

DECISION NOTICE

Application Ref: FP/248/20/PL

1 To Addressee

Barratt David Wilson Homes
Tollbar House
Tollbar Way
Hedge End
Southampton
SO30 2UH

2 Site Address

Land north of Felpham

3 Description of Development

Revised details relevant to the sport pitch & changing facilities building (previously approved under Y/68/09/). This site also lies within the parish of Yapton & is in CIL Zone 4 (Zero Rated) as other development.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

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

- Drawing No. PLAN-LOC/CFB/180220/LP Rev. A - Changing Facilities Building Location Plan.
- Drawing No. CFB/180/220/HT-CFB Rev. J - Changing Facilities Building.
- Drawing No. PLAN-LAY/CFB/180220/SL Rev. P - Changing Facilities Building Site Layout.
- Drawing No. 5292:10 Rev. A - Longitudinal Sections.
- Drawing No. 5292-21 Rev. A - Construction Details (Sheet 2).
- Drawing No. BDWS23254 11 Rev. C - Hard and Soft Landscape Proposals (Sheet 1).
- Drawing No. BDWS23254 11 Rev. C - Hard and Soft Landscape Proposals (Sheet 2).
- Changing Facility Zone E, Stanhorn Grove, Felpham: Soft Landscape Specification (Ref. BDWSspec), dated April 2021, prepared by ACD Environmental.
- Changing Facility Zone E, Stanhorn Grove, Felpham: Landscape Management and Maintenance

Plan (Ref. BDWS23254 man), dated 8th April 2021, prepared by ACD Environmental.

- 3030 DualTech Rebound Panels.
- FBL-548-C Goal Nets.
- FBL-435 - 3G Goal Nets.
- 6.0 metre high polyethylene stop netting.
- Materials Schedule, 7th June 2021.
- Changing Facility Specification - General (Rev. A).
- Changing Facility Specification - Finishes (Rev. C).
- Design, Access and Supporting Statement, Changing Facilities Building, Felpham, West Sussex.
- Flood Risk Assessment & Drainage Strategy, January 2021, prepared by MJA Consulting.
- Drawing No. tf 1177/TS/100 - Tree Survey Reference Plan.
- Drawing No. tf 1177/TS/300 - Tree Protection & Arboricultural Method Statement.
- Construction & Environmental Management Plan Rev. B, dated 02/06/2021.
- Site Inspection Report by Tetra Tech, dated 02.12.2021.

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

- 3 The approved materials and finishes for the external walls and roof set out in the Materials Schedule, 7th June 2021 shall be used in the construction of the changing facilities building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 4 No construction / demolition activities shall take place other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no activities taking place on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 5 All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the changing facilities building or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 6 The development shall be carried out in accordance with the submitted Flood Risk Assessment submitted by MJA Consulting and the following mitigation measures:
- Finished floor levels of the changing rooms shall be set 300mm above the surrounding ground levels.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing / phasing arrangements. The measures detailed above shall be retained and be maintained thereafter throughout the lifetime of the development.

Reason: In line with the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change to reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy W DM2 of the Arun Local Plan.

- 7 No external lighting shall be installed until details have been submitted to and been approved in writing by the Local Planning Authority prior to the commencement of development. This

submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles).

The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and wildlife and local residents from light pollution, in accordance with Policy QE DM2 of the Arun Local Plan.

- 8 No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels in the changing facilities building, levels of the car park, the access road and details of the surfacing of the senior football pitch and the 2 five-a-side pitches have been submitted to, and been approved in writing by the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and the proposed completed height of the changing facilities building with the surrounding area. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and the adjacent land, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

- 9 Prior to the first use of the 5 a side football pitches, the approved rebound walls and goals shall be installed and be retained thereafter.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

- 10 Prior to the commencement of development, details of the location of the location of the supporting posts for the ball stop fencing alongside the Bognor Regis Relief Road (Charles Purley Way) and along the boundary of the car park shall be submitted for approval in writing by the Local Planning Authority. Prior to the first use of the senior football pitch, the ball stop safety fencing, comprising 6.0 metre high polyethylene stop netting, shall be installed alongside the Relief Road (Charles Purley Way) and along the boundary of the car park and be retained thereafter.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the fencing details need to be approved up-front and the approved fencing needs to be installed prior to the first use of the senior football pitch to ensure that footballs do not land on the adjacent highway and obstruct the free flow of traffic or cause an accident.

- 11 Prior to the first use of the senior pitch and the 5 a side football pitches, the approved knee rail fencing around the site boundary shall be installed in accordance with Drawing No. BDWS23254 11 Rev. C - Hard and Soft Landscape Proposals (Sheet 1) and Drawing No. BDWS23254 11 Rev. C - Hard and Soft Landscape Proposals (Sheet 2) and be retained thereafter.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

- 12 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of

the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 13 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 14 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 15 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 16 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and be approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and the changing facilities building shall not be occupied until works for the disposal of sewage have been fully implemented in

accordance with the approved details.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the changing facilities building is first occupied.

- 17 The approved Electric Vehicle Charging Points identified on Drawing No. PLAN-LAY/CFB/180220/SL Rev. N - "Changing Facilities Building Site Layout" serving the car park shall be installed prior to the first use of the car park and thereafter will be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3(c) of the Arun Local Plan, the ADC Parking Standards SPD and the National Planning Policy Framework.

- 18 The changing facilities building shall not be occupied until the secure cycle parking spaces have been provided in accordance with the approved Drawing No. BDWS23254 11 Rev. C - Hard and Soft Landscape Proposals (Sheet 1) and Drawing No. BDWS23254 11 Rev. C - Hard and Soft Landscape Proposals (Sheet 2).

Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1 of the Arun Local Plan.

- 19 The changing facilities building shall not be occupied until the car park has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 20 All protective fencing must be 'Fit for Purpose' as required under British Standard 5837:2012 and be erected and positioned exactly as shown on Drawing No. tf 1177/TS/300 - Tree Protection & Arboricultural Method Statement.

All activity at the site is to be carried out in strict accordance with Drawing No. tf 1177/TS/300 - Tree Protection & Arboricultural Method Statement. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Any tree pruning considered essential to enable the agreed development or subsequently agreed with the Local Planning Authority Tree Officer, must meet the requirements of BS3998:2010 Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010.
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with Policy

- 21 Prior to the commencement of construction works a Landscape and Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority for approval in writing. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The LEMP should look to include matters such as the following:

- Any trees removed should be replaced at a ratio of 2:1;
- Wildflower meadow planting used;
- Filling any gaps in tree lines or hedgerows with native species;
- Bat and bird boxes installed on the site;
- Grassland areas managed to benefit reptiles;
- Log piles on-site;
- Two hedgehog nesting boxes included on the site.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with Policy ENV DM5 and Policy ENV SP1 of the Arun Local Plan and the National Planning Policy Framework. It is considered necessary for this to be a pre-construction condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

INFORMATIVE: During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped.

INFORMATIVE: Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours

of any work).

INFORMATIVE: Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Michael Eastham
Decision Issued: **18th February 2022**

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

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

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

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

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

PURCHASE NOTICES

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

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

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

highway land).