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Architectural Services

Planning Statement

Erection of New Sports and Community Hub

Palmer Road, Angmering,
Littlehampton

Mace Group / Arun District Council
December 2024



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Planning Statement

Palmer Road, Angmering, Littlehampton

Date: December 2024

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1.0 Introduction

1.1 This Planning Statement has been prepared by Alder King Planning Consultants on behalf of Mace Consult Ltd and Arun District Council. This statement is submitted in support of an application seeking planning permission for the construction of a new sports and community hub on the site of the existing Palmer Road Recreation Ground.

1.2 The formal description of the development is as follows:

"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 and associated works and infrastructure"

1.3 This Planning Statement sets out the application proposal and then assesses it against relevant planning policy requirements. It assesses the planning merits of the proposals and draws conclusions on its overall suitability regarding the planning policy requirements.

1.4 The planning application comprises the following documents and drawings, in addition to this statement:

- Completed application form
- Completed CIL form
- Plans, including:
 - Site Location Plan
 - Proposed Site Plan
 - Floor Plans
 - Roof Plan
 - Elevations
 - Pitch Measurements Plan
- Design and Access Statement
- Playing Field Statement
- Transport Assessment
- Framework Travel Plan
- Noise Assessment
- Ecological Assessments
- BNG Assessment
- Flood Risk Assessment and Drainage Report

- Tree Survey and Arboricultural Report
- Landscaping Strategy
- External Lighting Strategy Report
- Desk-based Assessment of Archaeological Potential

2.0 Site and Surroundings

Application Site

2.1 The application site comprises the existing Palmer Road Recreation Ground site in the village of Angmering, to the northeast of Littlehampton, that measures approximately 4.1ha. It is located within the administrative area of Arun District Council. The application site concerns the 'southern parcel' of a larger expansion of the sports facilities in this location, the remainder of which (the 'northern parcel'), already has planning permission to be used as sports pitches by virtue of outline planning permission A/122/19/OUT and subsequent reserved matters permission A/282/22/RES. Together, the two parcels (southern and northern) shown in Figure 1 below comprise the comprehensive redevelopment and upgrading of sports provision at the site. Throughout this statement, references will be made to the overall comprehensive sports facilities across both sites. However, since planning permission already exists for the use of the northern part as sports pitches, and in the absence of any built development on the northern parcel, the planning application itself relates only to the southern parcel.

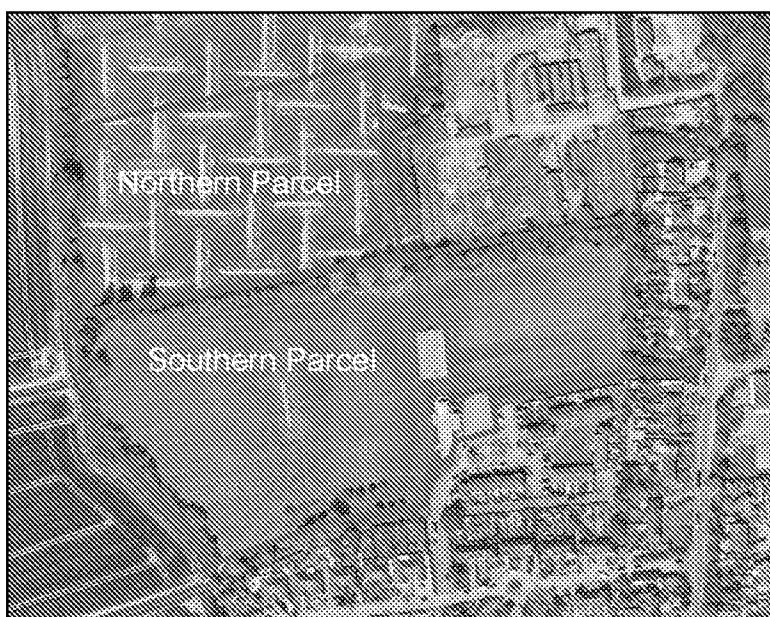


Figure 1: Northern and southern parcels of land

2.2 The proposed site access is onto Arundel Road to the east, which connects directly to Angmering Village centre. The site is in Flood Zone 1 and is not in a conservation area. The site location plan is shown below in **Figure 2**.

