

PLANNING APPLICATION REPORT

REF NO: BR/236/24/PL

LOCATION: Bognor Regis Football Club
Nyewood Lane
Bognor Regis
PO21 2TY

PROPOSAL: Creation of a Synthetic Turf Stadia Pitch including upgraded fencing, floodlighting and ancillary equipment to replace a natural grass stadia pitch. This application is in CIL Zone 4 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to replace a grassed football pitch with a synthetic turf stadia pitch (3G). This includes replacement floodlighting, spectator fencing and minor alterations to an on-site storage area.
TOPOGRAPHY	Predominantly flat.
TREES	None are affected by the development.
BOUNDARY TREATMENT	The site has a brick wall to its southern elevation and fencing to the north and east. Spectator terraces form the boundary to the west.
SITE CHARACTERISTICS	The site is a football pitch and club with associated car parking, spectator terraces and other incidental facilities.
CHARACTER OF LOCALITY	Urban residential area.

REPRESENTATIONS

Bognor Regis Town Council - no objection.

2 no objections.

- The facilities are badly needed.
- It will bring many opportunities to the area.

52 objections and a petition signed by 36 people.

- The floodlights would be a blot on the landscape.
- Biodiversity loss.
- Overcrowded on street parking.
- An increase in noise disturbance.
- An Inspector noted noise as an issue for a similar proposal elsewhere.
- Increased noise pollution.
- Significantly increased hours of operation.
- The application does not include a noise assessment.
- Impact on wildlife.
- Parking is inadequate for existing operations.

- No community engagement with residents has taken place.
- Overshadowing from increased height to lighting.
- Increased light spill to nearby residents.
- It does not provide additional parking.
- Match days result in inconsiderate parking.
- Microplastics will contaminate the environment.
- Insufficient drainage information.
- Schools and care homes would be affected.
- It is located too close to dwellings.
- Excess rubbish at match days.
- It will affect the value of properties.
- There is no reasonable requirement for this facility.
- There is no EV charging proposed for existing parking.
- There is no storage for cycles.

201 support.

- Currently travel to Lancing and Worthing to play and this is much needed in the area/it removes the need to pay to hire all weather pitches further afield.
- Positive development for the town.
- Grass pitches are not reliable/artificial pitches reduce postponements.
- It would be great addition to the community/there is a need for an all weather pitch.
- It will benefit not only the club but Bognor Regis.
- It is vital for the mental and physical wellbeing of young people/3G pitches are imperative for youth football development.
- More opportunities to participate for all ages and genders.
- Requires less maintenance than grass pitches.
- More usage of the pitch is supported/this will be an asset to the area.
- There needs to be support for spaces that actively encourage physical fitness and wellbeing.
- It is essential for the development of football within Bognor Regis.
- It is an upgrade to existing facilities.
- A modern and safe stadium will be positive.
- Much needed revenue to the club/it is essential for the future of the Club.
- The availability of a 3G pitch enables activity all year round.
- This is needed if the club wants to compete with others nearby.
- It is much needed infrastructure.
- All of the community will benefit from this upgrade.
- The Youth team is at capacity and this will enable increased availability.
- The effect of microplastics is unknown.
- This will remove one of the best non-league football pitches.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the conclusion.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Ecology - No objection subject to conditions relating to biodiversity gain plan and lighting.

Environmental Health - No objection.

Sport England - No objection subject to conditions.

ADC Drainage - No objection subject to conditions.

WSSC Highways - No objection

Lead Local Flood Authority - Objection. Further information required.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The condition requested by ecology regarding lighting is not necessary as the application contains the information such as light spill and Lux levels.

POLICY CONTEXT

Built up area Boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ENVDM5	ENV DM5 Development and biodiversity
HWBSP1	HWB SP1 Health and Wellbeing
OSRDM1	Protection of open space, outdoor sport, comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

[Bognor Regis Neighbourhood Plan 2015 Policy 8B](#) Car Parking

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

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 complies with relevant Development Plan policies in that it would not result in harm upon the visual amenity of the area nor result in adverse harm upon neighbouring amenity, parking or drainage.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

BIODIVERSITY NET GAIN

This application is liable for Biodiversity Net Gain (BNG) and the following is a summary of the key points:

- 0.03 hedge units, resulting in a gain of 0.01 units and a 38% increase to hedgerows.
- There will be a total net loss of -1.56 units of habitat units on site.

