



**TO:** Planning Committee

**BY:** Head of Development and Building Control

**DATE:** 7<sup>th</sup> February 2023

**DEVELOPMENT:** Erection of canopy for standing spectators.

**SITE:** Roffey Football Club Bartholomew Way Horsham West Sussex RH12 5JL

**WARD:** Holbrook East

**APPLICATION:** DC/22/1474

**APPLICANT:** Roffey Football Club

**REASON FOR INCLUSION ON THE AGENDA:** The application site is located on land owned by Horsham District Council

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions

**1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission for the erection of a canopy for standing spectators at the Roffey Football Club, Bartholomew Way, Horsham. The complex is comprised of a clubhouse, located to the north of the football club entrance, which is flanked by one football pitch to the east and one to the west. The proposed spectator stand is to be located to the north of the eastern most football pitch. The spectator stand would be set in front of the mature tree belt that delineates the football pitches from the south.

1.3 In terms of scale, the proposed spectator stand would measure 2.1m in height at the rear (south) elevation, which rises slightly at the front elevation to 2.33m; the structure would have a flat roof. The length of the spectator stand would be approximately 12.53m and the depth would measure 2.09m.

DESCRIPTION OF THE SITE

1.4 The application site is located on the Bartholomew Way within the built-up area of Horsham. The site sits directly to the south of the A264. The complex is comprised of a clubhouse, a timber clad building with half hipped roof to the north of the site, which is flanked by one football pitch to the east and one to the west. A car park is located to the south of the building (between the pitches). The pitches are surrounded by extensive mature landscaping. The

application site has an existing spectator stand located to the north approved under Ref: DC/16/0592.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

### 2.2 RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

### 2.3 National Planning Policy Framework

### 2.4 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

### 2.5 RELEVANT NEIGHBOURHOOD PLAN

North Horsham has not been designated a Neighbourhood Plan area.

### 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/0592	The erection of a covered spectator stand for 100 persons	Application Permitted on 26.05.2016.1
------------	---	---------------------------------------

## 3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

### INTERNAL CONSULTATIONS

3.2 **HDC Compliance Officer:** No Comment.

3.3 **HDC Environmental Health Officer:** No Objection subject to conditions.

### OUTSIDE AGENCIES

3.4 **WSCC Highways:** No Objection.

3.5 **Sports England:** No Objection.

3.6 **Natural England:** Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the

use of water in the supply area before the development is the same or lower after the development is in place.

- 3.7 To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.
- 3.8 **North Horsham Parish Comments:** No Objection - The Parish Council support this application if there are appropriate litter bins installed. Members commented that any growth membership of the football club needs to have parking issues and changing facilities considered.

#### PUBLIC CONSULTATIONS

- 3.9 During the original consultation period, 3 letters of representation have been received (from 3 separate addresses) in connection with this proposal neither objecting nor supporting the application but raising the following concerns:
- Impact on highways and accessibility
  - Overflow parking
  - Loss of trees and landscaping

#### 4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Under the Equality Act 2010, the Council has a legal duty to pay 'due regard' to the need to eliminate discrimination and promote equality, fostering good relations in respect of Race, Disability, Gender including gender reassignment, Age, Sexual Orientation, Pregnancy and maternity, Religion or belief. The Equality Act 2010 will form part of the planning assessment below.
- 4.2 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application.
- 4.3 Consideration of Human Rights and Equalities forms part of the planning assessment below.

#### 5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

#### 6. PLANNING ASSESSMENTS

##### Principle of Development

- 6.1 Policy 43 of the HDPF states that the provision of new or improved community facilities or services will be supported.
- 6.2 The application site comprises public open space, providing a recreation ground, playing fields and associated facilities for the residents of North Horsham. The site and facilities are currently open for use by the public with the land subject of a 25-year lease with Roffey FC for use as their football ground.

- 6.3 The proposal seeks to meet the league requirements following a promotion through the local/regional leagues. The proposal would support the continued provision of the sport facility using the playing field and would result in no loss of access to the public open space. Sport England have been consulted on the proposal and have raised no objection to the scheme. The principle of the development is therefore considered acceptable.

### **Character and Appearance**

- 6.4 Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.
- 6.5 The proposed spectator stand is of a functional design as is common for football/rugby clubs of this nature. The spectator stand is set in front of the mature tree belt that delineates the football pitches from the north and is sited adjacent to an existing spectator stand. The proposal would be similar in scale and proportion to the existing spectator stand and would sit comfortably within this context.
- 6.6 In addition, the spectator stand would be located in front of substantial tree screening set back at a reasonable distance within the boundary of the site, as to not create significant harm or impact to this planting.
- 6.7 As such the proposal would be of a design, form and scale which is appropriate to the character and appearance of the site, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

### **Impact on Neighbouring Amenity**

- 6.8 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.9 The spectator stand is proposed to the northern side of the site (parallel with the A264) and would be set away from the nearby residential properties. The proposal would not amount to a change of use, and given the distance between the proposed building and the neighbouring properties to the south it is considered that there would be no unacceptable impacts on neighbouring amenity. The proposal is therefore considered to accord with the above policy.

### **Parking, Access and Traffic**

- 6.10 Policies 40 and 41 of the HDPF relate to transport and access, it confirms that development will be permitted if it provides a safe and adequate means of access and makes adequate provision for all users, including for car and other vehicle parking.
- 6.11 The Local Highway Authority has been consulted in relation to the planning application and has confirmed that Roffey Football Club are already operating from this location and generating a number of traffic movements, particularly on match days. The proposed stand would not increase capacity at the ground, instead representing an improvement on the existing facilities provided at the site. The proposal would not therefore represent any intensification of use which would result in additional vehicle movements to or from the site. As a result, the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and there are no

transport grounds to resist the proposal. It is therefore considered that the development would accord policies 40 and 41 of the HDPF in this respect.

### **Water Neutrality**

- 6.12 The proposal is for the erection of a canopy for standing spectators. There is therefore no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the facility necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

### **Conclusion**

- 6.13 The proposed stand is an appropriate structure and would be sympathetic to the appearance and use of the football club. The stand in itself would not alter the current capacity for the facility, with spectators now being able stand under a shelter. In addition, the proposal would improve facilities for the community asset.

## **7. RECOMMENDATIONS**

- 7.1 To approve planning permission subject to the following conditions:-

1 A list of the approved plans

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 3 **Pre-Use Condition:** No part of the development hereby permitted shall be used until details of the external finish, including any paint / stain of the approved building, has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the agreed details.

Reason: As this matter is fundamental 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 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No work for the implementation of the development hereby permitted (including deliveries and dispatch) shall be undertaken on the site except between 08.00 hours and 18:00 hours on Monday to Fridays inclusive and 08.00 hours and 13:00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/22/1474