

Recommendation Report for Planning Permission

REF NO: LU/299/19/PL

LOCATION: Littlehampton Town Football Club
The Sportsfield
St Flora's Road
Littlehampton

PROPOSAL: Upgrade of football pitch floodlights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The replacement of floodlighting bulbs on existing floodlighting masts which are to be retained. 29 non directional floodlight lamps are to be replaced with a total of 20 projection beam floodlights with integrated sights. 5 on each column.
SITE AREA	The sports field is 4.19 hectares in total. The floodlight columns have bases of 1 sq.m. and illuminate a single football pitch.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	A variety of boundary treatments including 2 metre close boarded fencing and 2 metre metal fencing around the perimeter of the sports field.
SITE CHARACTERISTICS	The site is a multi use sports field including cricket ground, tennis ground, croquet lawns and a football pitch which is floodlit.
CHARACTER OF LOCALITY	The sports field is surrounded by residential properties in a suburban area of Littlehampton.

RELEVANT SITE HISTORY

LU/130/84	Erection Of 4 Football Pitch Floodlights	ApproveConditionally 25-04-84
LU/191/74	Location Of Floodlighting Lowers	ApproveConditionally 19-07-74

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No objection providing that the direction of the lighting is positioned so as not to compromise highways safety particularly in respect of Church Street or have an adverse impact on the neighbouring residential properties.

One letter of objection that the current flood lights point down Church Street towards the town causing a danger to pedestrians and drivers on Fitzalan Road.

COMMENTS ON REPRESENTATIONS RECEIVED:

The proposed upgrading of lights from non directional floodlights to projection beam lights with integrated sights is intended to reduce the light spillage from the flood lights and improve the impact of the floodlights on the surrounding area.

It must however be noted that there have been limited complaints over the many years (in excess of 20 years) that the floodlights have been in operation.

CONSULTATIONS

Economic Regeneration

Environmental Health

CONSULTATION RESPONSES RECEIVED:

ADC Environmental Health - No objection.

ADC Economic Development - No comment.

COMMENTS ON CONSULTATION RESPONSES:

Environmental Health requested a condition limiting the hours of construction however there is no construction proposed only the replacement of housing units and floodlight bulbs such that the condition is not considered necessary.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

CLASS C ROAD

PD RESTRICTION

TREE PRES ORDER

PUBLIC SEWER ON SITE

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HWBSP1	HWB SP1 Health and Wellbeing
QEDM2	QE DM2 Light pollution
SDSP2	SD SP2 Built-up Area Boundary

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Policies 1 & 2 of the Littlehampton Neighbourhood Plan are considered relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the proposal would have an acceptable design and impact on neighbouring residential properties in accordance with policy QE DM2 of the Arun Local Plan and would contribute towards the necessary infrastructure for health & wellbeing in the Arun District in accordance with policy HWB SP1 of Arun Local Plan.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS**PRINCIPLE OF DEVELOPMENT**

The site is located within the built-up area where the principle of development is acceptable. In this instance, the main criteria against which the application will be assessed is contained within relevant policies of the Arun Local Plan including policy QE DM2 relating to outdoor lighting and policy HWB SP1 relating to health & wellbeing and policy DDM1 which seeks to prevent development that would have an adverse impact upon visual and residential amenities and the character of the area. The proposal is considered to be in keeping with its urban setting and to accord with policy.

The made Littlehampton Neighbourhood Plan (2014) contains the following policies relevant to principle considerations:

Policy 1 - The Presumption in Favour of Sustainable Development

Policy 2 - Spatial Plan for the Town

Policy 1 states planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. There are no policies in the Neighbourhood Plan specifically relating to this site. The proposal would accord with this policy.

Policy 2 states that the Neighbourhood Plan concentrates future housing, economic and community - related development within the built up area of Littlehampton. The proposal accords with this policy.

The principle of development within the built-up area boundary of Littlehampton is supported in policy terms subject to acceptable design and impact upon the residential amenity of neighbouring properties and impact on health & wellbeing.

DESIGN

The proposal does not result in any significant change to the appearance of the floodlighting columns. One set of flood lights will replace another of similar external appearance.

RESIDENTIAL AMENITY

The proposed new floodlights are to be projection beam floodlights rather than non directional floodlights as currently exist and the therefore it is expected that there will be less light spillage and an improvement in the residential amenity of nearby properties as a result. This benefit should also extend to nearby pavements and roads.

The Council's Environmental Health team have made no objection to the proposal

The proposal is considered to comply with policy QE DM2 and policy D DM1 of the Arun Local Plan with respect to design and residential amenity.

HEALTH & WELLBEING

Policy HWB SP1 advises that particular regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment).

As set out in the additional information provided the upgrading of the floodlighting will allow the Littlehampton Football Club to provide a high standard of football to be played at the club with all the cascading down of benefits to the other teams within the club. It is considered that the proposal significantly contributes to the necessary infrastructure to encourage physical exercise and health and accords with policy HWB SP1 of the Arun Local Plan.

The proposed development is considered to comply with the Development Plan and is recommended for approval subject to the following conditions:

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for

their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 documents:

Location Plan dwg.no. 2101/L1 dated 07.09.19
Towermaster Data Sheet received on 01/10/2019

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 hours of operation of the floodlighting shall be retained in perpetuity in accordance with the following document unless an application to vary the hours of operation and written approval is obtained from the Local Planning Authority.

Littlehampton Town Football Club Floodlighting Programme of Use received on 01/10/2019.

Reason: In the interests of amenity and the environment in accordance with policies QEDM2 and D DM1 of the Arun Local Plan.

- 4 The details of positioning and lighting levels of the proposed floodlights shall be retained in accordance with the approved details in the following documents unless an application to vary the details is made and written approval obtained from the Local Planning Authority.

Floodlight Specification - Altis received on 01/10/2019
Proposed Lux Levels received on 01/10/2019

Reason: In the interests of amenity and the environment in accordance with policies QEDM2 and D DM1 of the Arun Local Plan.

- 5 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 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.