Off site credits will need to be purchased to ensure the required 10% biodiversity net gain will be achieved.

CONCLUSIONS

PRINCIPLE

The site is open space as identified by the Arun Local Plan (ALP). Policy OSR DM1 (ALP) supports the retention and upgrading of development that promotes open space, sport and recreation facilities. It requires any loss of open space and outdoor sport facilities to be replaced by the equivalent or better provision. The replacement pitch fulfils these requirements and accords with this part of the policy. It requires all development to be consistent with other ALP policies, this will be concluded below.

On the basis of the above, the Arun Local Plan supports development of this nature in principle.

DESIGN AND VISUAL AMENITY

The application proposes to replace a grassed football pitch with a Synthetic Turf Pitch (3G) along with upgraded floodlighting and spectator fencing.

The site will largely retain its appearance in relation to built form. There is spectator fencing which runs around the perimeter of the pitch which is 1.2m high. This will be replaced with a new fence although the height will reduce to 1.1m. The fence will consist of a steel open mesh fencing with infill migration boarding and advertising. These act as a containment measure to prevent the migration of the pitch microplastics.

The site has hard standing around the sides of the pitch perimeter for spectators. In some areas this is narrower than others between 0.9m - 1.2m. This will be altered so that 1.2m width pathways are achieved around the footprint of the pitch to enable sufficient spectator movements.

There will be a storage area to the southwest of the site where goals and other equipment are to be stored. This area is used for the same purpose although existing storage facilities will be removed and replaced with one large storage container. This would measure 6m in length and 2.4m in width. It will have a flat roof with a height of 2.5m. This appears appropriate in scale for its location.

Existing floodlighting will be upgraded from a lattice tower to column lighting. The number of lights will remain the same at 4, however the height of the lights will increase from 15m to 18m. Whilst higher, the appearance would be less prominent as a result of the column design which is more simplistic than the current lattice design. The columns would be marginally more visible in the locality.

The development would largely retain its overall appearance with upgrading of the existing lighting, fencing and pitch and this would not result in a harmful visual change upon the appearance of the site nor on the character of the area in accordance with ALP policies D DM1 and D SP1.

RESIDENTIAL AMENITY/NOISE/OPENING HOURS

Arun Local Plan Policy D DM1(3) indicates planning permission will only be granted where it has minimal impact on the users or occupiers of nearby land. This would be avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The site is surrounded by residential development with Kyoto Court and Cresenta Walk to the south and a care home and other residences to the west. The physical changes on site would not result in harm by overshadowing, overbearing or overlooking on neighbouring amenity.

ALP policy QE DM1 is relevant to noise generation. Concerns have been raised in representations regarding noise at the football club. The site is used as a football pitch and whilst the capacity for use will increase as the material of the pitch would allow it to be utilised all year round and the opening hours will be extended to allow for community use, this does not change what the site was designed to be used for and does not seek new noise generating development as its existing use is not changing. It is acknowledged that the changes would likely increase the incidents of noise that could be generated through more regular use of the facility. Environmental Health assessed the application and have no objections with regards to noise.

Whilst the opening hours will bring additional use and noise, it appears from the representations received that the main incidence of noise at the site is created on match days and the amount of match days would not change as a result of the development. Weekend matches that are currently postponed due to weather and played during the week should reduce as the surface can be used in all conditions.

The opening hours are proposed as 9am-10pm Monday to Friday and 8am-6pm on weekends. These timings are proposed to satisfy training and community use of the facility.

An indicative programme of the potential user groups specifies that the site may be used by academy groups or higher education during daytime hours. With regards to the evening hours, the pitch is used 3/4 days during the week, and it is likely to increase to 5 evenings. A community use agreement will be finalised with Sports England regarding community access. On weekends the pitch will continue to be used by the men's team and on Sundays, the youth fixtures will move from adjacent field behind to use the pitch.

The club has a PA system that is only to be used on match day and is not needed during training sessions or for community use. This is existing and cannot be considered as part of this application.

Representations were received that made comment to an appeal for a similar proposal noting it was refused citing noise issues. This reason was not upheld stating it could be managed by certain conditions.

Whilst it is accepted that additional noise events will be created by the increased use of the site these would not be so significant such that a refusal is justified. Conditions to be imposed regarding the use of PA system.

The proposal complies with ALP policies D DM1 and QE DM1.

LIGHTING

ALP policy QE DM2 states proposals which involve outdoor lighting must be accompanied by a lighting scheme and sets out restrictions and conditions on new lighting proposals.