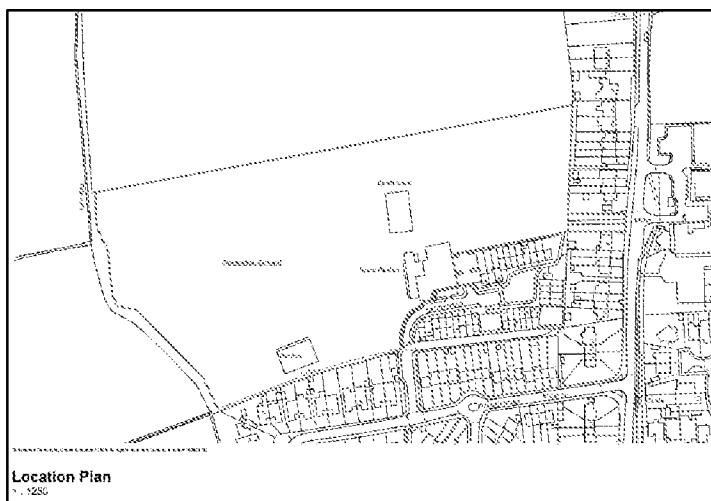


Figure 2: Site Location Plan (ref: 2072-SBA-XX-S1-DR-A-5001)

2.3 The site is already in operation as a recreation ground and features a playing field, sports pitches, pavilion and Mult-Use Games Area (MUGA). The site is outside of the Angmering Built-up Area Boundary and is designated as existing Open Space, sport and recreation in the local plan, as shown below in **Figure 3**.

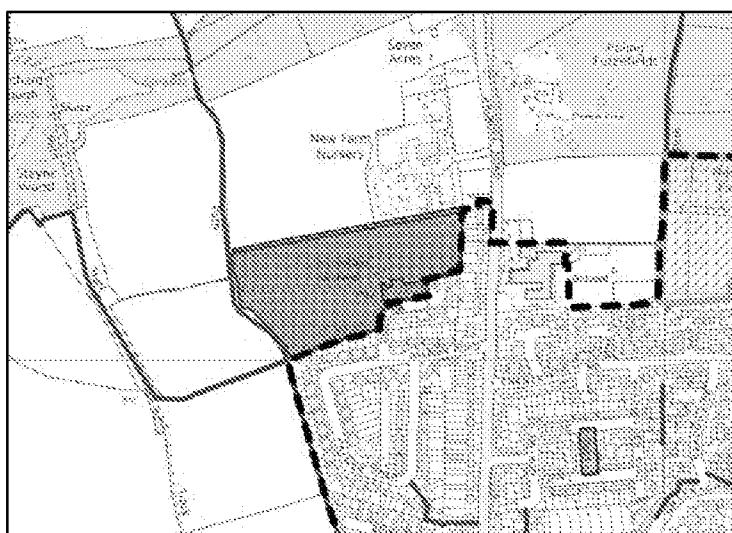


Figure 3: Policy Map extract

Surroundings

2.4 The site lies at the northwestern edge of the settlement of Angmering, with agricultural fields adjoining the site to the west. The land to the north of the Palmer Road Recreation Ground is currently agricultural land and disused industrial buildings, however permission has been granted for 160 homes and a new commercial and employment site (A/122/19/OUT). This planning permission includes the provision of sports fields on the land directly to the north of the proposal site (the northern parcel) and will be transferred across to the council by the housing developer.

2.5 To the south and east are residential properties, while further to the northeast is the woodland of Poling Furzefields. Further to the north of the site, approximately 500 metres away, is the A27 Arundel Road and the boundary of the South Downs National Park. **Figure 4** shows an aerial view of the site and its' immediate context.

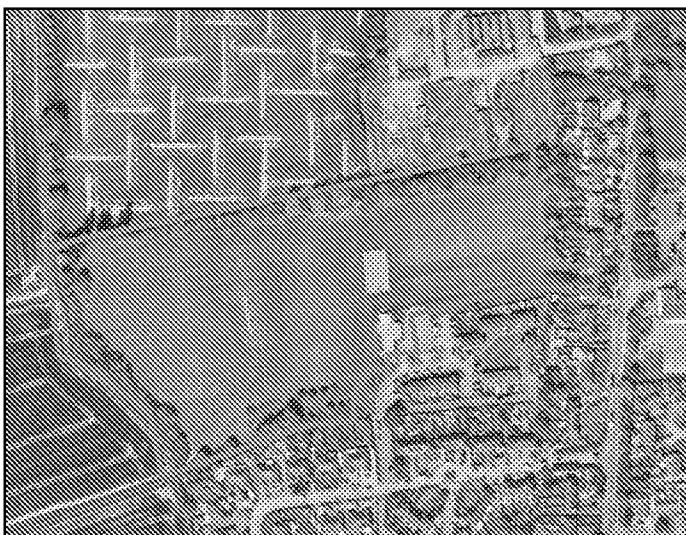


Figure 4: Aerial view of the site

3.0 Planning History

Introduction

3.1 The majority of planning applications on the existing sports and social club site have been for minor developments including the installation of floodlights and extensions of the pavilion. There have been no applications on the site within the last 20 years.

Sports and Social Club Site

3.2 *A/57/87*

Construction of Temporary Cesspool. Granted 8 June 1987.

3.3 *A/164/89*

Erection of four telegraph poles with floodlighting attached. Granted 15 January 1990.

3.4 *A/34/91*

Extension of existing pavilion to provide storage. Granted 15 April 1991.

3.5 *A/36/94*

Extension of sports pavilion and car park. Granted 16 May 1994.

3.6 *A/108/95*

Erection of two additional telegraph poles with floodlighting attached. Granted 6 October 1995.

