

Appendix 2

Suggested Conditions List

DC/22/2257 Horsham YMCA Football Club, Gorings Mead, Horsham

1. **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below [table to be added].

Reason: For the avoidance of doubt and in the interest of proper planning.

2. **Standard Time Condition:** The development hereby permitted shall be begun 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-Commencement Condition:** The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

- i. Details of site management contact details and responsibilities;
- ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - a. location of site compound,
 - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - c. site offices (including location, height, size and appearance),
 - d. location of site access points for construction vehicles,
 - e. location of on-site parking,
 - f. locations and details for the provision of wheel washing facilities and dust suppression facilities
- iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
- iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

The development shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the approved landscaping scheme and Arboricultural Impact Assessment, and provide for the retention of the veteran Ash tree T10 including its root system as far as practical. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory development in the

interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Condition:** No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
 - All trees on the site shown for retention on approved drawing number 710 Rev B (which for the avoidance of doubt shall also include the retention of the veteran Ash tree T10), as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
 - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
 - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7. **Pre-Commencement Condition:** Use of the development shall not commence until:
 - (a) certification that the 3G 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. **Pre-Occupation Condition:** Prior to first use of the 3G Artificial Grass Pitch, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England that shall include measures to ensure the replacement of the Artificial Grass

Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3g Artificial Grass Pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Policy 33 of the Horsham District Planning Framework (2015).

9. **Regulatory Condition:** All fencing, balls stop netting and infill boards as detailed on drawing MCA-MUK2566-01 Rev K received on 18/07/2023 shall be fully installed prior to first use of the 3G Artificial Grass Pitch. The fencing, balls stop netting and infill boards shall thereafter be retained and fully maintained at all times.

Reason: To protect the amenities of adjacent occupiers to accord with Policy 33 of the Horsham District Planning Framework (2015).

10. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

11. **Pre-Occupation Condition:** Prior to the first use of the 3G Artificial Grass Pitch hereby permitted a "lighting design strategy for biodiversity" for the site in accordance with GN:08/23 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason: To allow the LPA 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 NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework.

12. **Pre-Occupation Condition:** No use of the 3G Artificial grass Pitch hereby permitted shall take place until details of secure and covered cycle parking facilities for staff, visitors, spectators and users of the 3G Artificial grass Pitch have been submitted to and approved in writing by the Local Planning Authority. No use of the 3G Artificial grass

Pitch hereby permitted shall be commenced until the approved cycle parking facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13. **Pre-Occupation Condition:** Prior to the first use of the 3G Artificial Grass Pitch hereby permitted, full details of the hard and soft landscaping works (including a new native hedgerow planted in same location as S6 as detailed on drawing 710 rev B, and details of the biodiversity enhancements as recommended in the Ecological Appraisal (RPS Group, September 2022)) shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition:** No Public Address system shall be operated except in accordance with the Public Address System and Usage Policy document received on 12/01/2023, or any variation to that document as may be agreed in writing by the Local Planning Authority. No playing of live or recorded amplified music shall take place at any time except for the player's run out onto the pitch during formal competitive matches.

Reason: To reduce the noise impact of the proposal in the interests of the amenity of adjacent properties in the immediate vicinity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15. **Pre-Occupation Condition:** 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 Artificial Grass Pitch and ancillary facilities including parking, changing and toilets etc and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

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 Policy 43 of the Horsham District Planning Framework (2015).

16. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with plan no. MCA MUK2566 01 K (General Layout Plan) showing the finished levels of the development shown in relation to nearby datum. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Regulatory Condition:** Development shall be carried out in full accordance with the mitigation and compensation measures and/or works contained in the Ecological Appraisal (RPS Group, September 2022) and Bat Surveys letter report (Babec Ecological Consultants, August 2023). This must include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during any agreed works to the veteran Ash tree T10. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA 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 NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework.

18. **Regulatory Condition:** The 3G Artificial Grass Pitch shall be installed in accordance with the King Post Retaining Wall methodology set out on drawing MCA-MUK2566-30 rev B. All excavation works within the Root Protection Area of the veteran Ash tree T10 shall be carried out under supervision of the Council's Arboricultural Officer in accordance with a methodology that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the preservation of the veteran Ash tree T10 in accordance with Policy 31 of the Horsham District Planning Framework and paragraph 180 of the NPPF.

19. **Regulatory Condition:** No part of the development hereby permitted shall be occupied until the Applicant has implemented the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

20. **Regulatory Condition:** The 3G Artificial Grass Pitch shall not be open for public use except between the hours of 08:00 to 22:00 Monday to Friday and 08:00 to 18.00 Saturday, Sunday and bank holidays.

Reason: In the interests of the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21. **Regulatory Condition:** The floodlights shall not be operated except between dusk and 9.30pm on weekdays, between dusk and 6pm on Saturdays and not at all on Sundays with the exception of weekday match nights played by the home teams of Horsham YMCA and Horsham Football Club, on which occasions the floodlights shall not be operated except between dusk and 10pm.

Reason: In the interests of the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

22. **Regulatory condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (H2)geo Ref: 20230221P1 WNS FINAL V1.2, received 16 /05/2023).

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Informative:

The applicant is advised that the methodology for excavations within the Root protection Area of the veteran Ash tree T10 shall include hand-held tools or appropriate machinery such as a digger with a toothless bucket, working backwards over the area, so that the machine is not moving over the exposed ground. If encountered roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps, or of 25 mm diameter and over should be severed only following consultation with an arboriculturist. Whilst exposed, any roots should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible. Prior to backfilling, retained roots should be surrounded with topsoil or uncompacted sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots), or other loose inert granular fill, before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.