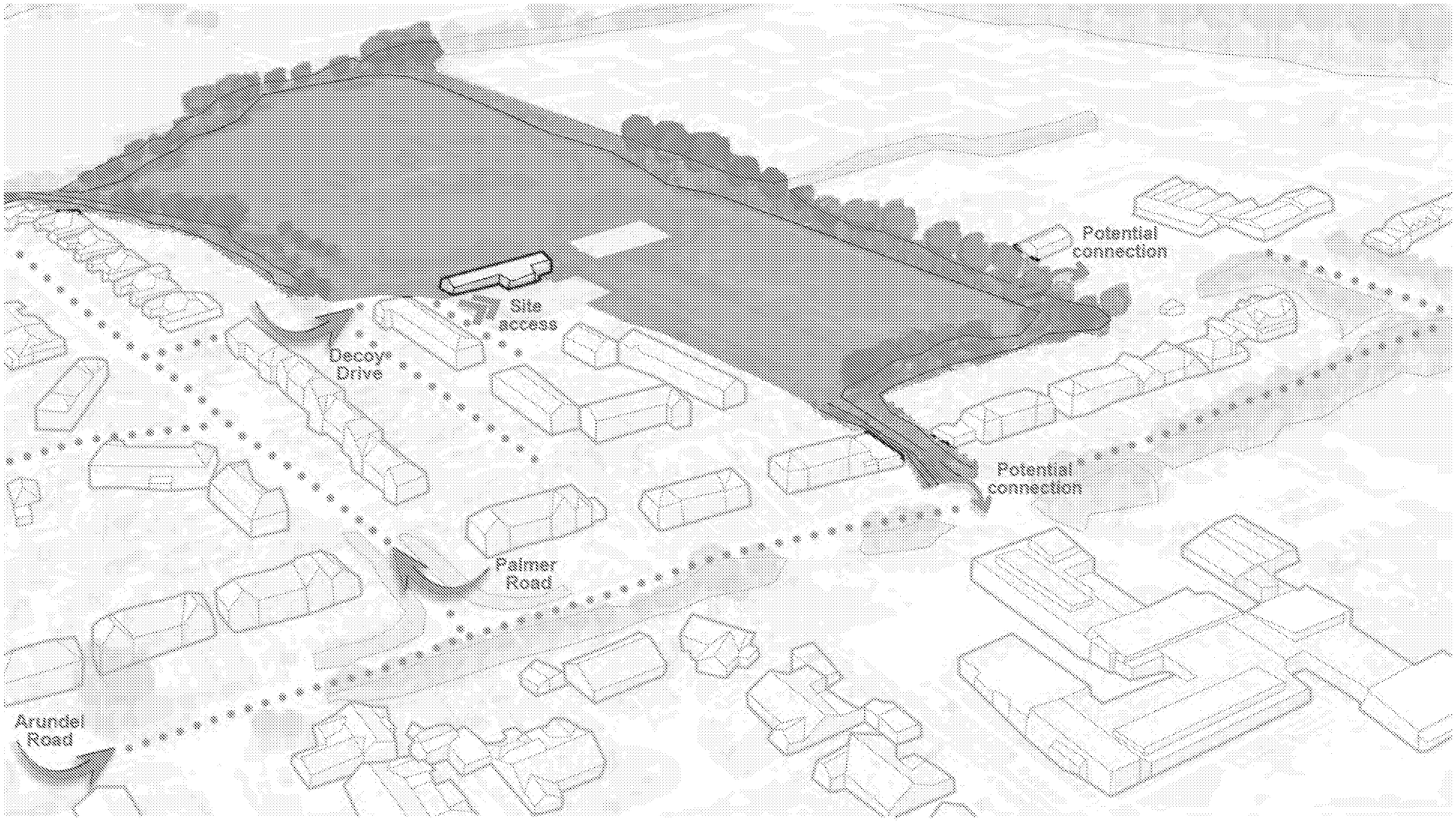


5.2 Site Analysis

Vehicular connections

The site has vehicular access via Decoy Drive, through Palmer Road from Arundel Road, along a predominantly residential route. It is intended to create a new vehicular access point directly from Arundel Road to the east of the site or from the north east via a potential future commercial area. This would replace the existing route passing through residential areas and take into account increased vehicular traffic to the site. There are footways that provide access to local bus stops, shops and other local amenities within the area .

There is a shared footway and cycleway that runs adjacent to the A27 Arundel Road to the north of the site. The cycle route provides access to Arundel village via Arundel station. Further cycle routes are located to the south of the site on New Road, North Drive and Rowan Way . There is also the opportunity for school traffic to utilise the sports hub car park to reduce congestion impact on Arundel Road and on residential streets.

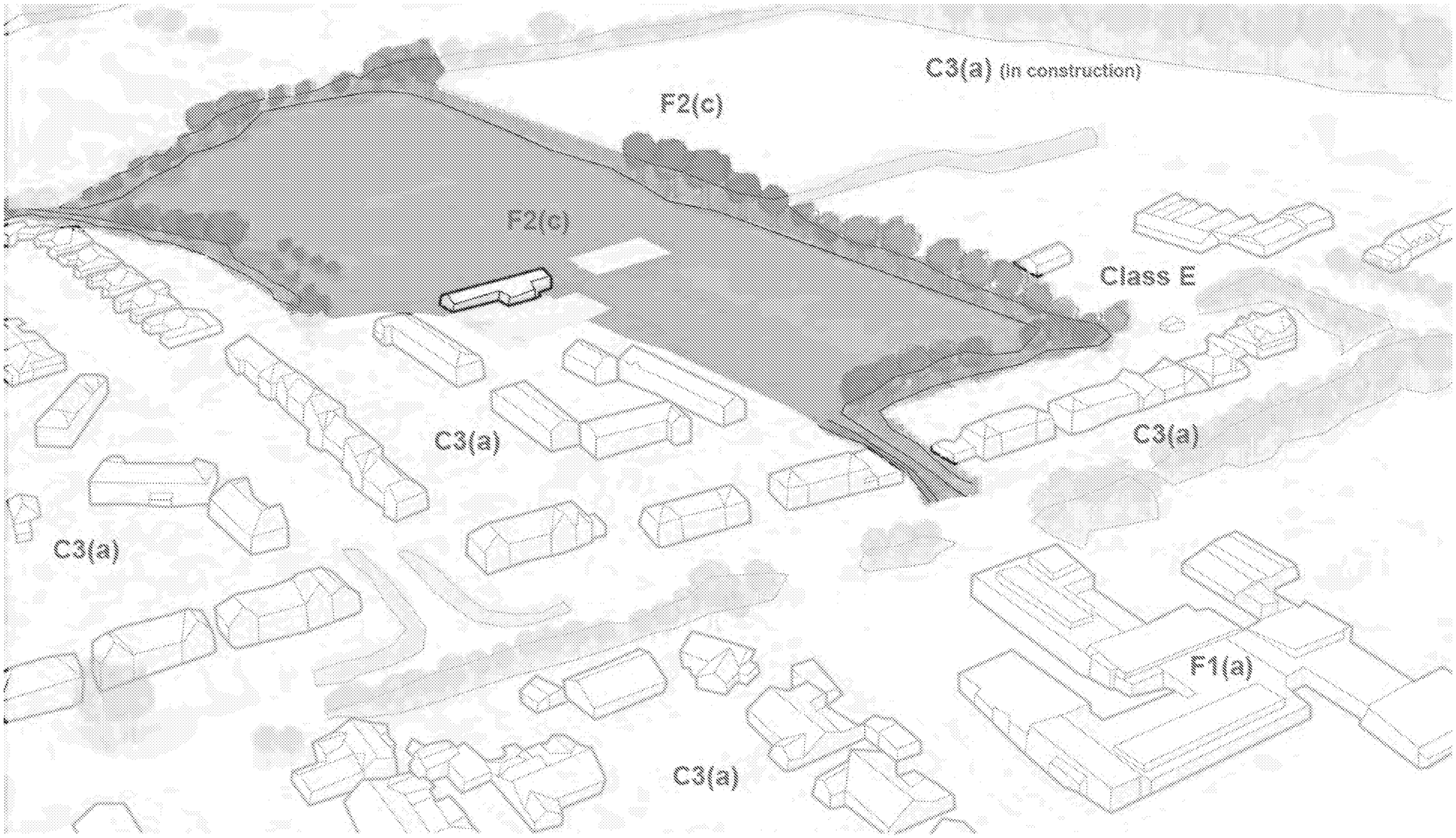


Vehicular routes

5.2 Site Analysis

Use classes

The use classes surrounding the site are predominantly C3(a) dwellings, with an existing commercial area to the north east which will potentially be redeveloped but remaining in class E, Class F2(c) Outdoor sport on the S106 land to the north and a school to the east.



F2(c) - Outdoor sport

Class E - (Commercial, Business and Service potentially)

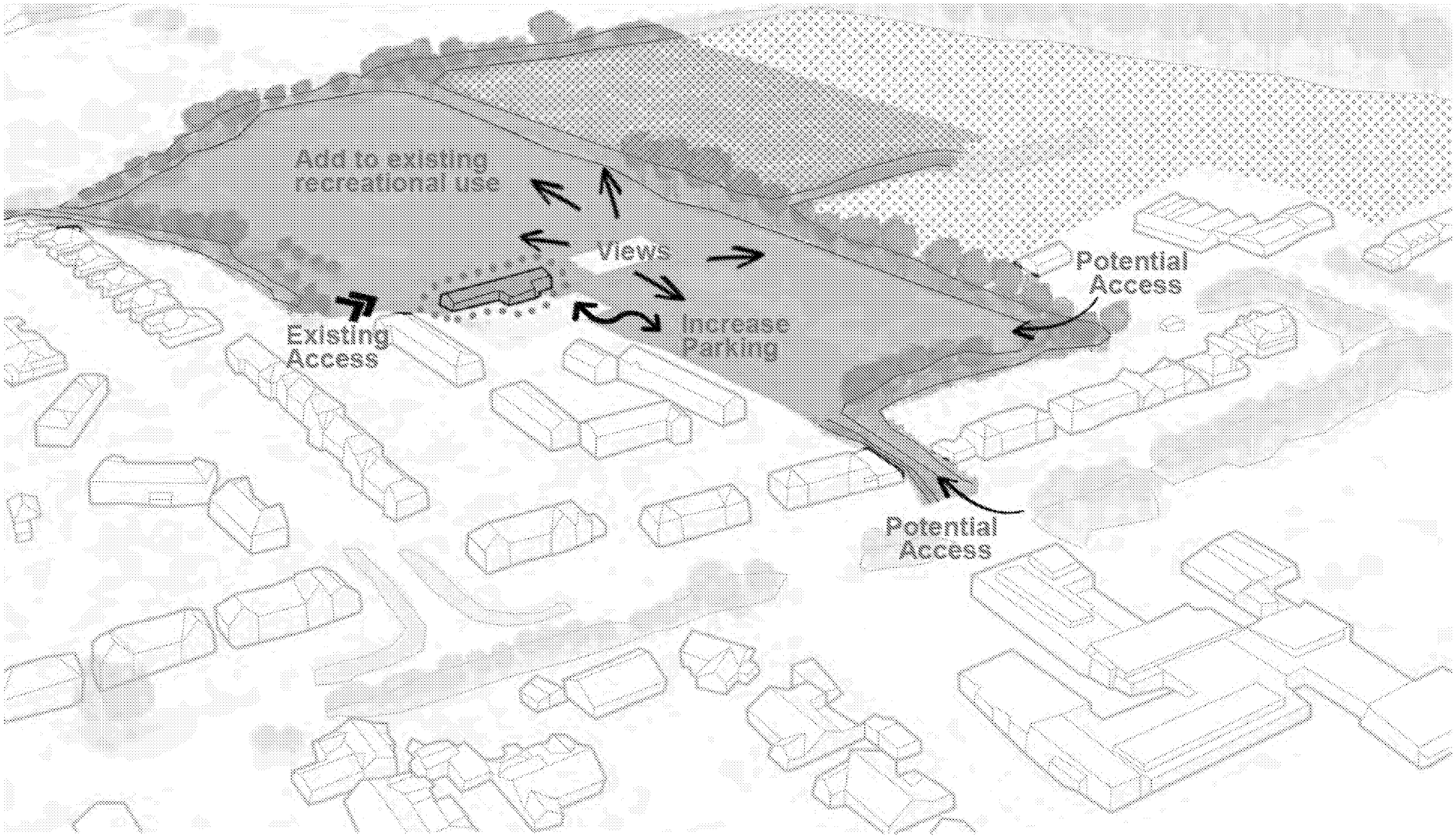
F1(a) - Provision of education

C3(a) - Dwellinghouses

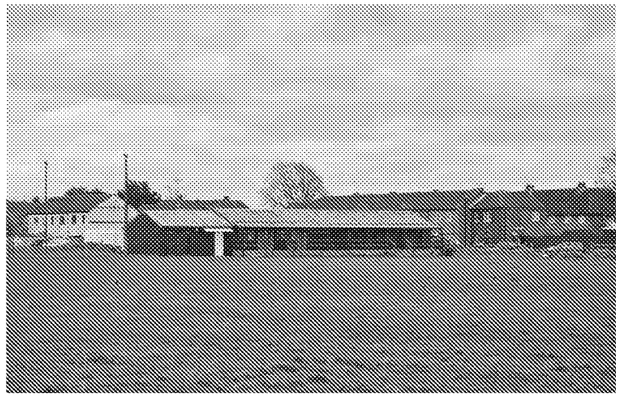
5.2 Site Analysis

Opportunities and constraints

There are opportunities to reconfigure the recreation grounds access route, recreational facilities and the addition of the proposed facilities to provide a more comprehensive offering for the area. A main focus of the project is to bring the S106 land into public use, alongside the proposed redevelopment of the existing recreational ground and link the proposal to the new residential developments to the North.



5.3 Existing Recreational Ground



Existing Pavilion building from the North West

Sports pitches from the West

Cricket wicket from the North

Public right of way in the South West of site

Existing access via Decoy drive

Public right of way in the South East of site

Public right of way in the South East of site

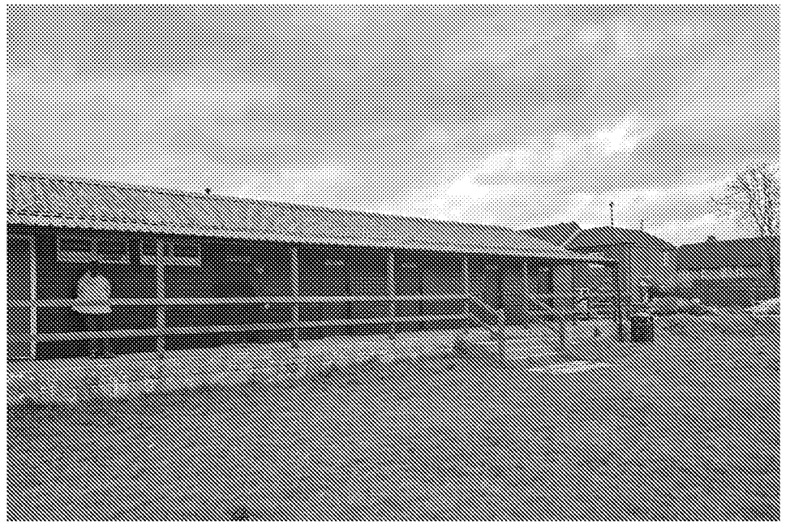
MUGA from the South

Play area in the South West of site

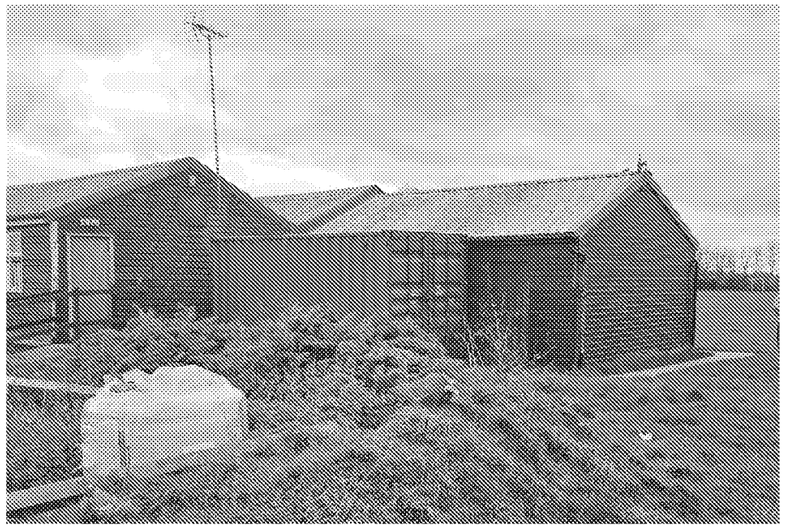
5.4 Existing Pavilion Building

The existing Sports pavilion has 4 changing rooms, an officials changing room and licensed bar. The pavilion is a timber framed building dating from the 1980's and was originally built to serve the community on a temporary basis. The existing building will be kept during the construction of the new sports hub and 3G pitch to ensure community use throughout the project and then will be demolished in a later phase of construction.

