

DECISION NOTICE

Application Ref: EP/7/26/S73

1 To Addressee

GrassRoots Power Community
Rumwell Hall
Rumwell
Taunton
TA4 1EL

2 Site Address

East Preston Football Club
The Lashmar
East Preston
BN16 1ES

3 Description of Development

Variation of conditions 2 and 3 following the grant of EP/29/25/PL concerning approved plans and floodlight details.

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

- 1 The development hereby permitted shall be begun before the expiration of 3 years from 22/05/25 (date of the original permission).

Reason: To comply with Sections 73 & 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan 2025/EPFC/01A
- Block Plans 2025/EPFC/02A.
- Floodlight Elevations 2025/EPFC/03A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The lighting units hereby approved, shall be installed and operated in accordance with the lighting spill model and details submitted within ('East Preston FC, 0231, Revision A') produced by

Wiseman Lighting (Dated: 22/12/2025), and shall remain and operate as such in perpetuity. Should any of the floodlighting units deviate from the lighting spill model and exceed the levels hereby approved, by virtue of fault or otherwise, the lighting unit(s) in question shall cease operation until such a time as the unit(s) is/are brought back into accordance with the lighting spill model and details hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the floodlighting units hereby approved do not result in undue detriment to the residential amenities of neighbouring properties, undue adverse obtrusive light implications on the local environment or character of the area in accordance with policies D SP1, D DM1, QE SP1 & QE DM2 of the Arun Local Plan.

- 4 The floodlighting units hereby approved shall operate only when the pitch they serve is in use, and between the hours of 16:00 - 22:00 on Mondays to Fridays, between 15:00 - 20:00 on Saturdays and Sundays, and at no other time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to preserve the residential amenities of nearby residential dwellings and the character of the area in accordance with policies D DM1, QE SP1 & QE DM2 of the Arun Local Plan.

Statutory Biodiversity Gain Plan Condition

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Harry Chalk

Decision Issued: **12th March 2026**

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

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

APPEALS TO THE SECRETARY OF STATE s73

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

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

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

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

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

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

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

PURCHASE NOTICES

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

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

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

Sussex County Council for any development within the public highway (including the placing of skips on highway land).