3.7 **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.

Land to the North of Sports and Social Club3.8 **A/122/19/OUT**

Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow) (re-submission following A/36/18/OUT). Granted 17 March 2020.

3.9 **A/207/21/PL**

Variation of condition following grant of A/122/19/OUT relating to Conditions Nos 4 - approved plans and 16 - vehicular access. Granted 23 November 2021.

3.10 **A/282/22/RES**

Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings with associated public open space, landscaping, parking, ecological mitigation and earthworks. Granted 20 April 2023.

The proposed site plan submitted with this RM is provided below in **Figure 5**, showing the location of the sports fields in the southwest of the site.

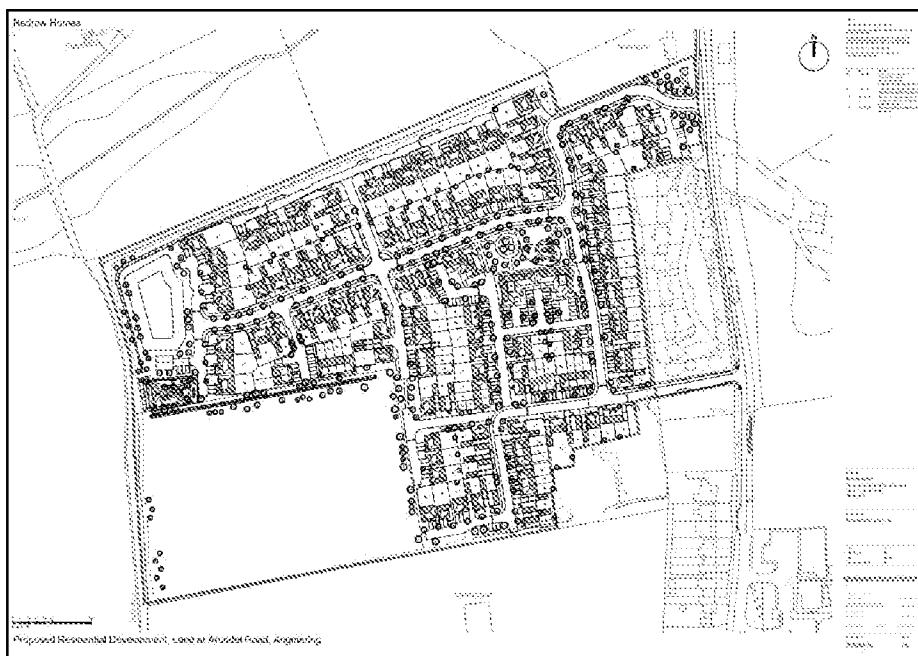


Figure 5: RM (ref: A/282/22/RES) proposed site plan

3.11 A/58/23/RES

Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for a commercial building of 15,000 sqft (1,393 sqm) that can be used for either Class E(g)(i) (formerly Class B1) and or Class B2, with associated landscaping and parking. Refused 12 July 2023.

One of the reasons for the refusal of this application was that the proposal 'fails to properly show the future road connection to the adjacent Sports Hub land'.

3.12 A/270/21/OUT

A hybrid application (part full, part outline) was refused in February 2023. The application was for a similar form of development to that approved by previous outline and reserved matters. The full part related to 160 dwellings, open space, landscaping, drainage and two vehicle access points from Arundel Road. The outline part related to 1,393sqm of Class E floorspace and provision of 2.1ha of sports pitches. The application was refused because the Transport Statement was inadequate, and it had not been demonstrated that the Class E element would not generate unacceptable impacts on the highway. The 'full' part was refused on design, unacceptable affordable housing provision, insufficient homes for older people, highways and absence of a S106 agreement.

4.0 Proposal

4.1 The application proposal seeks to deliver a new sports hub for Angmering following the 2019 Playing Pitch Strategy and a thorough needs analysis of needs and viability carried out for Arun District Council by The Sports Consultancy in 2022.

4.2 The 2019 Playing Pitch Strategy sought to identify current levels of provision within Arun across the public, education, voluntary and commercial sectors and compared it against likely future levels of demand.

4.3 The Sports Consultancy analysis included the following activities:

- **Strategic District-Wide Review** of sports facilities;
- **Needs analysis**, reviewing existing provision and demand, including a mapping exercise within a 20-minute drivetime of the site;
- **Stakeholder consultation** with local football and cricket clubs, local schools, key National Governing Bodies of sports, Football Foundation, Freedom Leisure, Angmering Social and Recreation Association, Angmering Parish Council and Arun District Council;
- **Proposed usage programme** of the demand and accommodation schedules of local football clubs to determine the 3G facilities needs;
- **Recommended facility mix** for the development;
- **Site Options & layouts**, advised by independent pitch specialists;
- **Operating Business Plan & Capital costs;**

4.4 Concluding on the consultation that accompanied the report, The Sports Consultancy said that "...there is evidence of demand for one 3G pitch at Palmer Road Recreation Ground. One artificial grass pitch built to the FA's specification would cater for the training requirements of local football clubs, while also providing sufficient capacity for wider use during the day from the local community and schools.".

