Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Regis School Campus

Address Line 1

Westloats Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Bognor Regis

Postcode

PO21 5LH

Description of site location must be completed if postcode is not known:

Easting (x)

492214

Northing (y)

100035

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Betts

Company Name

The Regis School

Address

Address line 1

Westloats Lane

Address line 2

Address line 3

Town/City

Bognor Regis

County

West Sussex

Country

Postcode

PO21 5LH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

[redacted]

[redacted]

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Betts

Company Name

S&C Slatter

Address

Address line 1

Stephen's Yard

Address line 2

Enborne

Address line 3

Town/City

Newbury

County

Country

Postcode

RG20 0HA

[redacted]

Site Area

What is the measurement of the site area? (numeric characters only).

6515.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Refurbishment of a 3G Football Turf Pitch (3G FTP) sized 6515 sq. metres and with associated features including:

- Replacement artificial grass pitch surface (3G football turf) (5917 sq. metres);
- Replacement 4.5m high ball stop fencing with entrance gates forming an enclosure around the facility;
- New 1.2m high pitch barriers with entrance gates to the Southern side of the 3G football turf surfaced pitch;
- New 2.6m high maintenance equipment storage container (15 sq. metres) within the facility enclosure;
- Replacement 15.0m high floodlight masts (6no.) with LED floodlights (14no.) around the facility perimeter;
- Replacement hard-standing areas around the facility perimeter for player / pedestrian circulation and viewing, portable goals storage, as well as vehicular access (598 sq. metres).

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Artificial sports pitch (3G Football Turf Pitch).

Is the site currently vacant?

- ○ Yes
- ⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ○ Yes
- ⊘ No

Land where contamination is suspected for all or part of the site

- ○ Yes
- ⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ○ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
The appearance of existing perimeter ball stop fencing (4.0m high) and pitch barriers (1.2m high) consists of steel mesh galvanised self-coloured, supported with an intermediate post system and entrance gates of matching colour. The steel open mesh fencing contains a general 50x50mm aperture.

Proposed materials and finishes:
The appearance of replacement perimeter ball stop fencing (4.5m high) and pitch barriers (1.2m high) will comprise steel mesh polyester powder coated RAL9005 Jet Black, supported with an intermediate post system and entrance gates of matching colour. The steel open mesh fencing would contain a general 200x50mm aperture. Fence panels would be insulated from the posts using neoprene inserts to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts. Fencing materials are consistent with The Football Association (FA) technical requirements for fencing around 3G FTPs. 0.25m high and 0.5m high containment barriers would be built into ball stop fencing) to minimise SBR (performance infill material) infill loss from the fenced enclosure and to prevent the transfer of SBR to the surrounding environment.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Various hard standing areas, pathways, and pavements around the school and sports centre.

Proposed materials and finishes:
The appearance of new hard standing areas (clean pedestrian access and circulation, vehicular access, and portable goal storage areas) will comprise grey black coloured porous asphalt.

Type:
Lighting

Existing materials and finishes:
The appearance of existing floodlights consists of steel masts finished galvanised (Z275) self-coloured, mounted with HID luminaires within a Die-Cast housing finished RAL7001 Silver Grey. The floodlights system includes eight sectional octagonal base-hinge steel masts (15.0m high) each mounted with three HID luminaires (24no. LED floodlights in total). Four floodlight masts are positioned evenly along the Western enclosure perimeter and four floodlight masts are positioned evenly along the Eastern enclosure perimeter.

Proposed materials and finishes:
The appearance of replacement floodlights will comprise steel masts finished galvanised (Z275) self-coloured, mounted with LED luminaires within a Die-Cast housing finished RAL7001 Silver Grey. The floodlights system includes six sectional octagonal base-hinge steel masts (15.0m high) each mounted with two LED luminaires (12no. LED floodlights in total). Three floodlight masts would be positioned evenly along the Western enclosure perimeter and three floodlight masts would be positioned evenly along the Eastern enclosure perimeter.

Type:
Other

Other (please specify):
Pitch Surface

Existing materials and finishes:
The appearance of the 3G football turf pitch surface (the field of play) consists of a 3G artificial grass and partially in-filled with silica sand (for stability) and SBR (for performance), coloured grass green. This surface type is recognised as the most suitable artificial playing surface for community football and youth football development.

Proposed materials and finishes:
The appearance of the 3G football turf pitch surface (the field of play) will comprise a 3G artificial grass and partially in-filled with silica sand (for stability) and SBR (for performance), coloured grass green. This surface type is recognised as the most suitable artificial playing surface for community football and youth football development. For football applications, this proposed pitch surface is credited as 'preferred football surface' and 'surface for high level competition / training' within Sport England's guidance document 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' Issue 002 / December 2010.

Type:

Other

Other (please specify):
Maintenance Equipment Store

Existing materials and finishes:
Various shipping container stores around the school and sports centre.

Proposed materials and finishes:
The appearance of the new storage container (2.529m high x 6.06m long x 2.44m wide) will comprise high tensile profiled steel, finished polyester powder coated RAL6007 Bottle Green.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the submitted document S22-231 PLANNING APPLICATION INTRODUCTION LETTER.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
200

Total proposed (including spaces retained):
200

Difference in spaces:
0

Vehicle Type:
Disability spaces

Existing number of spaces:
8

Total proposed (including spaces retained):
8

Difference in spaces:
0

Vehicle Type:
Other

Other (please specify):
Bus or coach

Existing number of spaces:
4

Total proposed (including spaces retained):
4

Difference in spaces:
0

Vehicle Type:
Cycle spaces

Existing number of spaces:
100

Total proposed (including spaces retained):
100

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ○ Yes
- ⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ○ Yes
- ⊘ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- ○ Yes
- ⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ○ Yes
- ⊘ No

Will the proposal increase the flood risk elsewhere?

- ○ Yes
- ⊘ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☑ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

b) Designated sites, important habitats or other biodiversity features

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

c) Features of geological conservation importance

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [x] Other
- [ ] Unknown

Other

Not applicable.

Are you proposing to connect to the existing drainage system?

- ○ Yes
- ◉ No
- ○ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ○ Yes
- ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ○ Yes
- ◉ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ○ Yes
- ◉ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ○ Yes
- ◉ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ○ Yes
- ⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ○ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ⊘ Yes
- ○ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
F2 - Local community

Unknown:
No

Monday to Friday:

Start Time:
08:00

End Time:
22:00

Saturday:

Start Time:
08:00

End Time:
18:00

Sunday / Bank Holiday:

Start Time:
08:00

End Time:
18:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ○ Yes
- ⊘ No

Is the proposal for a waste management development?

- ○ Yes
- ⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ○ Yes
- ⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ⊘ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ⊘ The agent
- ○ The applicant
- ○ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ○ Yes
- ⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ○ Yes
- ⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Tom

Surname

Betts

Declaration Date

26/04/2023

- [x] Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

[redacted]

Date

09/05/2023