Existing Pavilion building from the South West



Existing Pavilion building from the West



Existing Pavilion building from the North East

Existing Pavilion building and car park from the East

Existing Pavilion building and car park from the South East

Existing Pavilion building and car park from the South

5.5 Ecology & Protected Species

In 2024, Richard Graves Associates undertook a 'Preliminary Ecological Appraisal' of the proposed Angmering Sports Hub Site. The Site was dominated by intensively modified grassland and areas of hard standing, currently used as a recreational ground, bordered by habitats of higher ecological value namely broadleaved woodland and scrub. The Site has the potential to host a variety of protected species. As a result of the findings of this report, a suite of ecological surveys for protected species have been recommended and subsequently are in progress. The findings of this report and the subsequent species-specific surveys will be / have been employed to help develop an ecologically sensitive and biodiversity promoting, Masterplan for the Site. If the recommendations of this report, and any subsequent species-specific survey reports, are undertaken at the appropriate stage there are no undue constraints, with respect to ecology, to potential development. A summary of the key results is below:

Dormice

Dormouse Surveys for this Site are still in progress, mitigation measures are proposed to address any potential impacts on this species, should it be present. Habitat suitable for dormice will be lost as part of the development, therefore, assuming dormouse are present on-site, a Dormouse Licence would be required. Once granted, should there be any differences between the mitigation prescriptions specified in this document and those approved in the licence, the licence will take precedence in all cases.

Reptile

The 2024 Reptile Surveys conducted at the Site indicate that a low population of slow worm is present on-site. Juvenile slow worms were also recorded, indicating stable breeding populations. No amphibians were recorded during the surveys. Suitable habitats for reptiles on-site will be lost along the northern site boundary to facilitate a new cricket pitch. Suitable measures will need to be undertaken to safeguard the low population of slow worm present in this habitat. Prior to the removing habitats suitable for reptiles on-site due for clearance / impacted by construction activities, a 'Reptile Safeguarding Method Statement' should be developed. The purpose of the document will be to set out the proposed measures to protect the existing, and maintain future, viable populations of the Site's reptile populations.

Mammals

No setts or signs of badger were recorded on-site, or within the accessible areas within 30m of the Site. Mammal holes, likely to be a rabbit warren, were located in the western corner of the Site.

Great crested newt

No recent or historic records for great crested newt were returned in the Sussex Biodiversity Record Centre records within 1km of the Site. The risk to great crested newts is considered low, and the preparation of, and adherence to, a site-specific 'Precautionary Ecological Method Statement' (PEMS), is considered proportionate provision of ecological protection given the scale, duration and nature of the proposed works to ensure this species, should it be present, is not impacted by the works. The 'Precautionary Ecological Method Statement' should be submitted to the Local Planning Authority for approval, prior to the start of works.

Ecology

Areas of vegetation, in particular trees, scrub and introduced shrub, should not be cleared during the bird nesting season (February – September inclusive). Should clearance be required during these times, the Project Ecologist should be consulted and the vegetation must first be inspected by a suitably qualified ecologist, who's further advice must be complied with.

Please refer to Richard Graves Associates Preliminary Ecological Appraisal & Interim Phase 2 Report for further information.

Bats

Bat surveys were conducted separately with a summary of the key points below.

The Ground Level Tree Assessment

The Ground Level Tree Assessment carried out in September 2024 concluded that in line with the Bat Survey Guidelines, no further surveys are required and a precautionary method of working during the removal of trees within G12 is recommended. To prevent the reduction in the roosting resource following the proposed development, woodcrete bat boxes such as Schwegler 2FN Bat Boxes (or functional equivalents) should be fixed onto mature trees on the application site.

Following the categorisation of trees within G12 with PRF-Is a precautionary method of working during their removal is recommended to mitigate for the potential use of the PRFs in the future by roosting bats. The precautionary measures to be adopted include:

- A toolbox talk delivered to the arborists before the felling works by a suitably licensed ecologist detailing how bats use trees, legal protections, working methods (i.e. section-felling), potential roost features, actions to be taken if a bat is found and personal safety procedures.
- An updated potential roost feature (PRF) inspection immediately before the felling works by a suitably licensed ecologist.
- A section-felling approach, taking care when exposing PRFs e.g. stripping of ivy cover before felling, under the direct supervision of a suitably licensed ecologist.

Interim Bat Activity Survey

The Interim Bat Activity Survey carried out in October 2024 found that the distribution of bat calls recorded across the site during the transect surveys highlighted the habitat features used most on site by bats, with at least nine species recorded on site, including nationally scarce species barbastelle. The key habitat features on site are the tree-lines along the northern, eastern and western boundaries of the site. In the absence of mitigation, the addition of artificial night lighting has the potential to deter bat species from using the key habitat features on site; however, proposed lighting schemes will avoid illuminating the key habitat features. Further transect and static detector surveys will be conducted in spring and summer 2025 to provide a full assessment of the site's importance to bats and the distribution of bat species on site.

Preliminary Roost Assessment & Emergence Survey of Existing Pavilion Building

The Preliminary Roost Assessment & Emergence Survey carried out in September 2024 found no evidence of roosting bats but identified potential external roosting features associated with the corrugated metal sheet roofing, ridge, end caps and gables clad with timber panels. The pavilion was assigned moderate potential suitability for bats. Common pipistrelle (Pipistrellus pipistrellus), soprano pipistrelle (Pipistrellus pygmaeus) and noctule (Nyctalus noctula) were recorded within their typical emergence period indicating that these species are likely roosting within the nearby area. This interim evidence indicates that it is unlikely that the pavilion supported roosting bats at the time of the survey or supports a roost of high conservation importance such as a maternity roost, but a second emergence survey completed between May and August 2025 is scheduled and in accordance with good practice guidelines is required to determine the absence of roosting bats.

Please refer to John Wenman Ecological Consultancy's Ground Level Tree Assessment, Interim Bat Activity Survey & Preliminary Roost Assessment & Emergence Survey for further information.

5.6 Arboriculture

An arboricultural survey to BS5837 of all trees on and within impacting distance of the site was undertaken in July 2024. A total of 33No individual trees and 16No groups of trees were surveyed. Multiple small trees and shrubs occupy the site, none of which meet the minimum diameter requirements to be considered for this survey. The total number of trees to be removed for this scheme include 3No. individuals, 1No. groups/ hedges and the partial removal of 2No. groups/hedges.

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arisings are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations.

The Arboricultural Method Statement concludes that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development. It is considered that any issues raised can be dealt with by planning conditions.

Refer to Arbtech's Arboricultural Survey & Arboricultural Method Statement & Outline Tree Protection Plan (TPP) in Appendix 3 for further information.

5.7 Biodiversity Net Gain (BNG)

Existing Site

The majority of the existing site comprises of a recreational field with short sward amenity / modified grassland, of low ecological value. Bordering the Site is a woodland belt and strip of scrub which forms, in places, an ecotone as the habitat grades from woodland, scrub and finally to grassland. A basketball court (developed land / sealed surface) and cricket pitch (artificial unvegetated, unsealed surface) are present in the centre of the grassland and small children's play area (part wood chippings and part modified grassland) is located to the south. The 'Angmering Sports and Social Club' building and associated car parking is located at the main entrance to the Site, along the southern boundary. A small patch of tall ruderal habitat (tall forbs) is located adjacent to the carpark. A small number of individual trees are present on the grassland, towards the perimeter of the Site.

Development Proposal

The BNG Assessment supports the planning application for the proposed re-development of the existing Palmer Road Recreation Ground for the provision of a new community sports hub which will include the demolition of existing structures, construction of a new sports hub facility building, artificial sports pitches, car parking, EV charging points, access road, landscaping and associated works and infrastructure. The development will result in the clearance of some habitats include the loss of a small area of woodland and associated scrub habitat.

The scheme will see the provision of new soft landscaping including the creation of the following habitats:

- Modified grassland (including wildflower planting, amenity grassland, sports grass and grass within the grasscrete – which has been assumed to feature approx. 50% grass / 50 % hardstanding);
- Bioswale.
- Mixed scrub.
- Introduced shrub (ornamental planting).
- Native hedgerow.
- 95 New urban trees.

The Scheme will also result in the:

- Implementation of a sensitive artificial lighting strategy.
- Enhancement and management of the retained 'other broadleaved woodland' and mixed scrub habitat.

The scheme will include the following enhancements:

- Integral bat & bird boxes on new buildings.
- Dormouse nest boxes.
- Creation of log piles and hibernacula, built from the wood of broadleaved trees felled on-site to provide habitat for wildlife to shelter and hibernate in.

Maximising On-site Biodiversity

There are no irreplaceable habitats present on-site and there has been no degradation of habitats apparent since January 2020. The proposals do not result in significant harm to biodiversity and, in accordance with the Biodiversity Gain Hierarchy, the, very limited, adverse effect of the habitat loss associated with the proposed development, will be compensated by the creation of new, and enhancement of existing, on-site habitats.

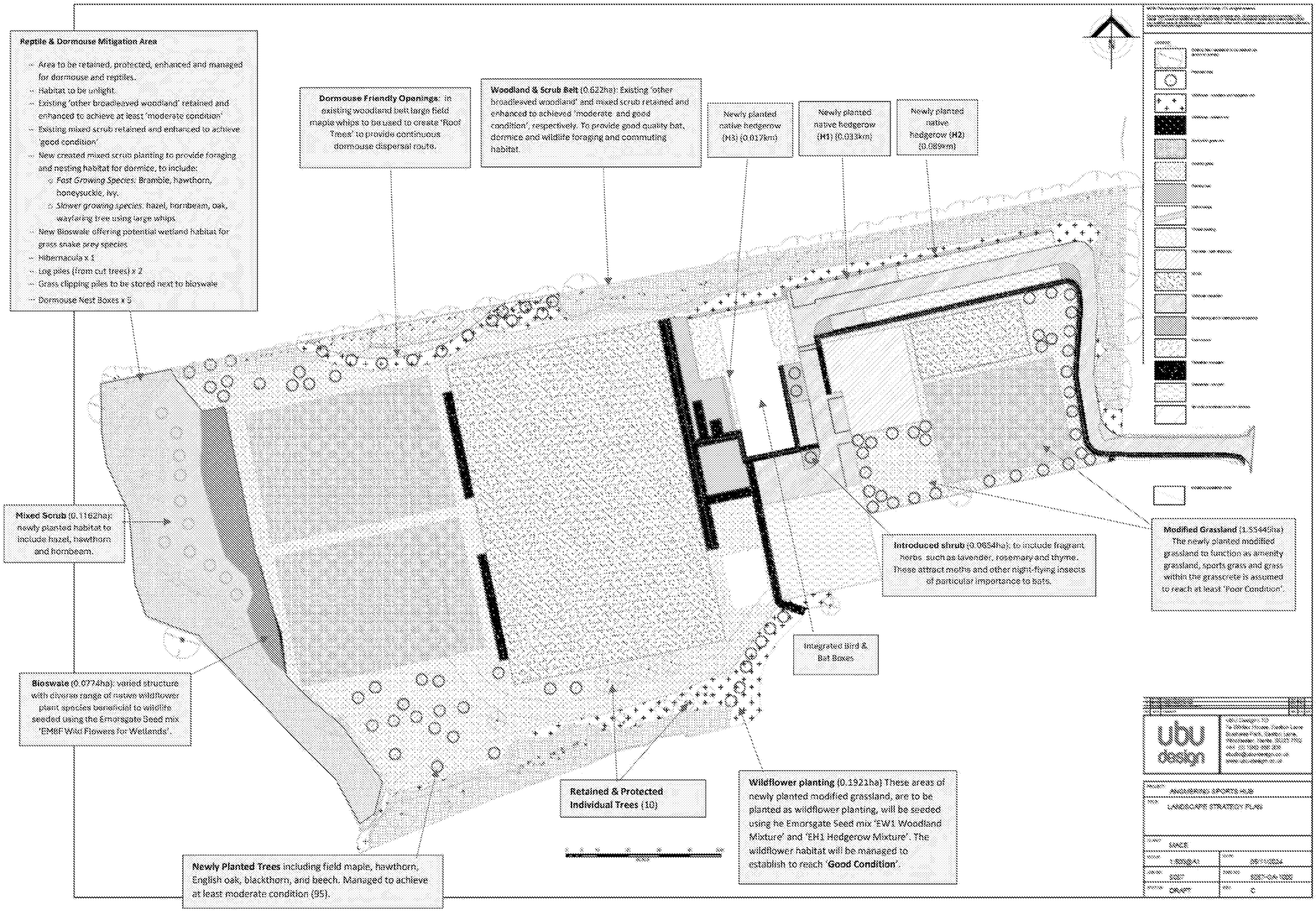
Biodiversity Net Gain Results

Based on the current proposals and the Statutory Biodiversity Metric Calculation Tool, the proposed development is expected to result in:

- A Total Net Percentage Gain of 11.55% for habitat units and a unit gain of 1.43 habitat units was identified following the calculation. This has been achieved by retaining and enhancing the majority of the existing 'other broad-leaved woodland' and mixed scrub, and the creation of new ecologically value habitats such as mixed scrub and a biodiverse swale.
- A Total Net Percentage Net Gain of 476.04% for hedgerow units and a unit gain of 0.54 hedgerow units has been achieved. This has been achieved by retaining the existing hedgerows and planting new native hedgerows across the Site.
- Fulfilment of the Metric Trading Rules.

These gains exceed the Government's mandatory 10% net gain threshold for major sites.

Please refer to Richard Graves Associates Biodiversity Net Gain Assessment for further information.



Post-Development Habitats Plan

Please refer to Richard Graves Associates Biodiversity Net Gain Assessment for further information.

5.8 Heritage & Archaeology

Heritage

There are no listed buildings near the site and it is not within a conservation area.

Archaeology

The effect of the development proposals on the known and potential archaeological resource will be a material consideration in determination of the planning application. There are no overriding cultural or heritage constraints which are likely to prohibit development.

The Site lies within an Archaeological Notification Area defined by West Sussex County Council. This has been determined as the presence of Iron Age and Romano-British archaeology and is based on the recovery of Iron Age pottery during a casual observation of construction works directly to the southeast of the Site and the identification of a Romano-British ditch and pottery in the field immediately north of the Site. The same investigation also recovered a number of Mesolithic flints from the topsoil.

Based on the available evidence, there is no indication that the potential archaeological resource within the Site would be so rare or complex that it would warrant consideration at the highest level of heritage significance nor that it would preclude the proposed alterations to the recreational ground. However, given the wider archaeological resource, there is potential for archaeology to reside within the Site. As the presence, location and significance of any buried heritage assets within the remainder of the Site cannot currently be confirmed, it is likely that additional archaeological investigations may be required by the County Archaeologist for West Sussex County Council. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

Please refer to Wessex Archaeology Archaeological Desk-Based Assessment for further information.

5.9 Noise Statement

At Angmering Sports Hub, it is proposed that two air source heat pumps will be installed to feed the underfloor heating circuit that will provide heating to most of the building. Air conditioning has been proposed for the Flexible Space and the Community Room on the North side of the building.

The make and model of air conditioning units have not been selected yet, but a multi-split unit will be specified such that one outdoor condensing unit serves both indoor units. The outdoor units for both the heat pumps and the air conditioning system will be located in a designated area near the South face of the building. If they will exceed the acceptable noise limits for the neighbouring residential area then, acoustic packs / enclosures will be specified with each of the units. Alternatively, an acoustic fence can be specified to surround all of the units.

If necessary, controls such as night setbacks will be implemented to limit their noise as much as possible out of hours. The exact strategy implemented will be subject to the final selection of the heat pump and AC units, the current measured background noise levels, and the imposed conditions.

Please refer to ION Consulting Noise Statement for further information.

5.10 External Lighting Strategy

Site Location

It is considered appropriate to categorise the Site as being within an Environmental Zone 3 'Suburban' The Proposal is located outside of the South Downs National Park and does not need to comply with the SDNP Dark Skies TAN. As the application site is neither located inside or adjacent to the National Park, the Council has no statutory duty to consider the Purposes of the National Park when making its determination.

Proposed External Lighting Strategy

A detailed lighting design will not be required for this initial planning application. As such, the final luminaire selection, positions of luminaires and lighting calculations are not included within the External Lighting Strategy Report. The report will define the technical strategy from which a future detailed lighting design will be developed. At the detailed design stage, a computational light modelling exercise will be undertaken.

The Reduction Of Obtrusive Light

The internal and external lighting scheme for the development will be designed, installed and commissioned to provide a solution that is compliant with all relevant design criteria included within the ILP GN01/21 guidance document.

Bats and Artificial Light At Night

The internal and external lighting scheme for the development will be designed, installed and commissioned to provide a solution compliant with all relevant design criteria included within ILP GN08/23

External Lighting Strategy

Careful consideration has been given to the production of an external lighting strategy which satisfies the applicable external lighting policies, whilst also maintaining an adequate level of illuminance for the activities with the site.