4.5 Following the completion of the report and the acceptance of the findings by Arun District Council at the Policy and Finance Committee on 9 February 2023, a project team was appointed to develop a detailed design and prepare the necessary supporting planning documents for the new facilities.

4.6 The development will comprise of a sports and community hub building, floodlit MUGA, floodlit 3g pitch, 3 no. mini grass football pitches, an outdoor gym, locally equipped play area, and associated parking, landscaping, drainage and infrastructure. The full details of the proposal are shown on the enclosed planning application drawings. As shown on the proposed site plan, extract below in **Figure 6**, the MUGA and locally equipped play area are located on the eastern side of the site, providing easy access to these facilities for local residents.

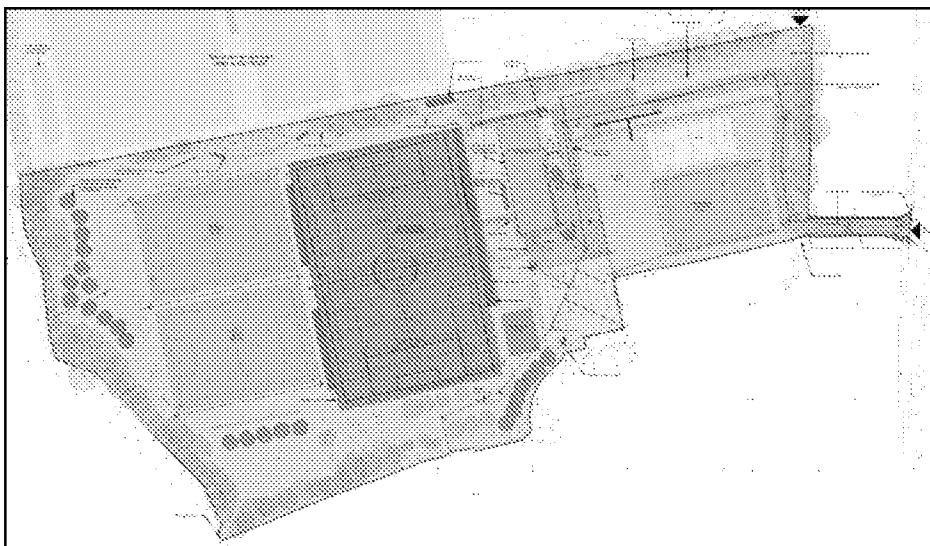


Figure 6: Proposed site plan (drawing ref: 2072-SBA-XX-S1-DR-A-5002)

4.7 The sports and community hub building itself is single storey and has 654m² of internal floorspace incorporating 4 no. players changing rooms, 2 no. officials changing rooms, 1 no. disabled-access changing room, a physio room, kitchen, toilets, workspace and a large flexible community space, as well as plant and storage rooms. The proposed floor plan is provided below in **Figure 7**. The new pavilion is centrally located within the site, providing easy access to the various pitches and facilities.

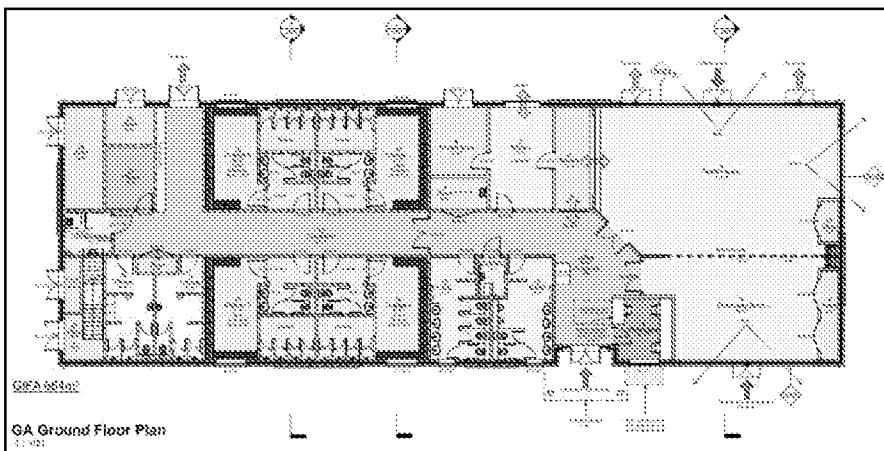


Figure 7: Ground Floor Plan (drawing ref: 2072-SBA-XX-GF-DR-A-0010)

4.8 The proposal will involve the demolition of the existing timber pavilion. The existing pavilion was built in the 1980s on a temporary basis, and currently does not adequately serve the existing sports ground, nor the proposed expansion when including the northern parcel.