The existing floodlighting system consists of 4 x 15m high floodlight lattice towers. This provides 36 lights across the 4 towers with an average lux level of 307 around the pitch footprint. The proposed lighting retains 4 towers with 24 lights with an average lux level of 310. Whilst the lighting is 3m higher at 18m, it uses LED luminaires which can be angled further downwards and enables better light spillage control.

The floodlighting has been accompanied by a light spill diagram calculation and lighting specifications. For the closest residential properties to the site, the lighting scheme shows a horizontal light spill of under 2 lux at all but block 1 at Kyoto Close which shows a lux level of between 2-5. This is below the 10 lux pre curfew level for this location (E3 Well inhabited rural and urban settlements, small town centres of suburban locations) as set out in the ILP Guidance Note 1 for the reduction of obtrusive light 2021.

The lighting offers dimming potential and the ability to light individual sections of the pitch if the whole pitch is not being used. As a result of the ability to dim the lights, it will have two settings, the maximum which will be used on match days and a reduced average of around 120 lux which would be used outside of match days such as for weeknight training. The agent has agreed to a condition which would restrict lighting for all training type events on the facility to be at the reduced levels. The lighting is subject to alternative operating hours which would be 3pm-10pm. The lighting would not be run continuously during these hours and would only be operational when the facility is being used.

Environmental Health have raised no concerns in relation to the lighting. This would meet the acceptable ILP Guidance limits.

From the information supplied, the new lighting will reduce the amount of light spill compared to the existing and would result in more control of the lights such as through the ability to dim and restrict light to certain sections of the pitch.

The lighting is acceptable and would not result in harm upon neighbouring amenity or the wider area in accordance with ALP policies QE DM2.

BIODIVERSITY

ALP policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. Recent changes to the Environment Act came into force on 2 April and require a 'measurable' 10% biodiversity net gain (BNG) to be made.

The application includes a "Preliminary Ecological Appraisal" (PEA), a separate Biodiversity Net Gain

Assessment (BNGA) and a copy of the BNG Metric. The site forming a football pitch is primarily dominated with species of poor modified grassland and considered to be of low ecological value. The site offers limited suitable habitats for protected species and there would be no impact on these. The PEA sets out enhancements in the form of log piles, bee banks and invertebrate boxes and these are acceptable.

Concerns were raised with regards to the microplastic contained in the pitch and its impact upon the wider environment and nearby conservation sites such as Pagham Harbour. Sports England advise that containment measures should be used to prevent migration of microplastics. Infill Migration Mitigation Features will be installed as per relevant Sport England Design Guidance to prevent microplastics dispersal. This includes containment barriers to the outer perimeter spectator fencing to ensure microplastics stay within the fenced footprint of the site. The surface will include a shock pad which reduces the amount of infill that is lost and boot cleaning and decontamination grates will be used at all entrances. The Ecologist has confirmed these measures are acceptable.

With regards to BNG, 4 small trees will be planted on site and enhancement of a small area of grassland is proposed on site however once these measures are taken into account, the BNG report and metric shows a net loss of 69% in habitat units which is classed as -1.56 units. It would not be possible to produce further on-site benefit due to the existing site constraints.

The scheme will provide 0.03 hedge units, resulting in a gain of 0.01 units and a 38% hedgerow BNG. However, this is not sufficient to cover the overall losses and off-site credits will be required to deliver a 10% net gain.

Where a development cannot achieve BNG either wholly or partly on site, then the developer can secure the unit shortfall by purchasing units from appropriate sites on the local net gain habitat market (habitat banks). This will be secured by condition.

The development will comply with ALP policies ENV DM5 and subject to conditions relating to the purchase of off-site units, it would deliver 10% biodiversity net gain.

PARKING

Policy T SP1 of the ALP supports development which incorporates appropriate levels of parking in line with the WSCC guidance on parking provision.

The site has a car park to the north with approximately 46 car parking spaces. The site is in a sustainable location, in close proximity to public transport with the nearest bus stop approximately 50m from the site and the Bognor Regis Railway station just over a 1km from the site.

No changes are proposed to the vehicular access or to the amount of parking provision. WSCC Highways acknowledge there may be additional traffic movements however do not anticipate a material impact on the highway and has no objection to the proposal.