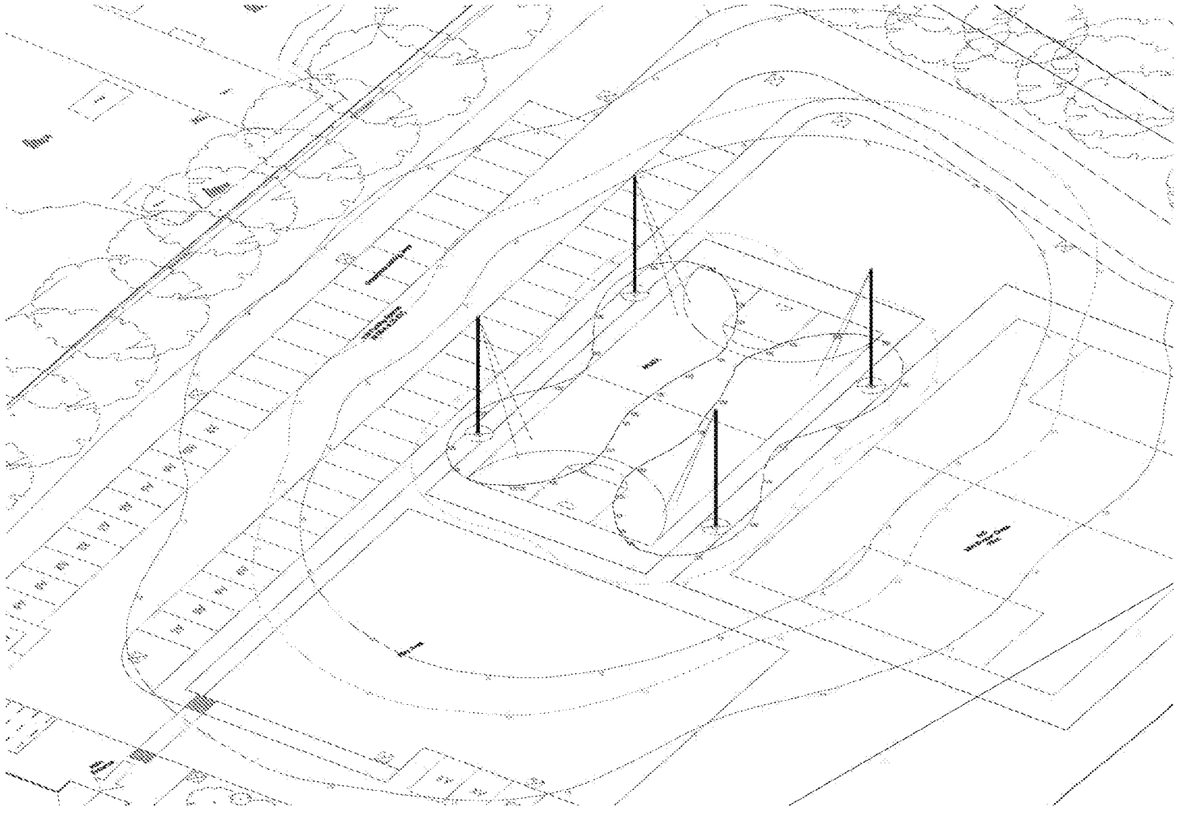
Luminaires should be used that have good optical control and an option for installing shields as this can be an effective method of shielding the source intensity and reducing both horizontal and vertical spill light. All luminaires will be provided with a tilt of 0 degrees from the horizontal.

Luminaire installed close to the development boundary will be positioned and orientated such that the optics are facing away from the boundary. Security lighting requires some vertical illuminance in order to help CCTV cameras reproduce detail to a good standard.

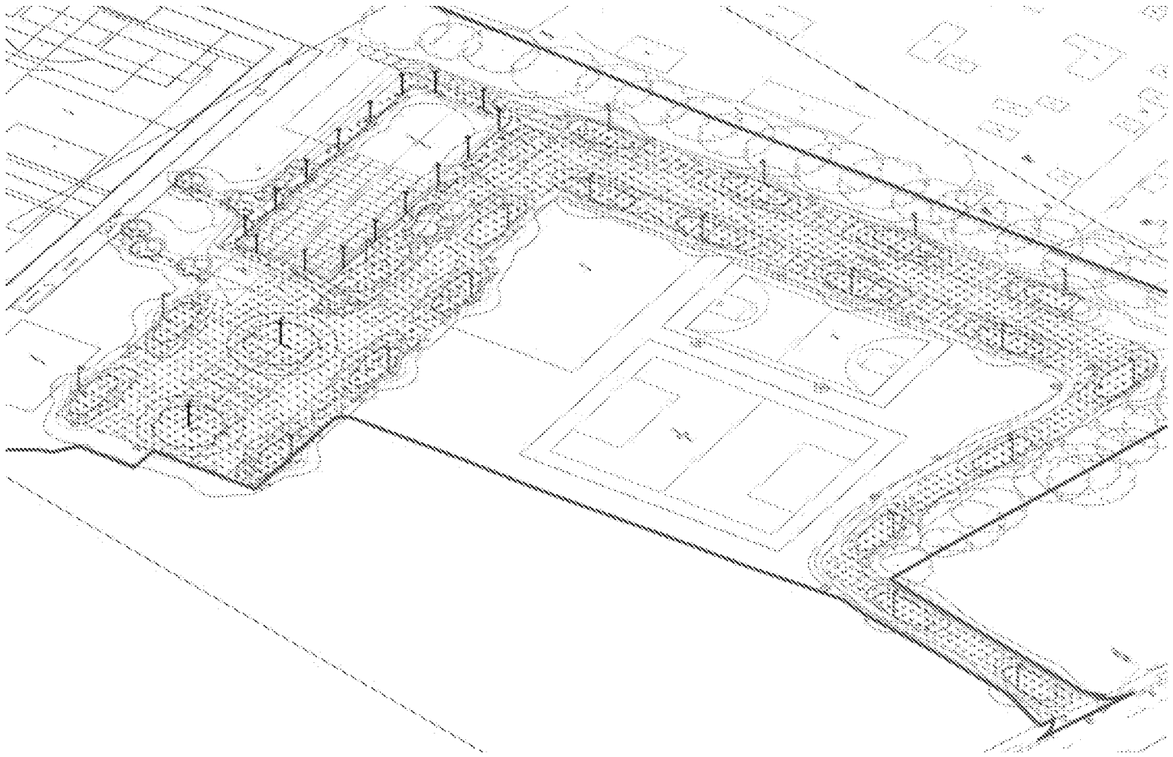
Security lighting should be carefully designed to ensure that vertical illuminance does not fall outside of the required areas. The site shall typically be lit using luminaries mounted on 5m columns, complemented by wall mounted luminaries where appropriate

It is concluded that the Indicative Lighting Strategy provides an appropriate outline of the lighting requirements for the Proposed Development as part of the Planning Application, and identifies potential measures to adequately provide full compliance with the guidance documents.

Please refer to ION Consulting External Lighting Strategy for further information.



MUGA Horizontal Illuminance (lux) Diagram



Access & Parking Horizontal Illuminance (lux) Diagram

5.11 Sports Lighting Assessment

Sports Lighting Proposal

The proposed Artificial Grass Pitch (AGP) requires a sports lighting system to satisfy the necessary and planned usage. The lighting system is vital to ensure that clubs and local community are able to make use of the facility during the darker winter months, to ensure that training sessions and matches can be safely accommodated.

The proposed sports lighting system will be operated during evenings of permitted use, after dusk and up to the approved curfew hour. The following hours are proposed for usage of the new AGP. Monday to Friday: 09:00 to 22:00 hours Saturday & Sunday: 09:00 to 18:00 hours The sports lighting hours of usage would be required during these times, but only at the times of the year when daylight is fading or it has gone dark. The permitted hours of use will be determined through the planning application process and the applicant wishes to accommodate hours of use in order to maximise developmental outcomes; both during the day and during evenings and at weekends for the local clubs or via pre-arranged and structured community access.

Floodlight Design

The floodlight system has been designed in such a way to allow each half of the AGP to be individually programmed to facilitate economical management and prevent over lighting to areas of the pitch when not in use. In addition, the lighting system design seeks to comply with complimentary recommendations published within BS EN 12193:2007 Light and lighting. Sports lighting.

To meet the requirements of The Institution of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2021, the floodlighting system chosen uses a flat glass technology. The products and system have been chosen specifically to mitigate spillage of lighting to the surrounding area and the houses to the north, east and south whilst still maintaining an average of 200 lux across the pitch.

The solution has been designed to provide lighting specifically for the external sports facilities, which may be controlled accordingly to endeavour to reduce energy consumption and potential impact on the surrounding environment. The LED gen3.5 luminaires, manufactured by Philips Lighting, have been selected as they provide a complete lighting system even for the most complex of areas. They are a high efficiency luminaire with low energy consumption and meet the highest performance standards providing outstanding uniformity. They enable highly precise light distribution with minimum spill light. They are also dimmable which provides reduced level lighting options when each pitch is only be used for training purposes. The design of the luminaire allows for a slimine fitting, much less obtrusive than other fittings.

Mast Design

The mast height was calculated using the method detailed in the CIBSE guide LG4 “Sports Lighting”. This uses angles projected from the centre of the pitch and the touchlines to produce a head frame location zone. When applied to this project the optimum mast height ranged from 12m to 18m. A 15m mounting height was chosen for the new Artificial Grass Pitch (AGP), as this will allow the optimal downward light angle whilst minimising spillage to the surrounding area. These masts heights will result in very low vertical overspill and good uniformity on the playing surface to ensure that the artificial lighting.

Obtrusive Lighting Calculation

Obtrusive light has been calculated for 7 of the residential households to the north, east and south of the proposed AGP. ‘Observers’ have been placed on seven residential properties spaced along the north, east and south rows of the closest residential buildings, due to their proximity to the proposed floodlights. For each of the houses, two observers have been placed at the closest part of building and one at the closest part of the garden.

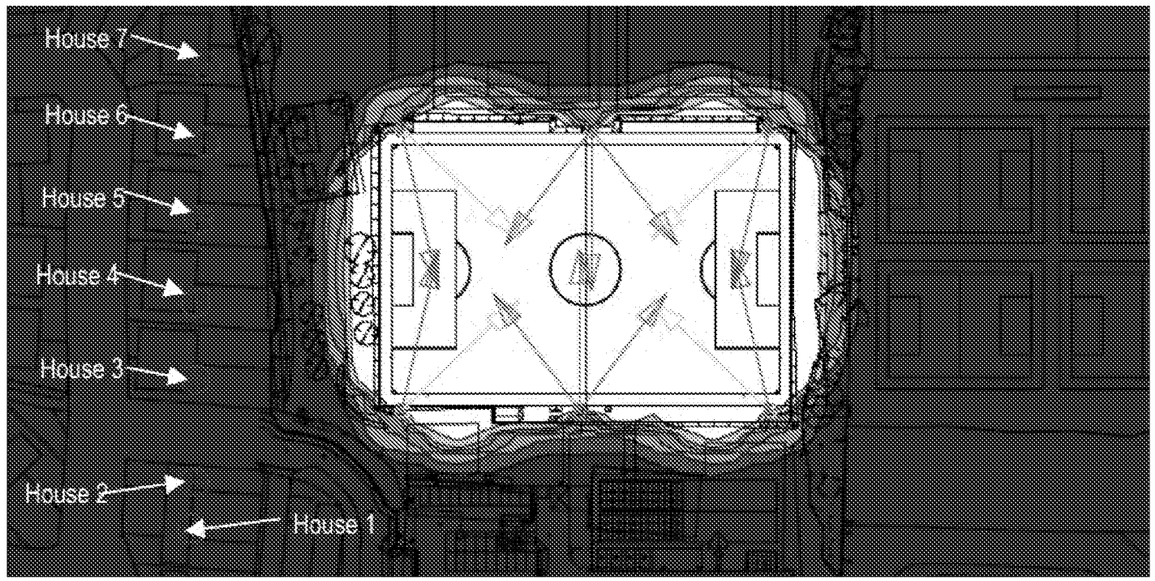
The observers have been set to 1.8m and 3.6m high by the building to replicate the height of the average person standing up on the ground floor and the first floor and 1.8m to the garden to replicate the height of the average person standing up outside. All calculations have been made without consideration of any obstructions including treelines, hedges, fences or the acoustic fence.

The highest maximum intensity for the proposed lighting is 1,425 candelas, which is below the pre-curfew luminous intensity of the 10,000 candela threshold for a development within environmental zone E3, and also below the pre-curfew luminous intensity for an E2 zone of 7,500 candelas. All floodlights will be extinguished at the permitted curfew time and therefore, luminaire intensity will be 0 candela which is accords with the post-curfew 1,000 candela threshold for the environmental zone E3.

Lighting Intrusion

The lighting intrusion to the nearest property is less than 1 lux (blue) at ground level. Therefore, the proposed lighting design would meet the pre-curfew and post curfew thresholds for a development of 10 lux within environmental zone E3. During curfew hours the lighting light intrusion will be the lighting light intrusion will be <Lux which accords with the curfew 10 Lux threshold for a development within environmental zone E3. All floodlights will be extinguished at the permitted curfew time and therefore, light intrusion will be 0 Lux which accords with the post curfew 2 Lux threshold for a development within environmental zone E3.

Please refer to Surfacing Standards Ltd proposals for further information.



Proposed Lighting Spill Diagram

5.12 Drainage

Flood Risk Assessment

The Flood map for planning indicates that the site is wholly located in Flood Zone 1. Flood Zone 1 indicates a 'Low Probability' – Land at less than 1 in 1000 (0.1%) annual probability of river flooding. The nearest main river managed by the EA is the River Arun approximately 5.8km west of the site and is strongly tidal influenced due to its proximity to the sea. It is therefore considered that the risk of fluvial flooding alone is negligible.

The site has a gentle 1 in 72 gradients from the northeast to southwest. The EA surface water flood map shows the site at very low risk of surface water flooding.

Summer ground water monitoring carried out by RSK revealed that ground water levels area between 1.2m and 3.6m deep across the site within the London Clay bedrock layer. The Arun District Council Strategic Flood Risk Assessment (SFRA) undertaken by JBA Consulting in 2016 mapping shows all the 1km2 grid which covers the site to be 50-75% susceptible to groundwater flooding. See SFRA extract in Appendix H. Since all construction for the proposed pavilion is above ground the risk of flooding from groundwater is considered to be low.

EA flood maps indicate the site is not at risk of flooding in the event of a breach from reservoirs. Sewer maps provided by Arun District Council indicate there are no sewers within the vicinity of the site so there is not a risk of flooding in the event of a blockage or a heavy storm event. The SFRA holds no flood records for the site. The drainage consultants assessment of the above flood risk indicate there is a low risk of flooding across the site. However, although summer groundwater levels are relatively low a further assessment will be provided once winter groundwater levels have been identified.

In conclusion the site has been assessed to be at low risk from all sources of flooding such as from sewers, overland flow and failure of reservoirs. Also, on the basis that the proposed development is used for recreational purposes, the scheme is classed as 'Less Vulnerable' under table 2 of the NPPF. On this basis development is considered appropriate in all flood zones apart from FZ3b. This site meets the sequential test criteria, and an exception test is not required.

Infiltration Testing

An extensive assessment of infiltration characteristics of the ground was undertaken by RSK in June 2024. This assessment included infiltration testing to BRE365 standards.

Due to the timing of this project, the site investigations were undertaken during the summer months, so that Arun District Council can gain a full understanding of the potential for infiltration across the site, further winter ground water monitoring and infiltration testing will be undertaken and results provided at the earliest opportunity.

On this basis infiltration into the ground across site is not feasible as the only source of discharging surface water run-off. However, it is likely that due to the existing nature of the site the proposed grassed pitches can continue to drain as existing with some assistance from perimeter drainage to discharge into the local watercourse network.

Proposed Drainage

There are ditches which serve the south and western edges of the site which flow into surrounding ditches and ponds in the local area. Due to levels across the site, it is practicable to dispose of surface water run-off from the proposed car park, pavilion and sports pitches in this manner. Connection into the ditches will be subject to an ordinary watercourse application which is separate from the planning process. There is an existing surface water sewer in Arundel Road to the east of the site. Due to levels in this location of the site, it is proposed that the access road off Arundel Road which serves the site will make a connection here subject to a Section 106 application with Southern Water.

For this site Sustainable Urban Drainage (SuDs) should be introduced where practicable. Although the geological information for the site indicates that the soil is made up of clay and silt layers the open nature of the proposals provides sufficient space for the use of open graded stone sub-bases in the parking area with open swales / ditches. The new grass pitches have also been designed to incorporate the use of filter drains and perforated pipes.

The drainage strategy seeks to return the rainfall run-off generated by the development via gullies, permeable paving, filter drains, cellular storage and open swales into the existing surrounding watercourse and sewer networks via suitably designed flow controls for the positively drained area to the existing Qbar flow rates calculated for a 1 in 100 year storm event plus 45% climate change. It is proposed that the new access road off Arundel Road to the west of the site is drained via a network of gullies and pipes attenuated through a 5m x 40m x 0.4m deep cellular tank and discharges into an existing surface water sewer in Arundel Road via a flow control device designed for a 1 in 100 year plus 45% climate change to limit the discharge to the positively drained Qbar rate of 0.3l/s for this catchment.

It is proposed that the new car park, pavilion, MUGA and grassed pitch all drain into the existing ditch to the south of the site via a flow control hydro break designed for a 1 in 100 year plus 45% climate change to be discharge at the positively drained area Qbar rate of 2.2l/s for this catchment. The drainage network in this area is split for the car park to drain via porous paving and open graded stone sub-base into perforated pipes under the car park aisle. Surface water collected at the north of the site runs into attenuation created by an open graded stone sub-base in the lower overspill area. This is combined with surface water run-off from new pavilion roof which is collected via down pipes and surrounding hard standing area and the MUGA and grassed pitch. The depth of the sub-base in the north of the site is 300mm and in the southern overspill area ranges between 625mm and 825mm. To aide with surcharged attenuation in a 1 in 100 year plus 45% climate change storm event an additional 10m x 30m x 0.4m deep cellular crate is required which will be located between the car park and the MUGA under the play area.

The proposed drainage for the 3G pitch and dual grass pitches to the west of the pavilion has been designed by Surfacing Standards Limited, they have provided a separate feasibility report which provides details for this area .