4.9 The new sports hub will provide a modern, flexible facility that will support the use of the site for hosting sport events as well as providing a large public area that can be used for community events. The space will have an internal retractable wall that allows it to be opened into one larger space or divided into two to

allow two simultaneous events/meetings to take place. The larger room has direct access to a server, which the smaller space can gain access to from the lobby.

- 4.10 The facility is to be accessed from an existing access point connecting to Arundel Road. The access will be upgraded from its current pedestrian-only route to a 5m wide two-way vehicular access. The existing access onto Decoy Drive will be maintained during the construction of the development, and then closed to vehicles. Pedestrian and cycle access from Decoy Drive will be retained. Due to the extra capacity of the proposed sports hub, additional parking has been incorporated into the development with 114 parking spaces being provided, as well as 42 cycle parking spaces. This includes provision of 23 standard EV charging spaces and 4 spaces for blue badge holders and 2 blue badge EV spaces.
- 4.11 The proposal was subject to a pre-application discussion, and pre application advice was provided dated 16 June 2022. It was concluded that the proposed development was acceptable in principle, but that more details were needed to confirm the proposals acceptability in other aspects.

5.0 Planning Policy Context

Introduction

- 5.1 Planning decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 Section 70(2) of the Town and Country Planning Act 1990 requires the decision maker to have regard to the provisions of the Development Plan and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions be made in accordance with the Development Plan unless material planning considerations indicate otherwise.
- 5.3 The application site falls within the administrative area of Arun District Council. The 'Development Plan' for the site consists of the Arun Local Plan 2011-2031.
- 5.4 Material considerations include the National Planning Policy Framework (NPPF) and the Arun District Council Open Space, Playing Pitches, Indoor and Built Sports Facilities Supplementary Planning Document (SPD).

Development Plan

Local Plan

- 5.5 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.** The spatial strategy for Arun District to 2031 is to promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres. The strategic approach also encourages the effective use of previously developed land.
 - **Policy C SP1: Countryside.** Outside the Built-Up Area Boundaries land will be defined as countryside. Development will be permitted in the countryside where it is for quiet informal recreation and where it is in accordance with other policies which refer to a specific use.
 - **Policy LAN DM: Protection of landscape character.** Developments within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into or out of the park.
 - **Policy D SP1: Design.** All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area.
 - **Policy D DM1: Aspects of form and design quality.** When considering applications for development, the council will give regard for: Character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees, solar gain, the public realm, layout legibility, layout movement, public art, density, scale, and aspects of form and design quality.

- **Policy ECC SP2: Energy and climate change mitigation.** All developments will be expected to be energy efficient and demonstrate how they achieve energy efficiency measures, use their design and layout to promote energy efficiency, and incorporate renewable and low carbon energy technologies.
- **Policy ECC DM1: Renewable energy.** All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity.
- **Policy HWB SP1: Health and Wellbeing.** This policy states that development shall be designed to maximise the impact it can make in promoting healthy communities and reducing health inequalities. Particular regard shall be given to contributing to the necessary infrastructure to encourage physical exercise and health and ensuring that facilities are accessible to all residents and visitors to the district. Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to members of the wider community.
- **Policy OSR DM1: Open Space, sport and recreation.** This policy states that existing open space and outdoor and indoor sport facilities shall not be redeveloped, unless the development if for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss. Developments shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.
- **Policy T SP1: Transport and development.** Developments must provide safe access onto the existing highway network, contribute to highway improvements and promote sustainable transport.
- **Policy ENV DM4: Protection of trees.** Development will be permitted where it can be demonstrated that trees protected by Tree Preservation Order (TPO), identified as Ancient Woodland, in a conservation area or contributing to local amenity will not be harmed, unless the benefits of the proposed development in a particular location outweigh the loss of trees or woodland.
- **Policy W DM2: Flood risk.** Development in areas at risk of flooding will only be permitted where the sequential test has been completed, a flood risk assessment demonstrates that development on the site will be safe, sustainability benefits to the wider community have been demonstrated, the scheme identifies adaptation and mitigation measures, and new drainage systems are designed to take account of events that exceed the normal design standard. All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy.
- **Policy QE SP1: Quality of the environment.** The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

- **Policy QE DM1: Noise pollution.** Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by evidence to demonstrate that there are no suitable alternative locations for the development, a noise report which provides accurate information about the existing noise environment, and evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity.
- **Policy QE DM2: Light pollution.** Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes must have no adverse impact on neighbouring uses or the wider landscape.
- **Policy QE DM3: Air pollution.** All major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts by ensuring the development is located within easy reach of established public transport services, maximising provision for cycling and pedestrian facilities, encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points, and contributing towards the improvement of the highway network where the development is predicted to result in increased congestion on the highway network.

Material Considerations

NPPF

5.6 The NPPF sets out the prevailing planning policy and was last updated in 2023. The NPPF seeks to encourage sustainable development that is of high quality and that will deliver environmental improvements.

5.7 The NPPF seeks to promote healthy communities. Paragraph 96 states planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings, this includes high quality public space, which encourage the active and continual use of public areas. Paragraph 97 seeks to provide e the social, recreational and cultural facilities and services a community needs.