It is evident from representations received that parking appears inadequate at the facility with vehicles using nearby residential roads. This appears to be predominately on match days where there are significant numbers of spectators which cannot be accommodated in the existing parking provision. Whilst the facility will likely be utilised more as a result of the surface enabling use in all weather conditions and the increase in opening hours, this does not mean that there would be match fixtures every evening which would result in spectators and an excessive parking demand. The use of the pitch during the week is for community based training sessions such as 5-a-side football and existing training sessions for BRFC. The development is highly unlikely to result in an everyday excessive number of spectators to that which that match days experience and would therefore not result in a noticeable

increase in traffic generation than compared to the existing usage.

A traffic management plan is proposed which would demonstrate how active travel will be promoted at the site and this will be conditioned. Staggered usage of the facility is proposed to enable time for vehicles to vacate the car park prior to the next users. This will be conditioned.

Policy 8b of the Bognor Regis Neighbourhood Plan states major development should demonstrate it does not impact on existing capacity of public highways to accommodate parking. No specific transport statement has been provided although there are details within the Design and Access Statement. As the use is existing and there will no change to the number of pitches being provided, the proposal would not result in a significant change to existing capacity which is accepted by WSCC highways.

Whilst no additional parking spaces are proposed, the proposed use will not give rise to an material daily increase in users which will result in a harmful impact upon the highway in compliance with ALP policy T SP1 and 8b of the Bognor Regis Neighbourhood Plan.

FLOOD RISK AND DRAINAGE

ALP policy W DM1 states all development must demonstrate that adequate drainage capacity exists or can be provided as part of the development. Policy W DM3 relates to Sustainable Urban Drainage Systems. The site is in Flood Zone 1 and is not at risk of flooding now or in the future. A Drainage Statement have been submitted. This has been reviewed by the Lead Local Flood Authority (LLFA) and ADC Drainage.

The applicant demonstrated that the infiltration is not viable. The pitch is proposed to drain through permeable macadam to a subbase which acts as a surface water storage before discharging at a restricted rate via a network of pipes to a surface water sewer. It is claimed there are no existing watercourses in the vicinity although Arun mapping contradicts this. If connection to a watercourse is possible then this must be prioritised in accordance with the sustainable drainage hierarchy.

The LLFA objected and a checklist was provided regarding the information that is required to overcome this. Additional information has been provided to address the comments, although the objection has been maintained. ADC drainage have no objection to the proposal and have requested conditions. In this case ADC engineers accept it is unlikely the surface water drainage design would affect the layout or scale of the development, therefore the matter can be suitably dealt with via a pre-commencement condition.

Subject to conditions which would involve the submission of a full surface water drainage scheme, the proposal would comply with relevant development plan policies.

HEALTH AND WELLBEING

Policy HWB SP1 (ALP) requires all development to maximise the impact it can make to promoting healthy communities and reducing health inequalities. HWB SP1 (a) requires regard to be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities. The development would promote the health and wellbeing of residents in the district through the ongoing promotion of sporting activities. The footpath around the pitch for spectators is also to be improved to ensure it is wide enough for all users to access.

The proposal complies with relevant development plan policies.

SUMMARY

The proposal complies with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

The development is not CIL liable classified as other development.

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:

- Location Plan - 24-0212(G-222711) 01 Version 01
- Site Plan - 24-0212(G-222711) 02 Version 01
- Pitch Layout - 24-0212(G-222711) 03 Version 01
- Topographical Survey - 24-0212(G-222711) 04 Version 01
- Elevations - 24-0212(G-222711) 06 Version 01
- Lighting Design - 24-0212(G-222711) 05 Version 01

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

- 3 Use of the development shall not commence until a Parking and Travel Plan Statement which seeks to encourage occupants to travel using sustainable modes of transport, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall then be implemented as approved. This shall include but is not limited to details of the staggered usage of the facility.

The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department of Transport or as advised by the Local Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Arun Local Plan policy T SP1.

- 4 Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the Local Planning Authority. The full details submitted for approval shall include:

1. Winter groundwater monitoring,
2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
4. Impermeable area plan,
5. Calculations modelling the surface water drainage network for the following storm events:
 - a) 100% Annual Exceedance Probability
 - b) 10% AEP + climate change allowance
 - c) 3.3% AEP + climate change allowance
 - d) 1% AEP + climate change allowance

All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,

6. Detailed drainage plans conforming to Local Planning Authority guidance,
7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
8. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: In order to comply with Arun Local Plan policy W DM3 and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure surface water drainage is acceptable prior to the construction commencing.