In conclusion, the future occupants and users of the proposed development will be safe from flooding and there will be no detrimental impact on third parties. The proposal complies with the National Planning Policy (NPPF) and local planning policy with respect to flood risk and is an appropriate development at this location.

Please refer to SWH's Drainage and Flood Risk Assessment Report and other information and Surfacing Standard's proposed 3G pitch drainage for further information.

5.13 Sustainability

The proposals incorporate a number of sustainable technologies and facilities to limit the development's environmental impact and to encourage and enable visitors to consider sustainable choices.

Photovoltaics (PVs)

A model of the building has been developed to analyse the viability of the rooftop areas to accommodate photovoltaic panels with respect to orientation and shading, to achieve the nominal power required for each option. The analysis is based on a monocrystalline panel with an efficiency of 20% mounted at a pitch matching that of the roof. It is proposed that PV panels are installed on both the East and West facing roof elevations. A visual representation of the viability of each roof elevation is provided in Appendix B of this report. The quantity of PV to be installed for the building will be such that the building achieves compliance with Building Regulations Part L with the actual Building Carbon Emissions being 10% below that of the Notional to allow for build tolerances and changes to the fabric properties. The initial BRUKL output document suggests that to achieve compliance with Building Regulations Part L, 205m^2 of PV will be required on the roof with an installed DC power of 43kWp. This area is approximate, depending on the layout and orientation of the PV panels.

Heating and cooling

Most rooms in the building will be heated via air source heat pumps, which will be positioned within a dedicated external compound. LTHW heating pipework will distribute throughout the building to serve underfloor heating manifolds strategically placed in store rooms. Underfloor heating will be zoned per room and controlled via local room temperature sensors connected to the BMS, as well as local room controllers for the two occupied spaces, Workspace and Physio. Local DX multi-split AC units will provide heating and cooling to the Flexible Space and Community Room; the external DX condensers will be positioned externally within a dedicated compound.

Heated or cooled fresh air will be distributed to the flexible space via linear slot diffusers in exposed ductwork suspended above the acoustic rafts, and via 4-way supply diffusers in the suspended ceiling grid to the community room. Air conditioning will be controlled via local room temperature sensors and room controllers connected to the BMS.

Ventilation

The building will utilise a mixture of natural and mechanical ventilation means to provide a comfortable internal environment and air quality for the occupants. The Accessible Changing room, Officials Changing areas and toilets will be provided with extract fans, and cross-talk attenuators where the ducting crosses walls into different rooms, to prevent noise travelling between the adjacent rooms. Extract fans will be operated via presence detectors. There will be MVHR units in the Community Room, Flexible Space, main changing areas and Physio, operating when the spaces are occupied to provide tempered fresh air. The heat recovery ventilation units will recover in excess of 70% the heat from the extract air to pre-heat the incoming fresh air, each MVHR unit will be provided with an integral heating coil (with the exception of the Flexible Space and Community Room units) to ensure supply air conditions do not create draughts for occupants. Each MVHR unit (with the exception of the Flexible Space and Community Room units) will also be complete with a by-pass damper around the heat recovery coil to allow the units to operate out of hours to provide night-time cooling to the building as required. MVHR units to occupied spaces will be controlled via a combination of presence detectors, CO2 sensors and internal/external temperature sensors to assist in the night-time cooling operation. WC's and Changing areas will be operated via presence detection sensors complete with an overrun timer.

Please refer to ION Consulting MEP proposals for further information.

Building Fabric First Design

A 'building fabric first' method of design involves maximising the performance of the components and materials of the building fabric itself, before considering the use of mechanical or electrical building services systems. This can help reduce building running costs, improve energy efficiency and reduce carbon emissions. In addition, a fabric first method can also reduce the need for maintenance during the building's life.

The "building fabric first" design philosophy and efficient building services analysis will be implemented. This will include consideration of the following:

- ◊ Low external element u-values
- ◊ Low air permeability
- ◊ Low energy LED lighting with lighting controls
- ◊ Mechanical ventilation with heat recovery
- ◊ Solar Photovoltaic panels generating on site zero carbon electricity

The Energy Strategy also proposes an all-electric hot water services strategy, to reflect future changes in legislation governing the use of fossil fuels (i.e. reduction in use of gas).

Electric Vehicle Charging Points

25 Electric vehicle charging points are being proposed as part of the scheme allowing members of the public to charge their cars whiles using the sports grounds facilities and could contribute to the reduction in combustion engine vehicles in the area.

Please refer to ION Consulting MEP proposals for further information.

Ecology & Biodiversity

The proposal will increase the sites overall Biodiversity through the creation of habitat including wildflower planting, amenity grassland, sports grass and grasscrete, Bioswale. mixed scrub, introduced shrub (ornamental planting) native hedgerow and 95 New urban trees. There will also be integrated Bat and Bird boxes located on the Sport hub building northern and southern elevations, with Dormouse nest boxes and creation of log piles and hibernacula, built from the wood of broadleaved trees felled on-site to provide habitat for wildlife to shelter and hibernate in.

Please refer to Richard Graves Associates Eclogy & Biodiversity Net Gain information for further information.

5.14 Transport Statement

Access

Development proposals include a new bell mouth junction access to the east of site from Arundel Road. The proposed access is located at an existing pedestrian access point to the site, opposite St Margarets C of E Primary School.

The site access will comprise a bell mouth junction with 6m junction radii, 5m carriageway width and 1.5m footway southern side of the access road. Visibility splays can be achieved at the site access in line with the 24 hour 85th percentile speeds recorded on Arundel Road.

Access design proposals have been subject of a Stage 1 Road Safety Audit.

Cycle Parking

Cycle parking is proposed in line with Arun District Council and West Sussex County Council parking requirements. A total of 42 cycle parking spaces will be provided for both staff and visitors.

Vehicular Parking

A total of 114 car parking spaces are proposed to service the site. This is an approximate increase of 85 parking spaces to accommodate parking demand generated at the site. 25 parking spaces will be provided with EVCP and 6 spaces will be allocated for blue badge holders. It should be noted 2 of the blue badge spaces will be provided with EVCP.

Deliveries

Delivery and servicing will occur on-site within the red line boundary.

Trip Assessment

The trip assessment concludes that Saturday operations will produce the peak number of daily vehicle movements. A total of 138 vehicle arrivals and departures are expected during Saturdays to the site. Peak two-way vehicle movements are anticipated between 12:00-13:00 with four arrivals and 48 departures.

Parking Accumulation Assessment

A parking accumulation assessment indicates that the peak car parking demand occurs a on both Saturday and Sunday. A maximum of 110 vehicles are expected to occupy the car park. On-site parking provision is therefore considered appropriate to accommodate parking demand generated by the development proposals and residential on-street parking in the surrounding area is not impacted.

The Transport Assessment demonstrates that the transport impact of the development can be mitigated. It is considered to be in accordance with planning policy at government, regional and local levels. It should be considered acceptable in transport and highways terms on that basis.

Please refer to Robert West Transport Assessment for further information.

5.15 Travel Plan

Travel Plan

The Travel Plan report demonstrates Arun District councils commitment to encourage sustainable travel to and from the proposal site. It provides the context and identifies the means to achieve a successful sustainable access strategy and provides an overview of the management, monitoring, implementation and travel measures / initiatives that will enable the sustainable operation of the site

Both the Travel Plan and Transport Statement reports identify the scheme as providing suitable levels of car parking and cycle provision on-site to serve the proposed development. It is considered to be in a location that would offer a range of travel choices for employees and visitors / patrons by sustainable modes of transport. It also demonstrates that the proposed scheme can operate in a manner that makes the best use of the site's location and best practice to promote a sustainable ethos across the site and to operate as sustainably as possible.

The Public Rights of Way (PRoW) map extract illustrates that the development proposals will not have an adverse impact on the existing PRoW network.

A list of measures and initiatives are outlined in the Travel Plan to encourage walking, cycling, public transport use, the transition to EVs and car sharing in accordance with both national and local policies.

Monitoring & Review

The Framework Travel Plan (FTP) will be initially monitored over a five-year cycle. This will involve undertaking a comprehensive baseline survey, post occupation of the development. This information will help to gather information about staff and visitors attitudes to travel and the propensity to encourage modes of sustainable travel.

The first such survey will be undertaken within six months of the first occupation or at the point in which the site becomes 75% operational, whichever occurs within the shortest timeframe

The second and third monitoring surveys will be undertaken at Years one and three (on the first and third anniversary of the initial baseline travel survey). The final monitoring survey will be carried out on the fifth anniversary of the initial baseline survey.

During the review years, and throughout the life of the plan, the TPC will undertake a review to establish the success of the initiatives and changes to mode shift. The objective of the review will be to assess the success of the plan and to identify any new measures required to meet the existing targets, and any new targets deemed applicable.

The Travel Plan Co-ordinator (TPC) will compile a report or update the current version of the FTP outlining the results of the review. The report will also incorporate the results of the on-going monitoring undertaken throughout the preceding year, the monitoring methods used and a summary of measures and targets.

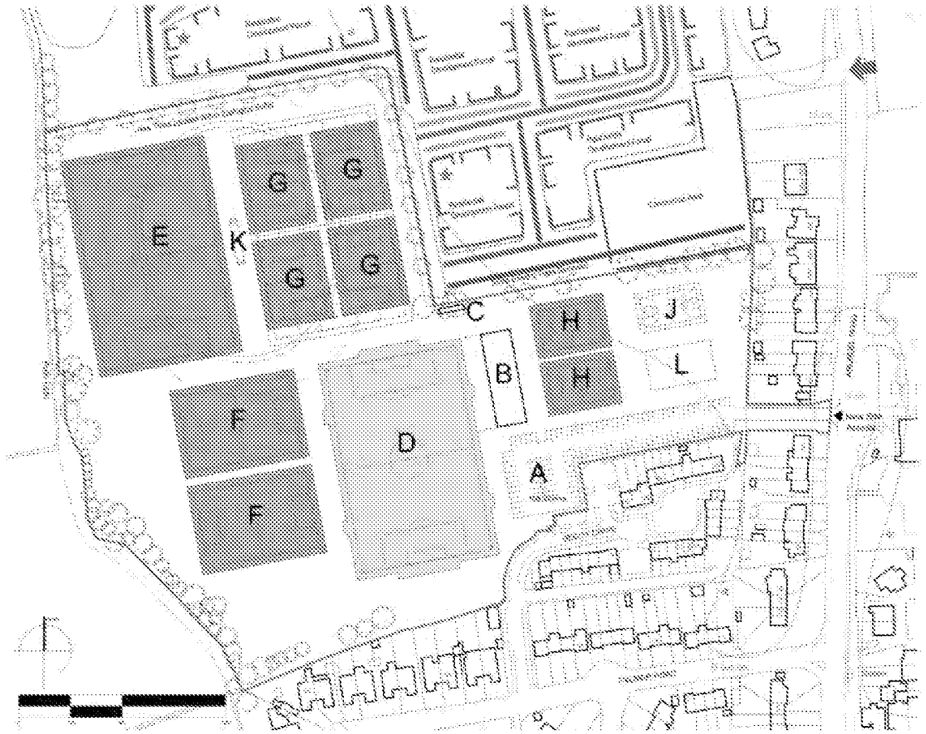
Please refer to Robert West Travel Assessment for further information.

5.16 Asbestos

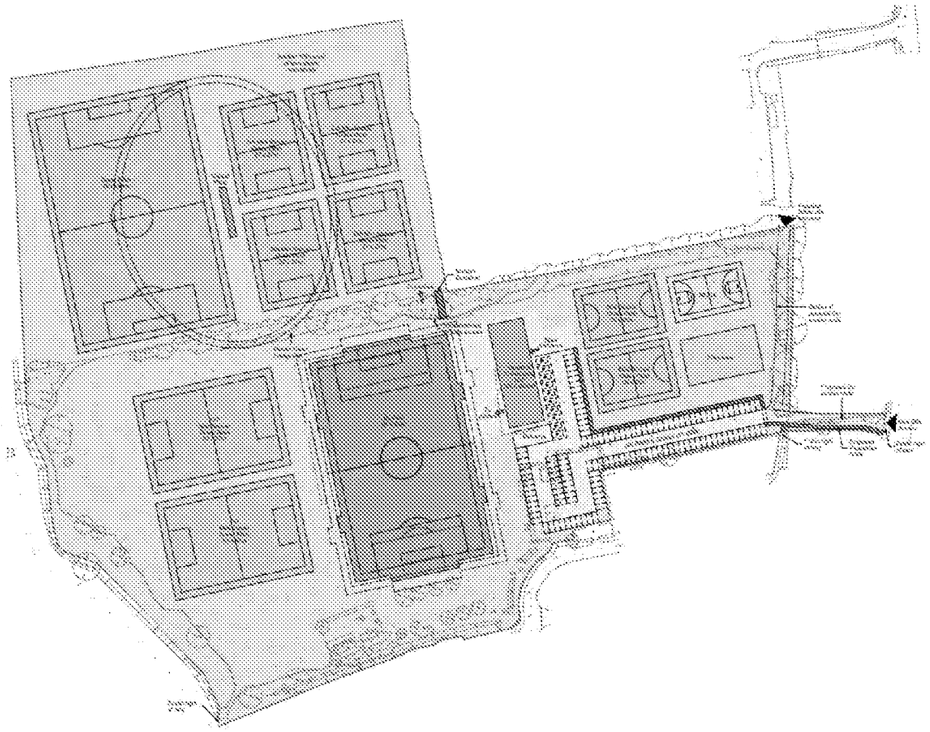
There is no asbestos survey/or management plan for the existing pavilion building

6.0 DESIGN PROPOSALS

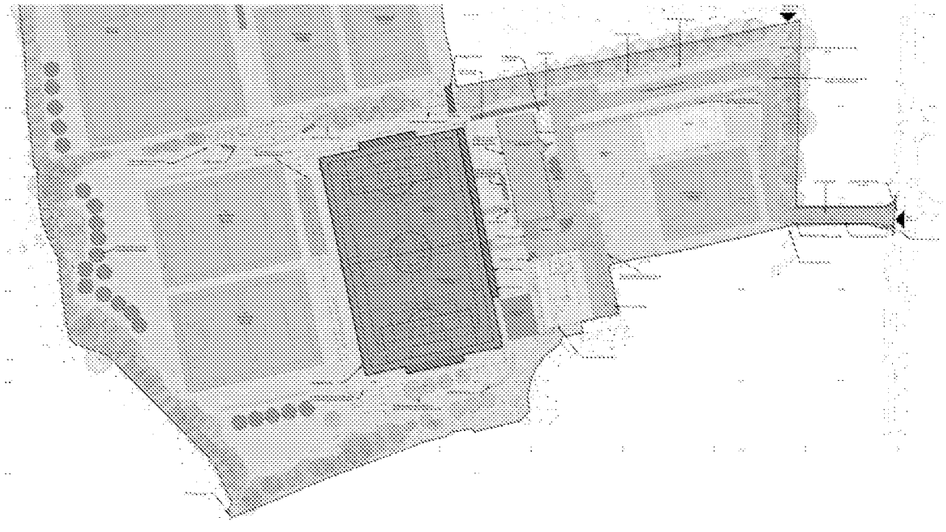
6.1 Site Layout development



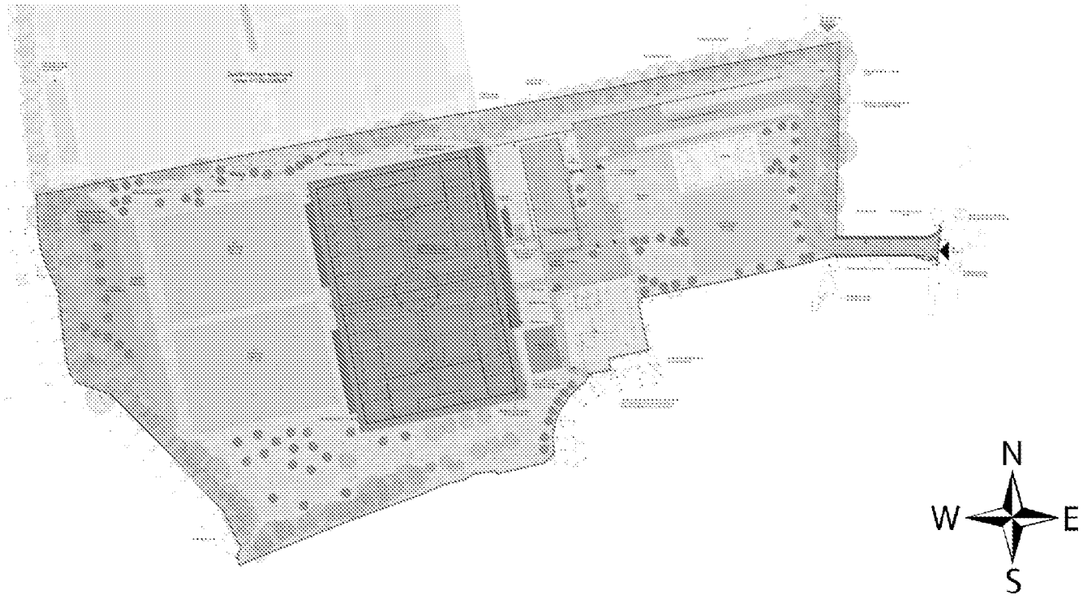
1. Site layout Stage Two Feasibility Study and Options Appraisal produced by The Sports consultancy.



2. Initial site layout working with the Sports consultancy's layout as a basis but refining the Sports hub and parking provision.



3. Site access road and parking reconfigured along with the position of the MUGA and play area in response to the public consultation feedback received.