5.8 In terms of open space and recreation, the NPPF states in paragraph 103 that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD

5.9 Arun District Council have produced a supplementary planning document (SPD) covering open space, playing pitches, indoor and built sports facilities, dated January 2020. The purpose of the document is to

enable developers and planning officers to calculate the need for on or off-site forms of open space and sports facilities provision.

- 5.10 The SPD states that in some instances, the most effective means of meeting the additional demand from a new development will be through providing on-site provision within a development. Equally, in some instances the most effective means will be through the provision of new or enhancement of existing facilities within a reasonable distance.
- 5.11 Paragraph 3.3 of the SPD states that there are three community sports hub sites recognised by Arun District Council as a priority for progressing. One of these sites is Palmer Road Recreation Ground, Angmering, which is the only one of the three sites that has an existing use for sports and recreation. Hub sites are defined in the Arun PPS as being of strategic District-wide importance where users are willing to travel to access facilities that provide a quality offer and range of provision. Hub sites are multi-sport facilities and will address a range of strategic issues that are identified in the Strategy documents.

6.0 Planning Considerations

6.1 The proposed scheme involves the demolition of the existing timber pavilion and the construction of a sports and community hub building, floodlit MUGA, floodlit 3G pitch, 3 no. mini grass football pitches, an outdoor gym, locally equipped play area, and associated parking, landscaping, drainage and infrastructure.

6.2 The principal issues which will be discussed to demonstrate the acceptability of the application are:

- The principle of development
- The design and appearance of the development
- Impact on neighbouring amenity
- Transport and parking
- Sustainability
- Drainage and flooding
- Light pollution
- Noise pollution
- Biodiversity & Ecological Impact
- Landscape Impact

Principle

6.3 This application seeks planning permission for a new sports and community hub for Angmering, on the site of the existing Palmer Road Recreation Ground and sports hub. The principle of hosting sports and recreation facilities on the site is therefore well established. Further, the need to provide improved sports facilities is well documented and forms an essential part of Arun District Council's strategy for meeting the independently identified needs of Arun's residents. In particular, ADC's Playing Pitch Strategy and Action Plan, which is part of an inter-related strategy for sport and recreation also including Indoor Sports and Leisure as well as Open Space and Play, identifies shortfalls in current pitch provision for football (grass and 3G), Cricket and Rugby. In concluding, the report states:

“...a shortfall of 3G pitches can only be met through new provision. With resources to improve the quality of grass pitches being limited, an increase in 3G provision could also help reduce football and rugby grass pitch shortfalls through the transfer of play, thus reducing overplay, which in turn can aid pitch quality improvements...”

6.4 The pre application advice dated 16 June 2022 states that the relevant policy considerations relating to the principle of the development are Policy OSR DM1 (Open Space, sport and recreation), Policy HWB SP1 (Health and Wellbeing), the NPPF, and Arun's SPD for The Open Space, Playing Pitches, Indoor and Built Sports Facilities.

6.5 The Palmer Road Recreation Ground is identified within the Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD as one of three sites that it is a priority for the Council to progress for a sports hub. Due to the current use, scale of the development and suitability for expansion with the S106 land to the north, the site is suitable in principle for a new sports and community hub.

6.6 As well as the Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD, the development would be in accordance with Policies OSR DM1 and HWB SP1 of the Local Plan, and the NPPF's aims of promoting healthy communities.

6.7 The development is outside of the settlement boundary and therefore in open countryside according to Policy C SP1: Countryside. Development is permitted in the countryside where it is for quiet informal recreation and where it is in accordance with other policies which refer to a specific use. The development is therefore in accordance with this policy, being for recreation and benefiting from a specific use as sports facilities. Notwithstanding that, the policy clearly pre-dates the approval of the 160 unit residential scheme to the north of the site which, in effect, demonstrates an extension to the actual development boundary for Angmering, even if not yet reflected on the policy map.

6.8 The principle of improved facilities on the existing sports grounds accords with the decision of the Council to allow the development of 160 residential units to the north on the proviso that land was secured for the provision of sports pitches (the northern parcel). It was always envisaged that this S106 land would facilitate the expansion and improvement of the existing Palmer Road Recreation Ground (the southern parcel), which is the subject of this application. The proposals therefore represent the long-held intention to improve facilities to help meet the identified need.

Design

6.9 The relevant policies relating to design include Policy D DM1 (Aspects of form and design quality), Policy OSR DM1 (Open Space, sport and recreation), Policy HWB SP1 (Health and Wellbeing), the NPPF and the Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD.

6.10 The central pavilion minimises walking distance to the pitches, ensuring that the building serves all the onsite facilities as equitably as possible. The pavilion itself is single storey with a brick and timber finish and solar panels on the roof. 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 its' role as a new sports and community hub, providing a modern and fit-for-purpose range of changing and associated facilities for the site. Full details of the design are provided within the Design and Access Statement.