- 5 Lighting of the Synthetic Pitch is to be at the reduced 120lux for all training type events on the facility, with the maximum illuminance setting only being utilised during match play use.

Reasons: In the interests of the amenities of the area and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies D DM1 and QE DM2.

- 6 The use hereby permitted shall be open between 09:00 to 22:00 hours - Monday to Friday and 08:00 - 18:00 hours Saturday, Sunday and Bank Holidays. The floodlights shall only be lit between the hours of 3pm and 10pm, unless otherwise agreed in writing by the Local Planning Authority.

Reasons: To safeguard the amenities of the neighbouring properties in accordance with Arun Local Plan policy D DM1 and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species) and Arun Local Plan policy ENV DM5.

- 7 Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

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

- 8 Use of the development shall not commence until:
- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
 - (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Arun Local Plan policy OSR DM1.

- 9 Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the 3G AGP and ancillary facilities including parking, toilets and changing on the site and include details of pricing policy, hours of use, access by non-club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Guidance on preparing Community Use Agreements is available from Sport England.
<http://www.sportengland.org/planningapplications/>

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Arun Local Plan policy D DM1 and HWB SP1.

- 10 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:
1. A Biodiversity Gain Plan has been submitted to the planning authority, and
 2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed

by the Council prior to the commencement of the consented development please see the link:
<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

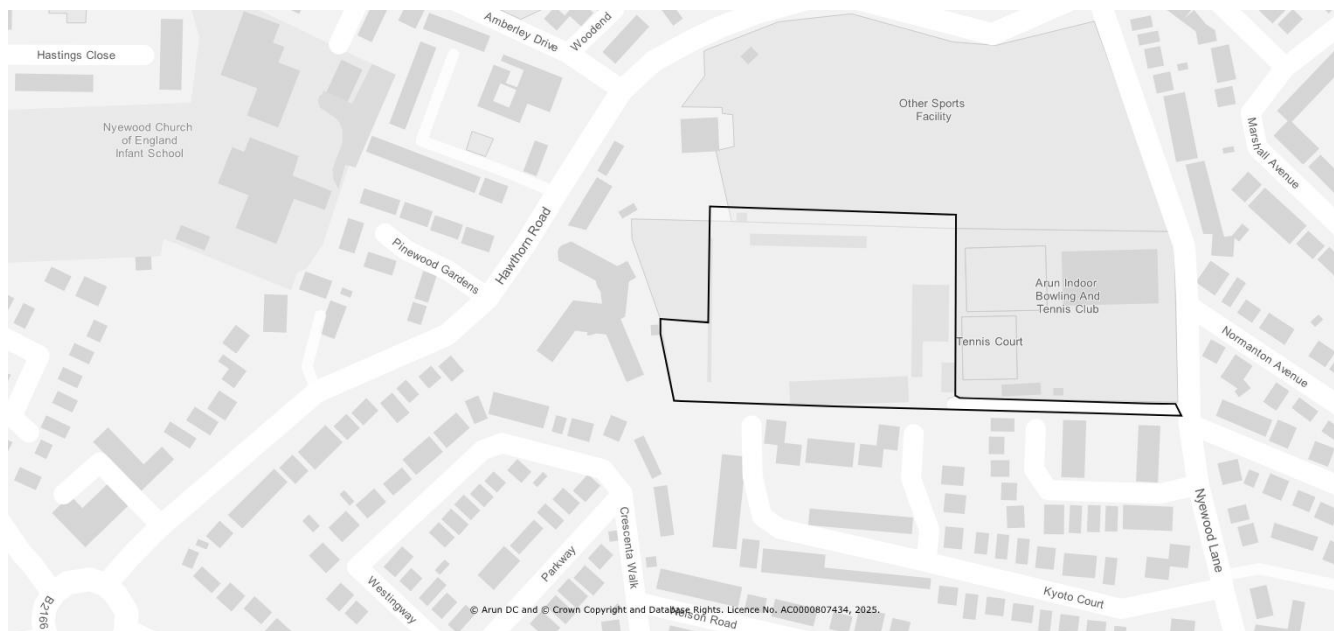
Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 11 INFORMATIVE: Artificial grass pitches for Steps 1 to 6 of the FA's National League System) - The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.
- 12 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.

BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or by clicking on this link and clicking on View Documents.](https://www.arun.gov.uk/weekly-lists)

BR/236/24/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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