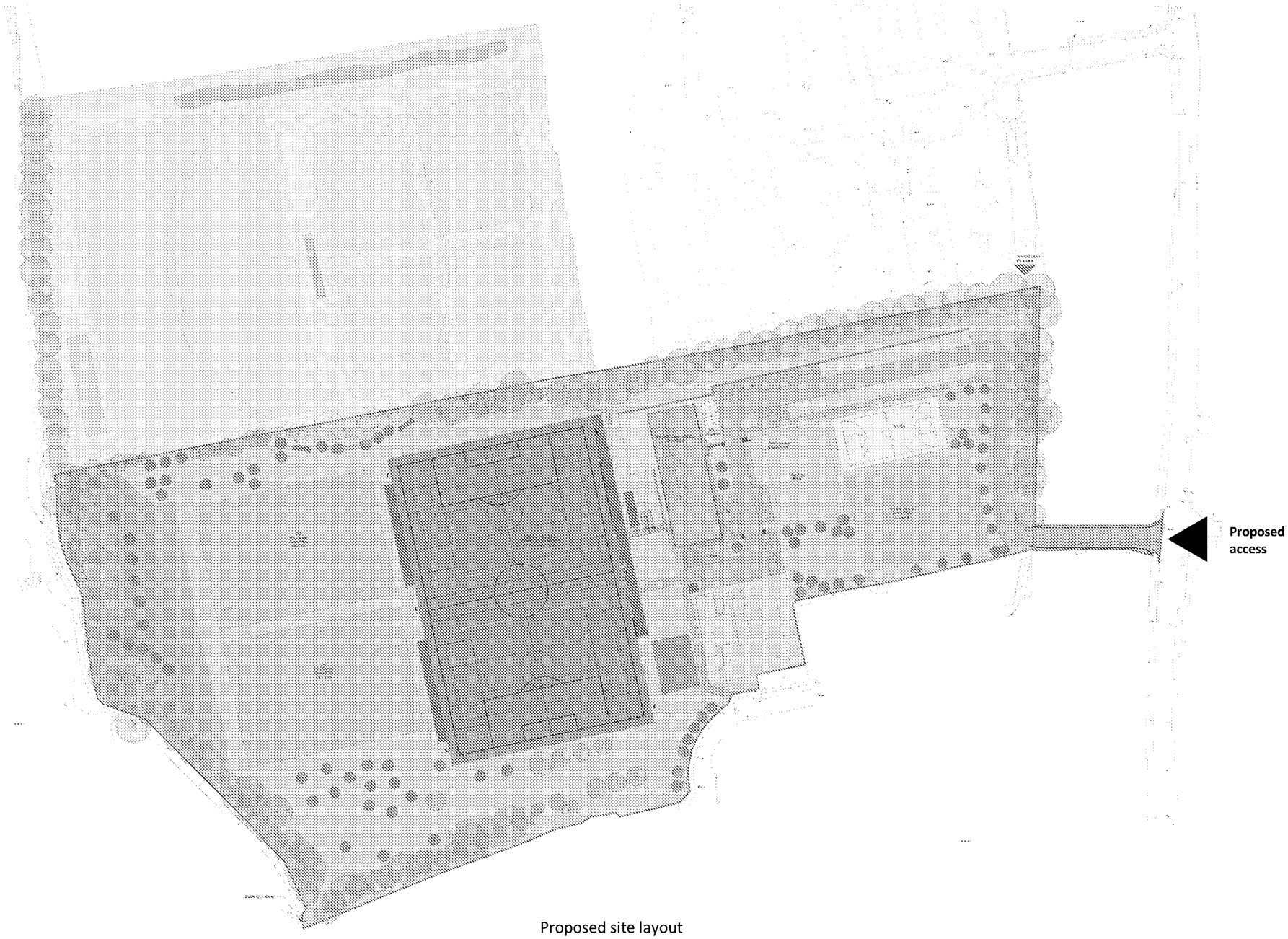
4. Section 106 land to the North removed from the site boundary after planning advise and confirmation that the pitches in this area have planning permission approved under A/122/19/OUT.

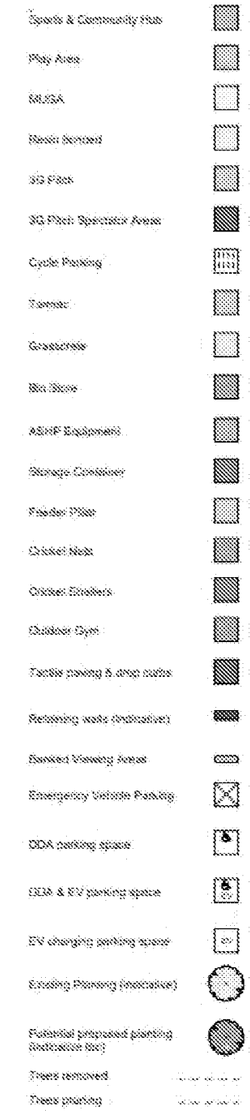
6.2 Site Layout

The site layout provides access from the East opposite the access to St Margaret's primary school. The location for the proposed Hub has been strategically considered to ensure that the proposed facilities are easily accessible and can interact with other complimentary services/partnerships. The 3G pitch and associated spectator areas are located next to the sports hub with surrounding grass pitches to the West and North of the site. By locating the mini football pitches, MUGA and locally equipped play area in the eastern end of the site whilst the floodlit 3G full size football pitch and grass mini football pitches will be located at the west of the site, with greater separation from the residential properties to the south. This minimises the potential for disturbance from the flood lights and noise associated with the use. The specification of the pitches is in line with the requirements of Sports England.

Key design decisions:

- ◊ The Building will be a central hub which creates links / adjacencies for the community and the site's wider sports and leisure facilities.
- ◊ This site allows the building to have one primary elevation from which the main access is the car park and pedestrian routes.
- ◊ Clear and short connection to the parking (particularly accessible spaces) are critical for the building to function.





Proposed site layout

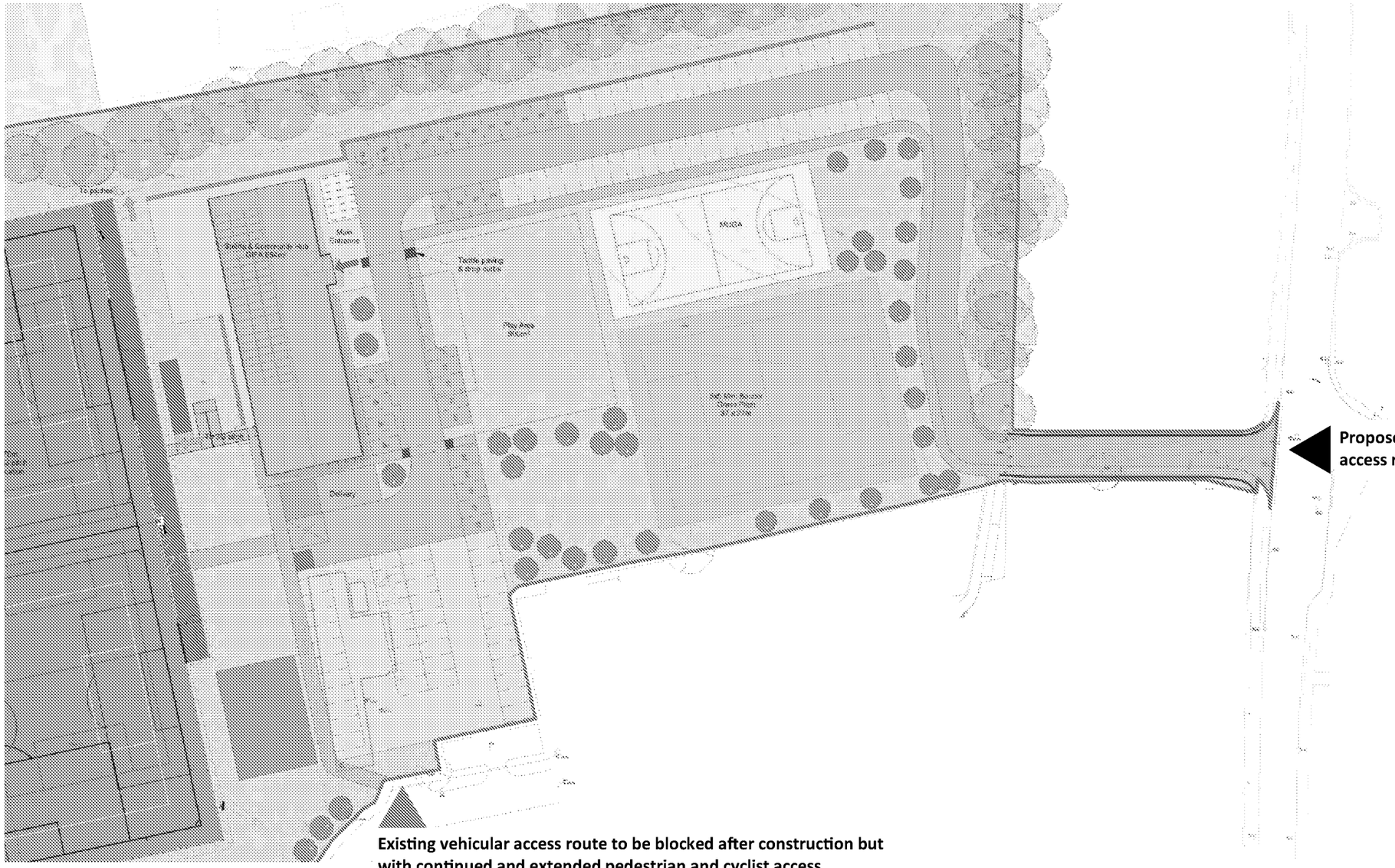
6.3 Site Access

Policy T SP1 that is set out in the adopted Arun Local Plan states developments must provide safe access onto the highway network, contribute to highway improvements and promote sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. Consultation from Robert West transport consultants has been sought in the design of the sites proposed access.

The site's proposed access route is from the East, opposite the access to St Margaret's primary school, which provides safe access onto the highway via a new vehicular and pedestrian access from a new bell-mouth junction onto Arundel Road, offering a safe connection to the existing highway. Arundel Road is a straight, slow moving (30mph) road with excellent visibility. The relocation of the access will significantly reduce the amount of traffic currently experienced on Decoy Drive, improving the living conditions for residents. The site layout also provides a pedestrian route from the site boundary to the sports hub building and surrounding facilities, this also connects with the existing pedestrian route onto the site to the South from Decoy drive.

Tactile paving and drop curbs will also provide safe pedestrian crossing points across the car park to the sport hub main entrance. The existing access to the South of the site via Decoy drive will be maintained during construction and then will ensure vehicle access from the existing entrance is prohibited whiles maintaining the openness of the site for pedestrian and cyclist access and public use of the recreational ground with a shared route extended onto the site to the sports hub.

The standard parking spaces are proposed to be Grasscrete, which looks to facilitate surface water drainage and reduce the amount of tarmac on the site. This will all help to provide safe access to and from the highway, promote sustainable transportation and improve the pedestrian and cycle facilities in the area.



Proposed site Access

6.4 Site Parking

Existing Car Parking

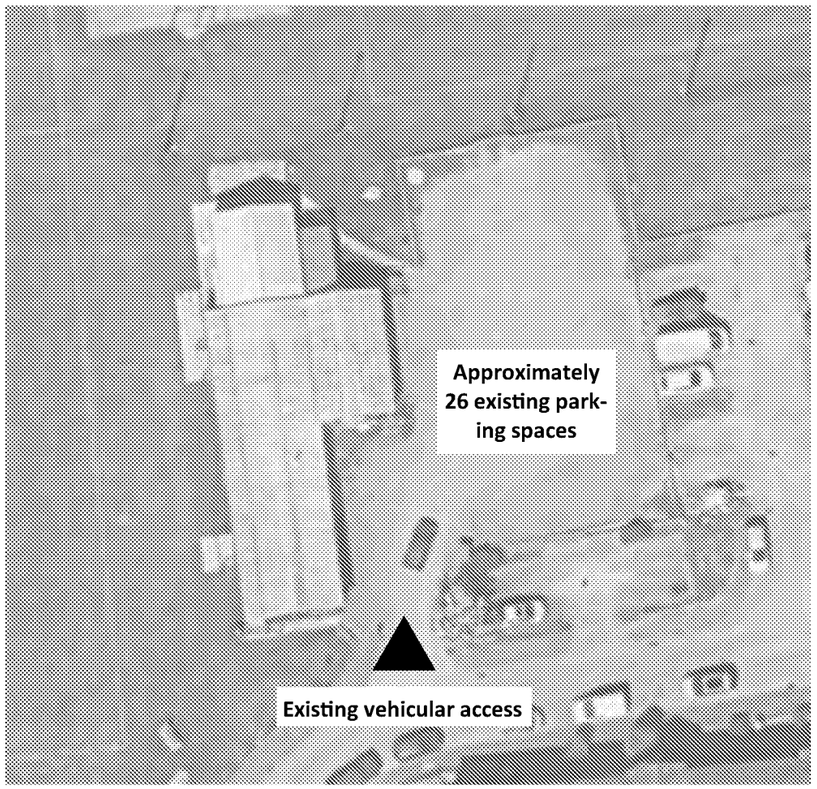
- Approximately 26 existing spaces.

Proposed Car Parking

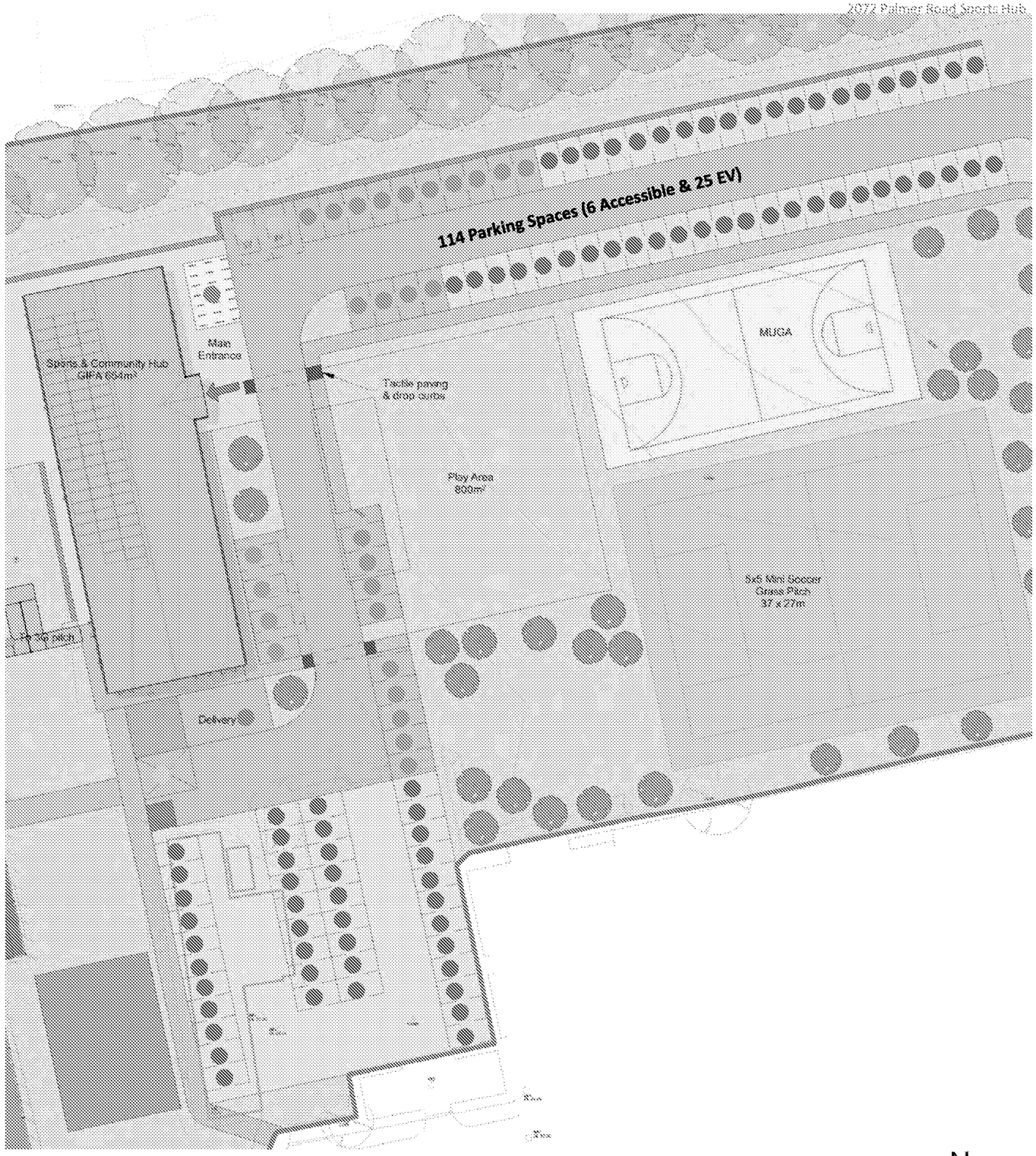
- A total of 114 car parking spaces are proposed to service the site. 25 parking spaces will be provided with EVCP and 6 spaces will be allocated for blue badge holders. It should be noted 2 of the blue badge spaces will be provided with EVCP.
- Emergency Vehicles Access to 3G Pitch
- Delivery and servicing

Cycle Parking

Cycle parking is proposed in line with Arun District Council and West Sussex County Council parking requirements. A total of 42 cycle parking spaces will be provided for both staff and visitors.