6.11 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, where greater separation from the residential properties to the south is afforded. 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.

6.12 Policy D DM1 (Aspects of form and design quality) requires regard for character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees, solar gain, the public realm, layout legibility, layout movement, public art, density, scale, and aspects of form and design quality. The proposed development is on a site that is already in use for sports and recreation. Therefore, the character and appearance of the development is consistent with the existing situation. Care has been taken to ensure a legible layout provides easy access into the site for vehicles, pedestrians and cyclists. Parking facilities for vehicles is provided on the approach to the sports and community hub building, and also to the south of it. This ensures that it is conveniently located to the areas of the site most frequently accessed by users. Together with other design aspects, such as scale, landscaping, form, orientation and legibility, the proposed development accords with this policy.

6.13 Full details of the evolution of the site's design, together with the rationale for the scale and form of the proposed sports and community hub building are set out in the accompanying Design and Access Statement.

Highways, Transport and Parking

6.14 The relevant policy relating to Highways, Transport and Parking is Policy T SP1 (Transport and development). This policy requires that developments must provide safe access onto the existing highway network, contribute to highway improvements and promote sustainable transport.

6.15 The existing vehicular access to the site, via Decoy Drive, will be closed. Only pedestrian access will be afforded from Decoy Drive. A new vehicular and pedestrian access into the site is proposed 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.

6.16 In terms of promoting sustainable transport, the development will offer 25 EV charging stations as well as parking for up to 42 cycles, in line with Arun District Council and West Sussex County Council parking requirements. Additionally, the nearest bus stop is only a 5-minute walk (0.2 miles) away on Arundel Road. For these reasons, the development complies with Policy T SP1. A Framework Travel Plan is also included in this application. The plan includes measures to encourage sustainable travel and reduce the reliance on single car occupancy trips.

6.17 The development will have 114 parking spaces, including 6 spaces for blue badge holders (two of which will have EV charging facilities). The application is accompanied by a Transport Assessment, which concludes that a maximum of 67 cars are expected to occupy the car park at peak times on a Saturday and Sunday. On site parking provision is therefore appropriate, and residential on-street parking in the surrounding area will not be negatively affected.

Sustainability

6.18 The relevant policy relating to sustainability is Policy ECC DM1 (Renewable energy). The proposal includes a number of Solar (PV) panels on the roof of the single storey pavilion.

Drainage and Flooding

6.19 Policy W DM2 (Flood risk) states that all development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies. The site is located in Flood Zone 1, the lowest probability of flooding from rivers and the sea.

6.20 A Drainage and Flood Risk Assessment, in the form of a desk study, has been produced to support this planning application. The Flood Risk Assessment confirmed that the site is wholly within Flood Zone 1 and that groundwater levels across the site have been taken at the highest of 1.2m below ground level. The assessment concluded that the site is at low risk of all sources of flooding such as from sewers, overland flow and the failure of reservoirs.

6.21 The drainage strategy outlined in this document 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.

6.22 The future occupants of the proposed development will therefore be safe from flooding, and there will be no detrimental impact on third parties. In the event of an excessive storm event which overwhelms the surface water network, overground surface water run-off shall follow the existing natural topography of the site and discharge into the existing ditches which flank the western part of the site and will not put the new pavilion building at risk of flooding. As such, the proposal complies with Policy W DM2.

Light Pollution

6.23 Policy QE DM2 (Light pollution) requires that proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications, and that outdoor lighting schemes must have no adverse impact on neighbouring uses or the wider landscape.

6.24 A lighting assessment has been produced to support this planning application setting out the lighting requirements for the various parts of the development, including the access road, car park, building and the sports facilities themselves.

6.25 The floodlit MUGA and the majority of the floodlit car park have been located towards the north of the site to reduce their impact on residential amenity. The southern section of the car park is already in use as a car park, but is not lit. As such, the proposed lighting in this area of the proposed car park will result in a change from the existing situation, but not one that is expected to be materially detrimental to the amenity enjoyed by the properties to the south because the existing playing fields are lit, as is Decoy Drive itself.

6.26 The report identifies that, in relation to the sports pitches, these would only be in use between the hours of 0800-21:30 Monday to Friday and 0800-1800 Saturday and Sunday. There is potential for some areas of

the site, such as the MUGA/3G pitch to be in use during some Saturday evenings. The pitches would only need to be lit when in use during these times. Indeed, there would be an incentive, in terms of running costs, to limit illumination of the pitches to times when they are actively in use between these times. It is anticipated that an appropriately worded planning condition could be used to ensure that this is the case and that, as a worse-case scenario, illumination of the pitches does not occur outside of acceptable hours of use.

6.27 The lighting assessment concludes that, in relation to residential amenity, light intrusion to the closest properties whilst floodlights are operated is “comfortably below the threshold for an E3 (suburban) environmental zone”. As such, the development does not result in any unacceptable impact in terms of light-pollution.