Existing Parking provision



- Standard Parking Bays
- Accessible Parking Bays
- EV Parking Bays
- EV Accessible Parking Bays
- Cycle Parking
- Emergency Vehicles Access
- Delivery and servicing

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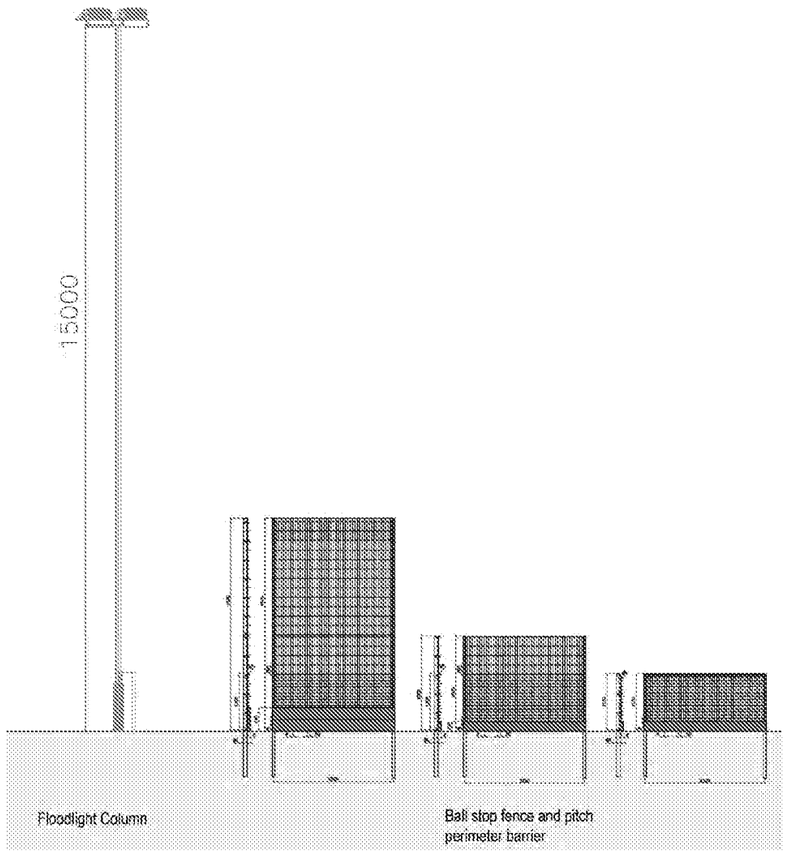
6.5 Site Proposals

Artificial Grass Pitch

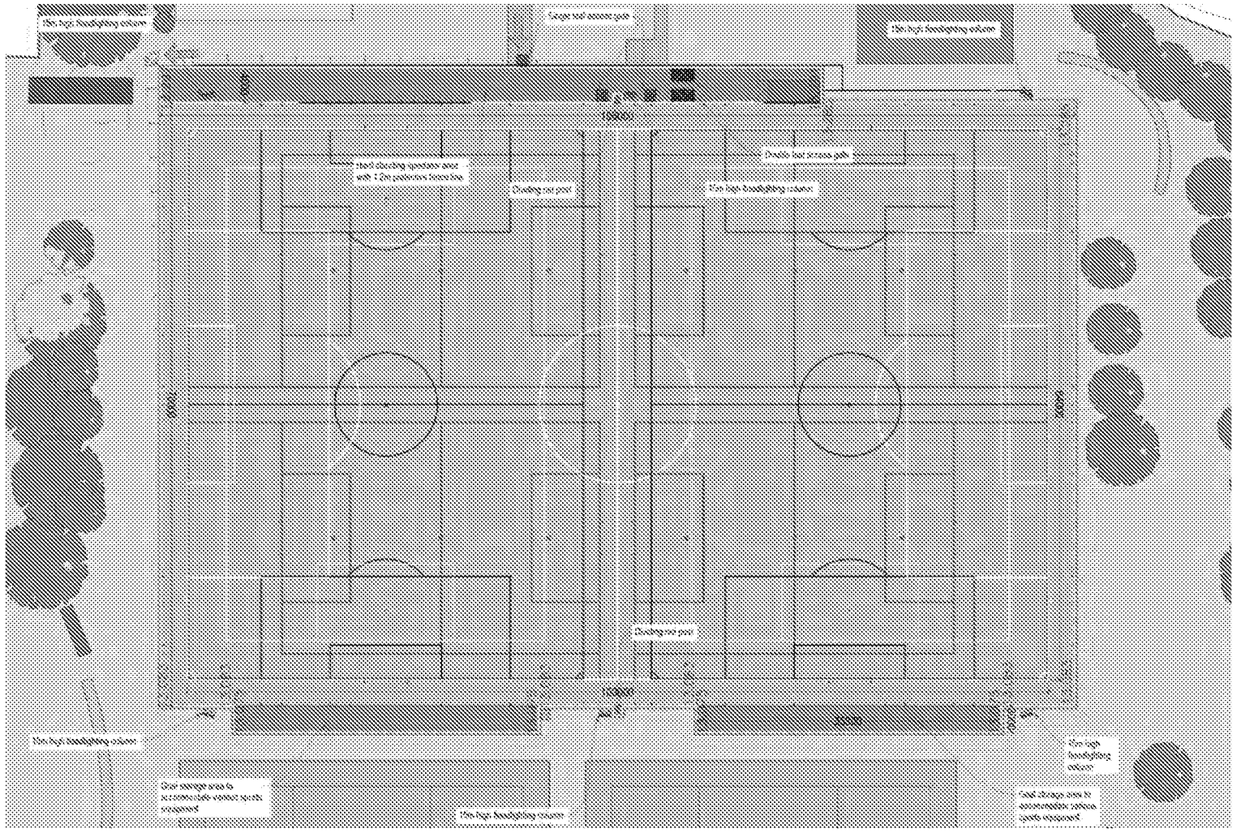
The proposed development will include the construction of a new 106m x 70m external Artificial Grass Pitch (AGP) with perimeter ball-stop fencing, clean access and site furniture, goals, maintenance equipment with associated storage and an artificial (flood) lighting system. An AGP pitch surface with 3G artificial grass will accommodate a football pitch (including 3 metre run-offs). This includes the installation of new 4.5m high ball stop fencing around the AGP perimeter with lower 1.2m high fencing between the spectator area and playing pitch area, and 2m between the spectator area and storage container. It also includes the installation of new hard standing areas around the AGP perimeter for pedestrian access, goals storage, spectator viewing space, and emergency access, as well as the installation of new 15 metre high floodlight system around the AGP perimeter comprising 6 columns and storage container within the fenced facility of the AGP.

The provision of the new external AGP will create new provision at Palmer Road Sports Hub for the benefit of the school and associated football clubs, other local sports clubs and their partner organisations to gain the maximum football developmental outcomes. This extended use is possible because the proposed AGP is more resilient in comparison to natural turf, especially during winter weather conditions, and avoids close season maintenance works. The new AGP will offer a full sized pitch and variety of football pitches and training areas within the same enclosed playing space to support development plans of sport.

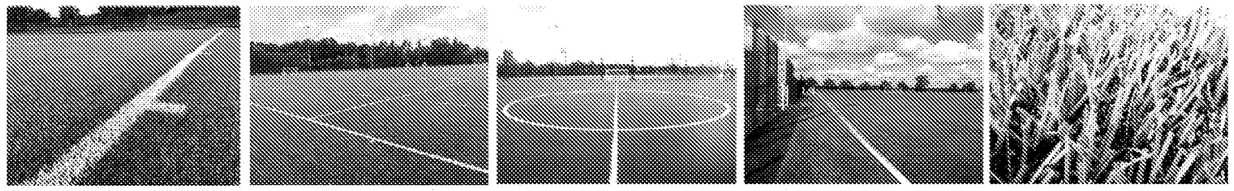
Please refer to Surfacing Standards Ltd proposals for further information.



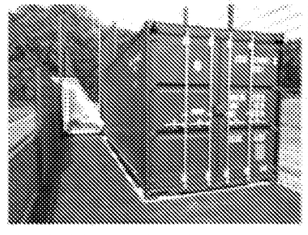
Proposed Artificial Grass Pitch Elevations



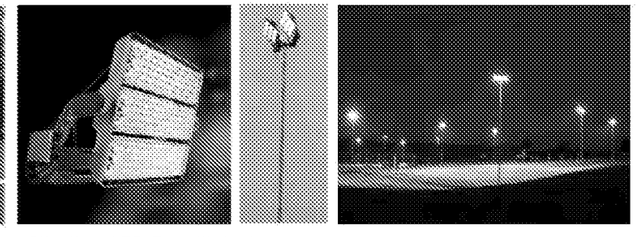
Proposed Artificial Grass Pitch layout from Surface Standards information



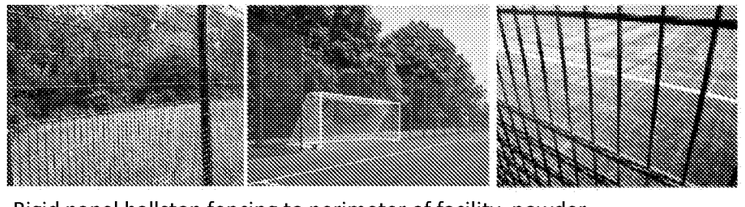
3G synthetic turf surface, its appearance similar to well-maintained natural grass



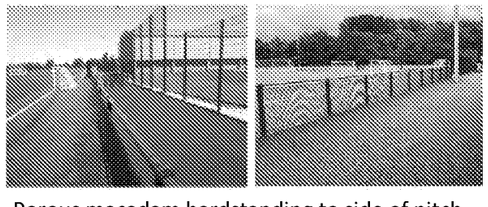
Lockable steel maintenance equipment store



Slimline LED floodlight lamps



Rigid panel ballstop fencing to perimeter of facility, powder coated dark green to be discrete against a rural backdrop



Porous macadam hardstanding to side of pitch

6.5 Site Proposals (cont.)

Multi Use Games Area (MUGA)

A new fenced MUGA will replace the existing hardstanding MUGA, this will allow a variety of sports to be played including Basketball, Netball and Tennis.

MUGA example

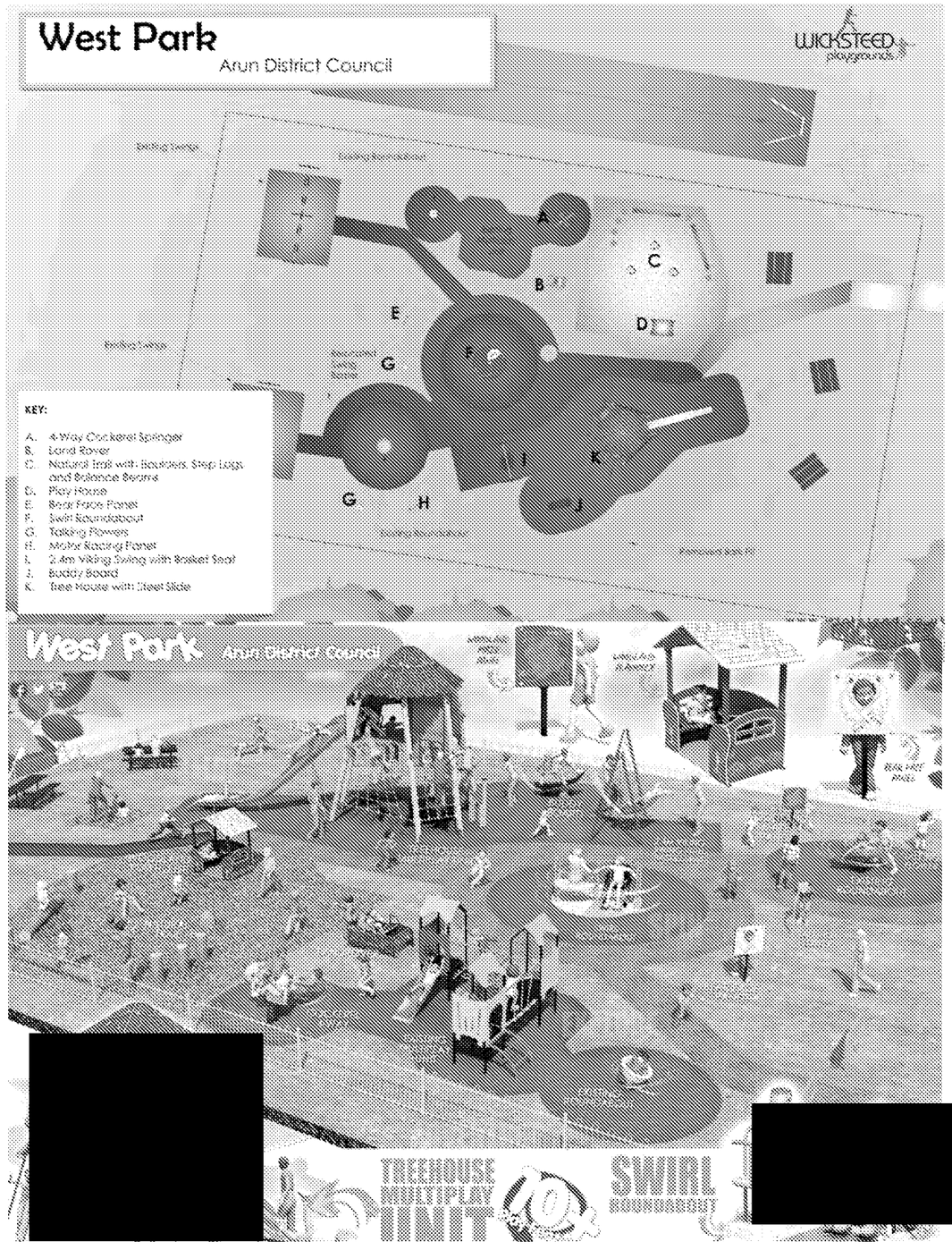
Outdoor Gym Equipment

An area of outdoor gym equipment is proposed for public use and to promote exercise in the community.

Outdoor gym equipment example

Play Area

The existing Play area will be replaced with a new grass based play area to the East of the Sports Hub building to help generate more natural surveillance over the equipment users and potential vandalism of the equipment. The area of the play area has been indicated and the design will be formalised at a later stage.



Play area example Arun district council provided artistic impression

6.5 Site Proposals (cont.)

External Hardscaping

Car Park

Grasscrete parking bays example

Tarmac access road example

Patio / Paths

Resin bonded patio examples

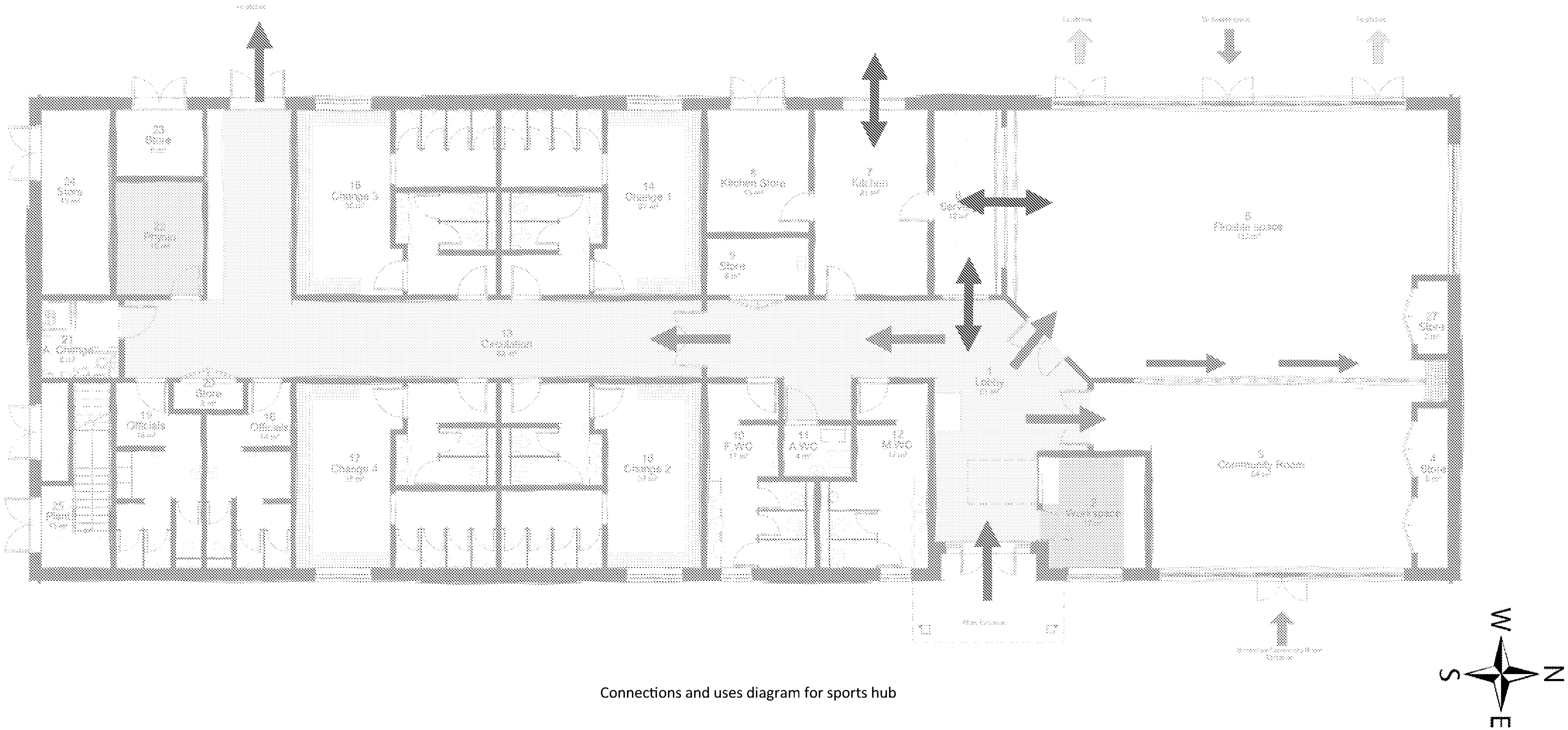
Tarmac paths example

6.6 Sports Hub Design Development

The proposed building layout looks to create a main entrance which leads to a central lobby from which the multifunctional spaces, community and changing facilities could all be accessed. This way the building's management team would have the ability to provide flexible access to refreshments and services based on the user groups' needs and times of day, while keeping other facilities locked up and secure. The proposal also provided dedicated works spaces and reception near the entrance and community room.

The changing facilities would then have a secure access from the main lobby with separate pitch access, this would ensure sports footwear and mud would not enter the main lobby or multifunctional spaces of the building. The changing facilities provided:

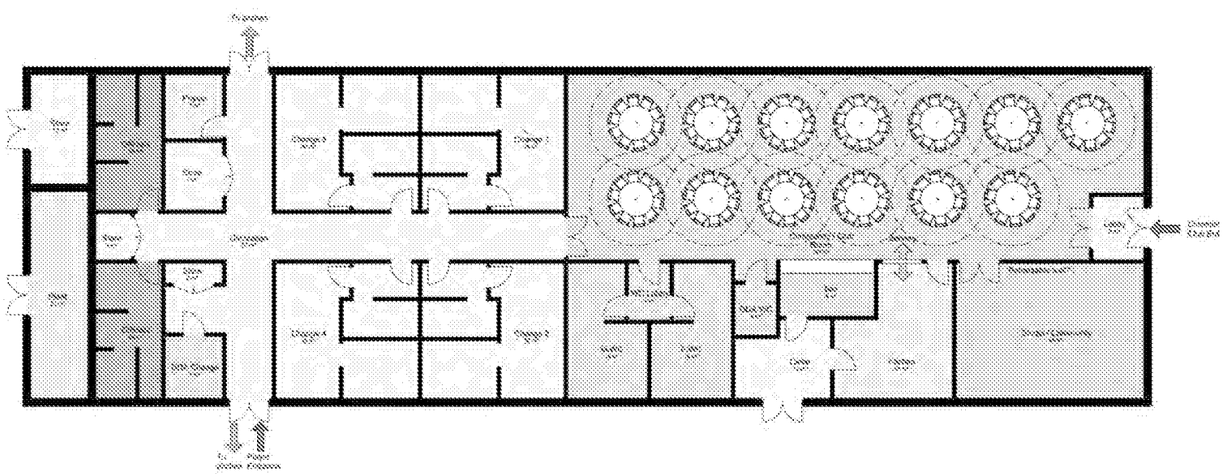
- 4 x FA guidance team changing rooms
- 2x official change (1 per pair of changing room)
- Physio room
- Accessible Change / shower / WC
- The proposed layout also included plant and internally / externally accessed storage spaces



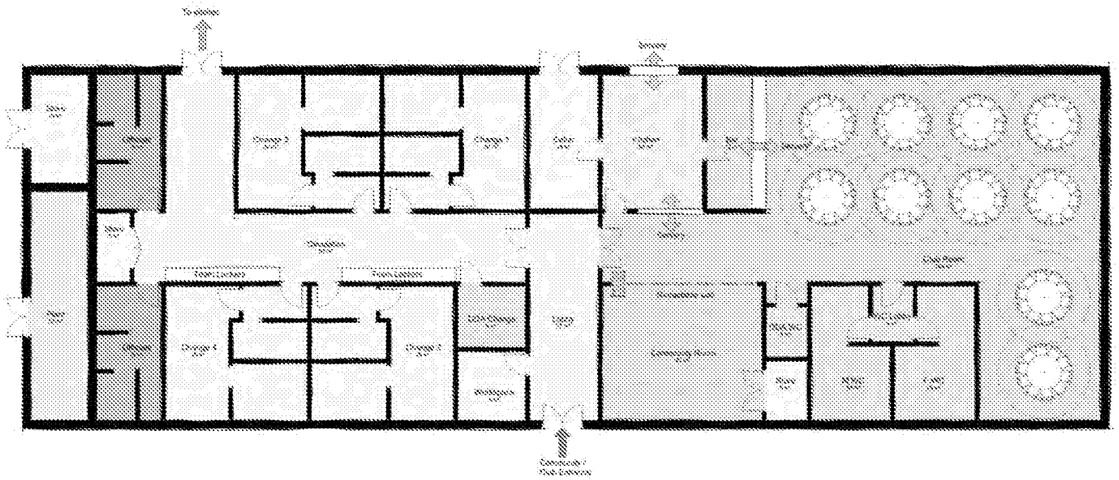
Connections and uses diagram for sports hub

6.6 Sports Hub Design Development (cont.)

The arrangement of the internal spaces was primarily driven by access and adjacencies, in close consultation with the various stakeholders that will occupy the building. This ensured rooms with flexible or shared facilities could be operated by and easily accessible to different user groups.



1



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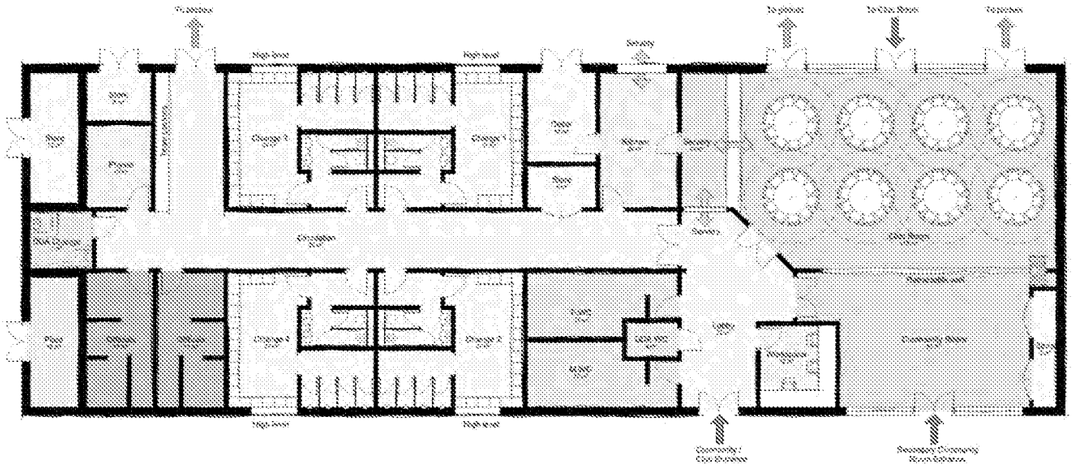
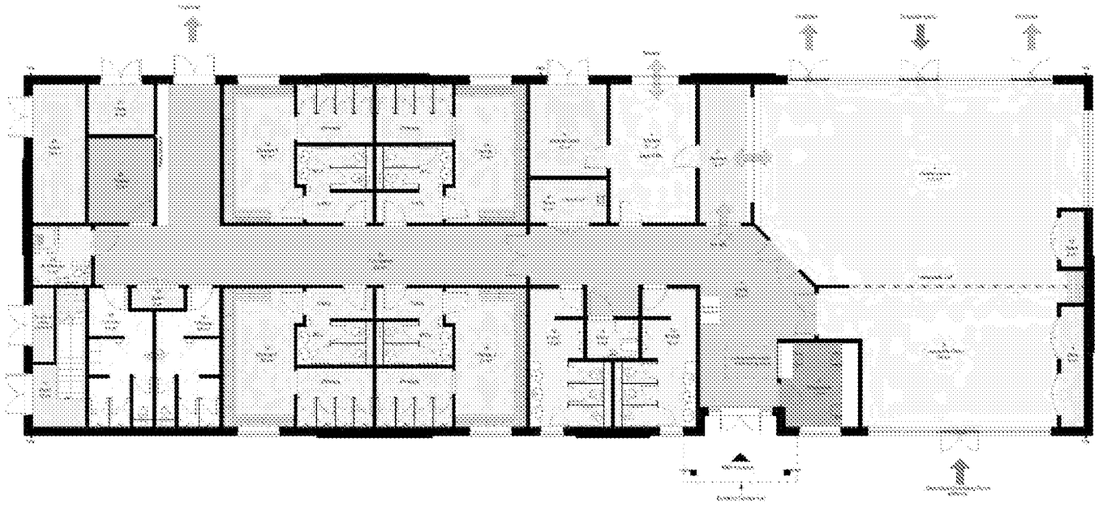


3

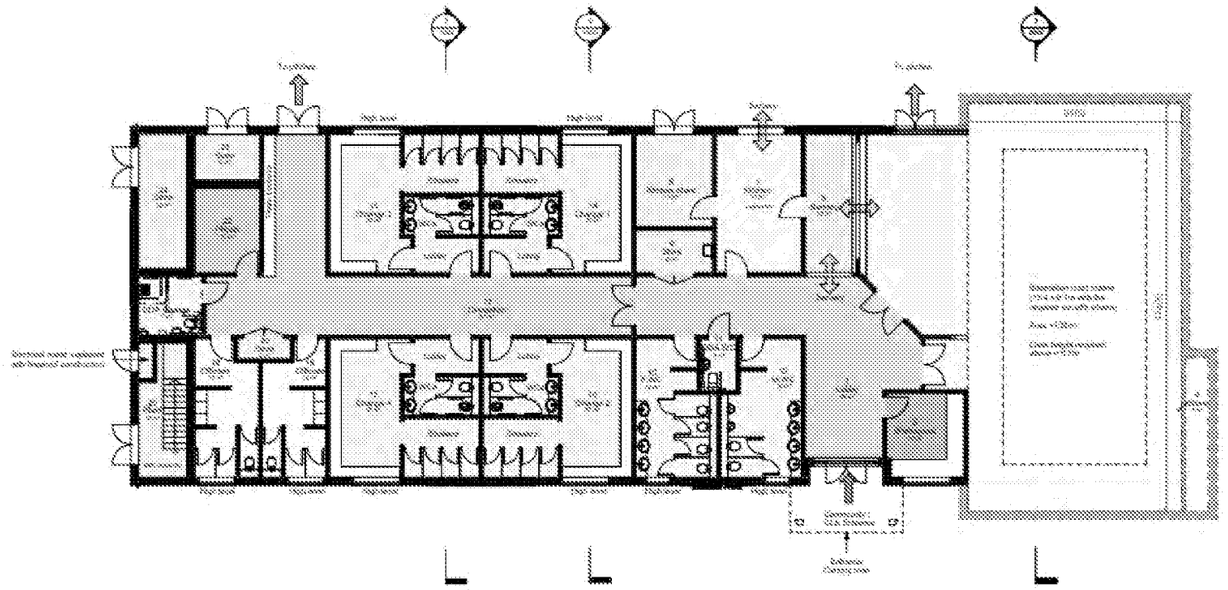


4. Developed Ground Floor Plan

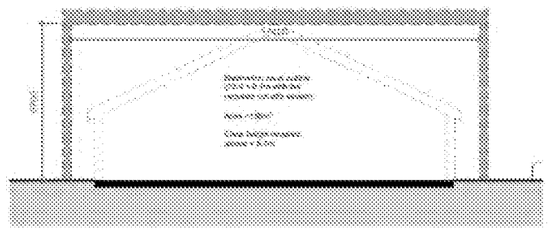
Design Evolution of Sports Hub: Layout

6.6 Sports Hub Design Development (cont.)

In response to public consultation comments the addition of other internal sports facilities was explored including a Badminton court . However, this was discounted due to the additional costs which would be needed to provide the associated spatial requirements, including internal height.

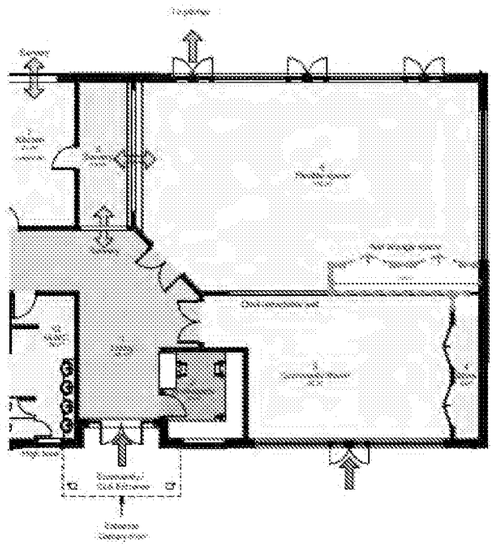


Ground Floor Plan Badminton
1 : 100

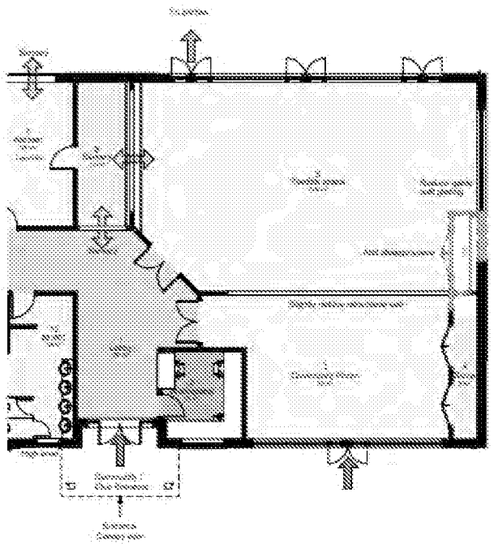


Section A-A Badminton

1 Badminton court facilities exploration



Flexible Space Storage Option 2
1 : 100



Flexible Space Storage Option 3
1 : 100

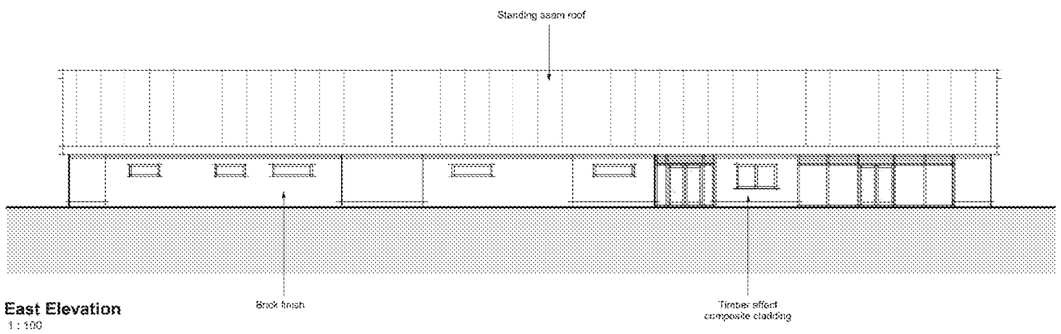
2. Additional flexible space storage options explored with option 3 being incorporated

6.6 Sports Hub Design Development (cont.)

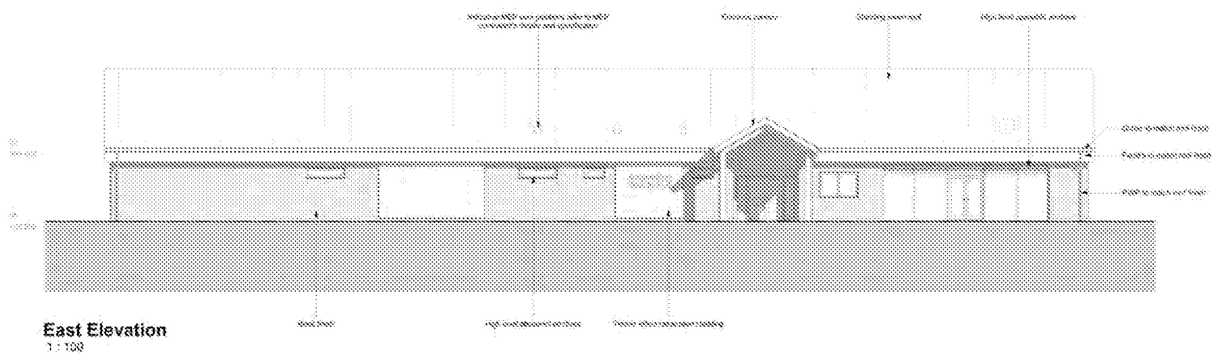
The design aims to strike a balance between providing a ‘shop window’ to activity of the internal spaces and providing some privacy, therefore, spaces such as the community room and flexible space were aligned along the North elevation of the building with glazed facades, whereas changing facilities have limited façade openings.

The massing of the building was designed to be in keeping with the existing facilities with a pitched gable roof and single storey elevation. This allowed the building to fit more subtly into its context, and feel more inviting to users.

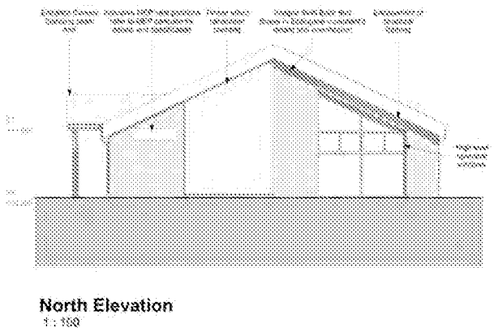
The buildings fenestration has been refined to find a balance between the aesthetics, views from the interior, security and costs. These factors have all been considered along with their compatibility with the MEP consultant’s heating and cooling strategy and the Ecological consultants proposed integrated Bat and Bird boxes.