6.28 While the South Downs National Park, a designated Dark Skies Reserve, is located 500 metres to the north, the proposed lighting scheme will not have an impact on its setting. The proposal is on the edge of a well-lit residential area, with further residential development consented on land to the north. Additionally, the treeline to the north of the site, between the sports complex and the new housing, will screen the flood lit area of the site. As such, the proposal complies with Policy QE DM2.

Noise Pollution

6.29 Policy QE DM1 (Noise pollution) requires a noise report which provides accurate information about the existing noise environment, and evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity. The main noise sources from the proposal will be traffic entering and exiting the car park, crowd noise, ball impact noise, and the air conditioning and ground source heat pumps proposed for the pavilion.

6.30 The noise statement submitted with this application states that the air source heat pumps and air conditioning system will be located in a designated area near the south face of the building. The make and model of air conditioning units has not yet been specified, however, if they exceed the acceptable noise limits for the neighbouring residential area then, acoustic packs / enclosures will be specified with each of the units, or 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 noise produced by the development will therefore not be significant and would not be a material increase than the noise from the existing sports facilities.

- Policy QE SP1 (Quality of the environment) seeks to ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District. The site benefits from an existing use as sports pitches and pavilion with an associated car park. The new sports hub will not significantly change the impacts on residential amenity. On the contrary, great care has been taken during the design process to ensure that the building and the majority of the car park is set away from residential properties so as to minimise the potential for impact on the residences to the south.

Biodiversity & Ecological Impact

6.31 A preliminary ecological appraisal was undertaken on the site which concluded that the site has potential to host various protected species, and ecological surveys for these species were recommended. Surveys were undertaken for reptiles, hazel dormice, badgers, great crested newts, and bats. The reports from these surveys are included with this application. The surveys were undertaken across the recreational fields and the borders, while the existing pavilion was also surveyed for bats. The surveys found that there were no undue constraints to the development with respect to ecology.

6.32 A Biodiversity Net Gain (BNG) assessment was also undertaken on the site to support this application. Based on the landscape strategy, the proposed development is expected to result in a total net percentage gain of 11.76% of 1.45 habitat units. This BNG net gain is due to the small quantity of trees and scrub that will be removed, along with the creation of soft landscaping habitats including grassland and wildflower planting, bioswale, mixed scrub, native hedgerow and 95 new trees.

6.33 This gain exceeds the Government's mandatory 10% net gain threshold for major sites, and the development is therefore compliant with this requirement.

Landscape Impact

6.34 There are no Tree Preservation Orders (TPOs) in place on the site, however a group of trees on the western border of the site do have a TPO. These trees will not be harmed by the proposed development. Policy ENV DM4 (Protection of trees) states that development will be permitted where it can be demonstrated that trees contributing to local amenity will not be harmed, unless the benefits of the proposed development in a particular location outweigh the loss of trees or woodland.

6.35 The proposal involves the removal of 2 groups of trees on the northern boundary of the site to allow access to the future pitches on the gifted land (the northern parcel) and to ensure that the combined northern and southern parcels read and operate as one single sports facility. The Arboricultural Report submitted with this application finds that the majority of the trees being removed are low quality, Category C or Category U trees, and the impact of their removal is considered acceptable from an arboricultural perspective.

6.36 The impact of the removal of the trees can also be mitigated by new tree planting to the north and east of the pitches. As outlined, the development will involve the planting of 95 new trees. A landscape strategy is submitted to support this application which outlines the locations of the proposed tree planting, as well as the other landscaping proposals. Overall, the minimal removal of trees as well as the extensive planting means that the proposal complies with Policy ENV DM4.

Archaeological Impact

6.37 The site lies within an Archaeological Notification Area, as defined by West Sussex County Council. An Archaeological Desk-Based Assessment is submitted with this application, looking at the known and potential archaeological resource. The assessment identified no overriding cultural heritage constraints that would prohibit development, and that 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 or preclude the proposed alterations to the site.

7.0 Conclusions

7.1 The application proposal seeks to deliver a new sports and community hub for Angmering, comprising a new hub building, 3G football pitch, improved turf pitches for football, multi-use games area (MUGA), locally equipped play area, car parking, EV charging points, access road, landscaping and associated works and infrastructure.

7.2 When assessing the proposal against planning considerations, it is clear that the development is acceptable in all regards. In summary, this statement concludes that the proposal:

- Is acceptable in principle;
- Is appropriate in design and appearance;
- Does not significantly impact neighbouring amenity;
- Is acceptable in terms of transport, access and parking;
- Is sustainable;
- Drainage and flooding
- Does not give rise to unacceptable levels of noise and light pollution;
- Has a low risk of flooding;
- Will improve biodiversity;
- Will not negatively impact the landscape; and
- Will result in more than 10% BNG net gain.

7.3 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 without delay in accordance with Paragraph 47 of the NPPF.

7.4 In light of the above, we trust that the Council will be readily able to grant planning permission for this policy compliant proposal.



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