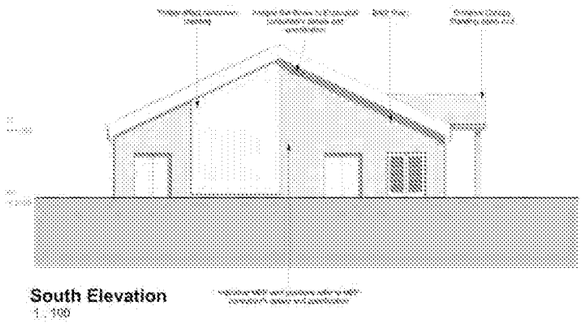
Initial East Elevation



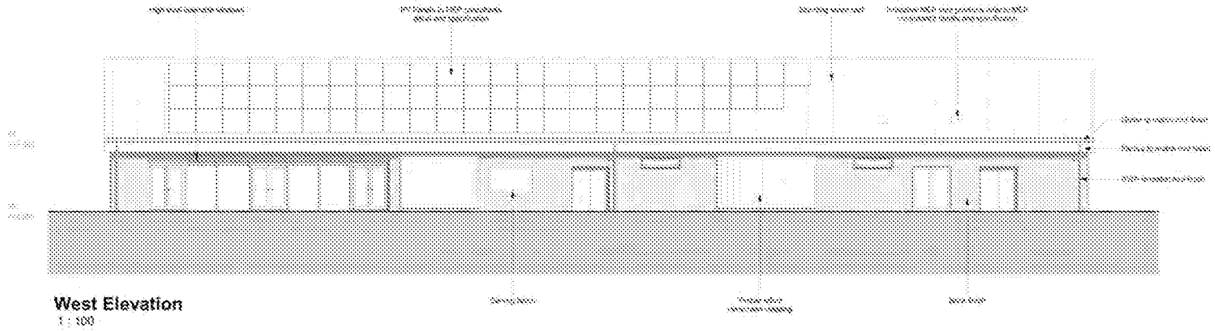
Developed East Elevation



Developed North Elevation



Developed South Elevation



Developed West Elevation

Design Evolution of Sports Hub: Facades

6.7 Sports Hub Pavilion: Layout

The proposed layout refines the principles set out in the initial layouts, maintaining the flexible use of spaces and separation of the changing facilities from the multifunctional spaces.

The flexible space and community room are positioned to have views over the surrounding sports pitches and playground with a retractable wall between the two spaces so they can be combined for events and activities that require a larger space. The kitchen and servery can be utilised via the main lobby, flexible space and externally to adapt to the needs of different user groups and the time of the day.

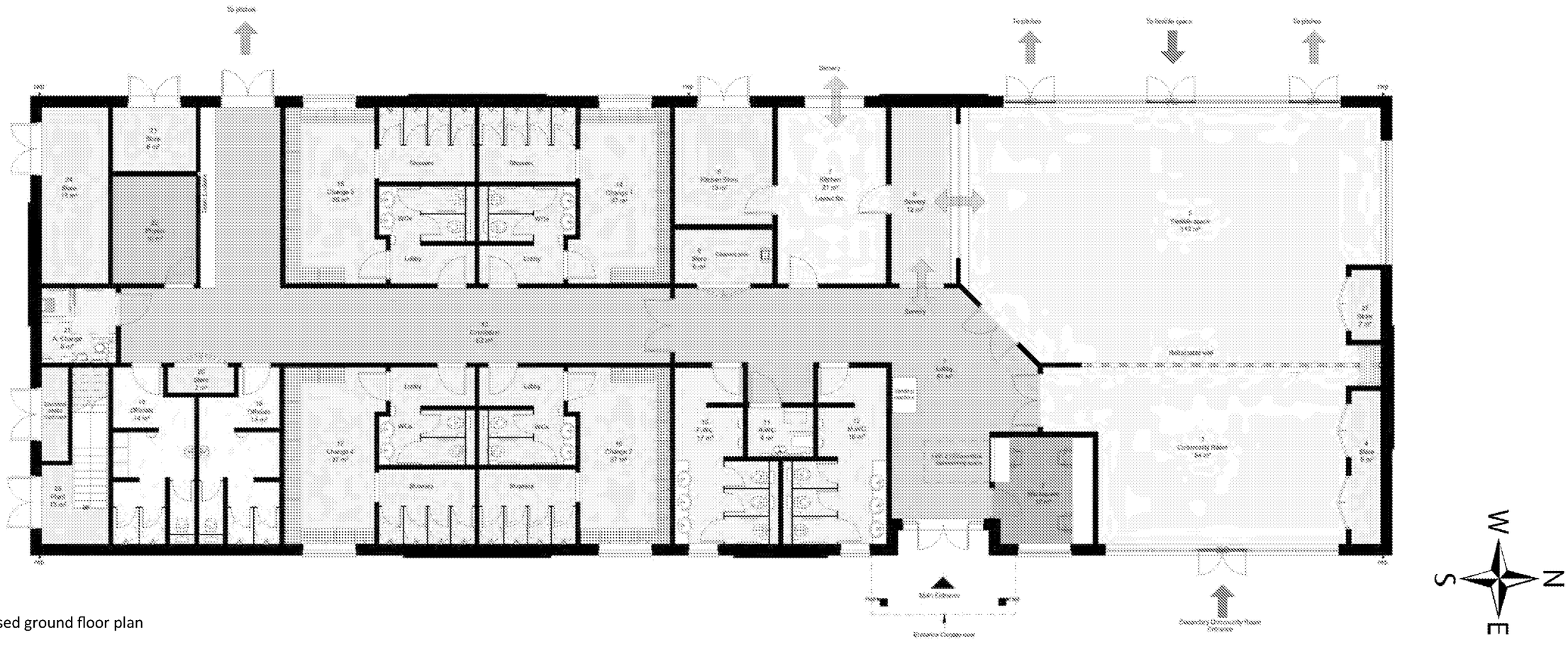
The changing facilities follow the same concept of the initial layout but have been further refined to maximise the available space and to illustrate the functionality of the spaces.

The plant room shows a fire rated electrical meter cupboard as well as a staircase up to a mezzanine level where the proposed MEP equipment will be located.

Number	Name	Area
1	Lobby	51 m²
2	Workspace	12 m²
3	Community Room	54 m²
4	Store	5 m²
5	Flexible space	113 m²
6	Servery	12 m²
7	Kitchen	21 m²
8	Kitchen Store	13 m²
9	Store	6 m²
10	F WC	17 m²
11	A WC	4 m²
12	M WC	17 m²
13	Circulation	82 m²
14	Change 1	37 m²
15	Change 3	38 m²
16	Change 2	37 m²
17	Change 4	37 m²
18	Officials	14 m²
19	Officials	14 m²
20	Store	2 m²
21	A. Change	6 m²
22	Physio	10 m²
23	Store	8 m²
24	Store	13 m²
25	Plant	13 m²
26	MEP Roof Space	75 m²
27	Store	2 m²

Proposed accommodation schedule

Artistic impression of the flexible space



Proposed ground floor plan

6.8 Sports Hub Pavilion: Exterior

The proposed form of the building has been kept simple to ensure economic viability and to facilitate the use of typical construction methods. The central pavilion minimises walking distance to the pitches, ensuring that the building serves all the onsite facilities as equitably as possible. The proposed external envelope uses a predominantly brick exterior finish, with areas of timber effect composite cladding and dark grey fenestration. The roof is a dual pitch gable roof with PV panels located on the western roof face, with a gabled canopy over the main entrance. Its construction will be of a contemporary design assimilating into its surroundings well. The new pavilion will be significantly larger than the timber pavilion it replaces in order to fulfil it's role as a new sports and community hub, providing a modern and fit-for-purpose range of changing and associated facilities for the site. As set out above the proposed sports pavilion demonstrates alignment with the National Design Guide.

Artistic impression of the approach to the Sports Hub from the North East

Artistic impression of the Sports Hub and patio area from the North West

6.9 Sports Hub In Context

The sports hub building is positioned in the centre of the site to maximise its connectivity to the surrounding pitches and activities. This also enhances its accessibility for users and creates views out over the surrounding context.

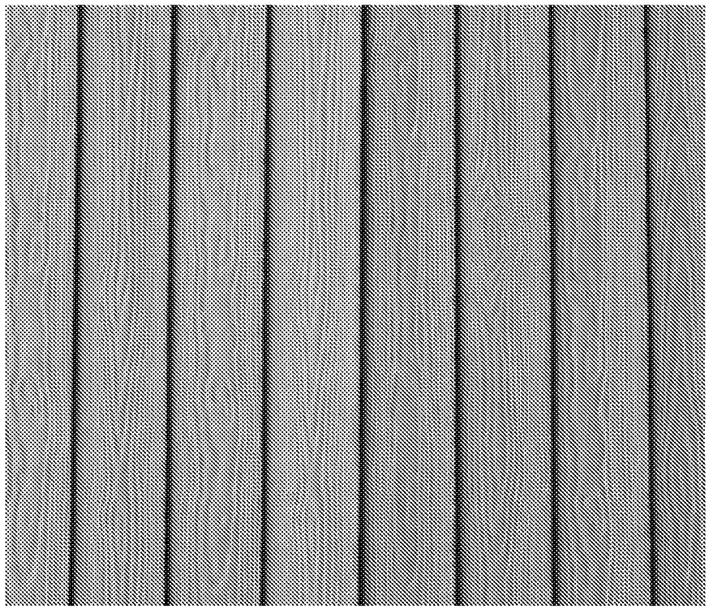
Aerial view of the sports hub pavilion from the North East

Aerial view of the sports hub pavilion from the North West

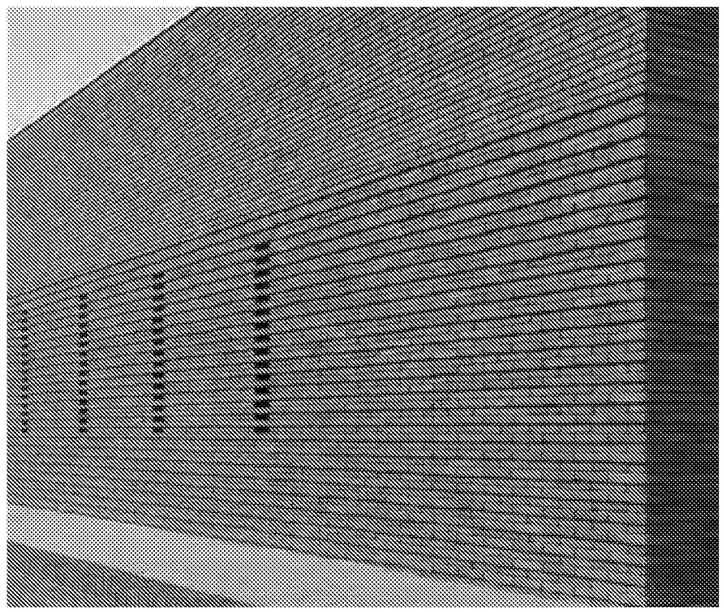
6.8 Sports Hub Pavilion: Exterior (cont.)

External Materials

Facade



Timber effect vertical composite board cladding example



Red brick example

Roof

Metal standing seam roof example

Fenestration

Composite aluminium windows and doors example

7.0 PLANNING

7.1 Planning Considerations

This section considers the planning policies and legislative framework, which together, provides the context against which any proposed new building should be considered. A snapshot of the Local Planning Policies Map has also been included to illustrate those identified policies specific to the site and area. A summary of the relevant Planning History for the site has been included for information purposes.

Please refer to Alderking's Planning Statement for further information.

7.2 Local Planning Policy Map

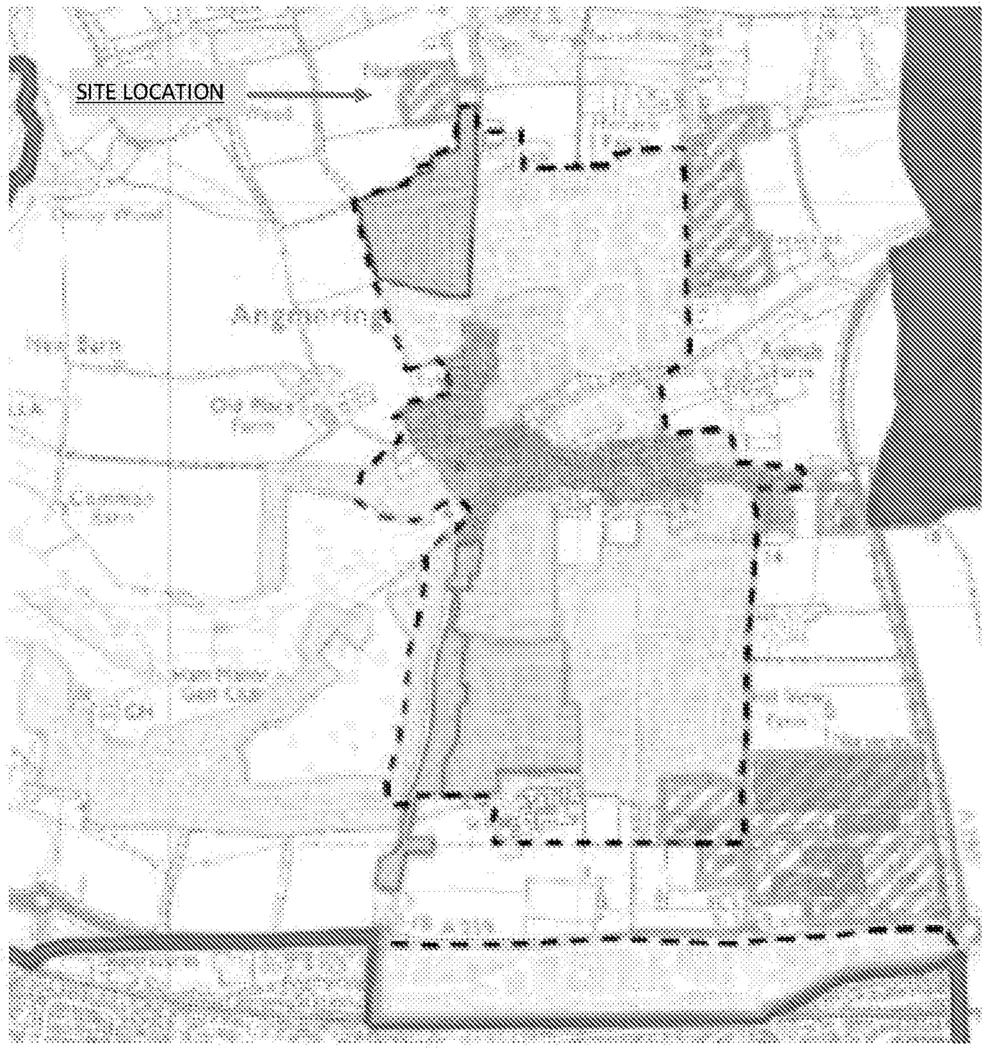


Figure 3.7: Map of Parish showing Character Areas

KEY

- Conservation / Heritage
- Palmer Road / Arundel Road
- Station Road
- Mill Road / Lansdowne Road
- Ham Manor / Weavers Ring / The Avenals
- North & South Angmering
- The Dell
- Bramley Green
- Employment Sites
- Built-up Area Boundary (Dotted Line)

7.3 Planning History

The pavilion is a timber framed building dating from the 1980's and originally built to serve the community on a temporary basis . Due to this there is limited planning history information for the site.

A/57/87: Construction of Temporary Cesspool. Granted 8 June 1987.

A/164/89: Erection of four telegraph poles with floodlighting attached. Granted 15 January 1990.

A/34/91: Extension of existing pavilion to provide storage. Granted 15 April 1991.

A/36/94: Extension of sports pavilion and car park. Granted 16 May 1994.

A/108/95: Erection of two additional telegraph poles with floodlighting attached. Granted 6 October 1995.

A/106/00: Renewal of unimplemented planning permission A/108/95 for erection of 2 additional telegraph poles with floodlights attached. Granted 28 November 2000.

Please refer to Alderking's Planning Statement for further information.

7.4 Relevant Policies

The Arun Local Plan 2011-2031 was adopted in July 2018. The following policies are relevant considerations for this planning application:

- Policy SD SP1a: Strategic approach
- Policy C SP1: Countryside
- Policy LAN DM: Protection of landscape character
- Policy D SP1: Design
- Policy D DM1: Aspects of form and design quality
- Policy ECC SP2: Energy and climate change mitigation
- Policy ECC DM1: Renewable energy
- Policy HWB SP1: Health and Wellbeing
- Policy OSR DM1: Open Space, sport and recreation
- Policy T SP1: Transport and development
- Policy ENV DM4: Protection of trees
- Policy W DM2: Flood risk
- Policy QE SP1: Quality of the environment
- Policy QE DM1: Noise pollution
- Policy QE DM2: Light pollution
- Policy QE DM3: Air pollution

The proposals are in full accordance with the pertinent policies of the development plan, as well as guidance in the NPPF. As such, the application should be approved in accordance with Paragraph 47 of the NPPF.

Please refer to Alderking's Planning Statement for further information.

7.5 Potential Planning Constraints

- New proposed access is opposite the primary school to the East of the site.
- The increased traffic flow to the site via the existing access to the South via Decoy drive needs to be considered if Option 1 and 2 are not viable.

Please refer to Alderking's Planning Statement for further information.