



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee North

**BY:** Development Manager

**DATE:** 21 March 2017

**DEVELOPMENT:** Proposed 3G Football Ground (including main pitch and training pitch), clubhouse, stands, access, parking and landscaping (to serve as the home ground for Horsham Football Club). 20m high netting and posts to adjacent golf driving range

**SITE:** Horsham Golf and Fitness Worthing Road Southwater RH13 9AX

**WARD:** Southwater

**APPLICATION:** DC/16/2856

**APPLICANT:** Reside Developments Ltd & Horsham Football Club

**REASON FOR INCLUSION ON THE AGENDA:** (1) More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.  
(2) The application is defined as a departure application under the Town & Country Planning (Development Management Procedure) (England) Order 2015 and the recommendation of the officer would represent a departure to the development plan.

**RECOMMENDATION:** To resolve to grant planning permission subject to expiration of the public consultation period for the amended proposal, and delegation to the Development Manager to consider any representations received as a result of that consultation. Planning permission is also subject to the completion of a legal agreement and appropriate conditions. The legal agreement will secure the following:

- Highway works to improve the pedestrian safety and access to the site along Worthing Road and from Hopp Oast Park and Ride.
- Contribution towards waiting restrictions on Worthing Road.
- Details of a scheme to monitor crossing demands at Worthing Road from the Park and Ride to be undertaken by Horsham Football Club (HFC).
- Restriction on the use of the new HFC facility to retain the community facility.
- Details of rights of way improvements including the new cycle path.

## 1. THE PURPOSE OF THIS REPORT

- 1.1 The purpose of this report is to consider the planning application in conjunction with the separate proposal for the redevelopment of playing fields at the Holbrook Club, North Heath Lane for 58 dwellings (ref: DC/16/2855).

### DESCRIPTION OF THE APPLICATION

- 1.2 The proposed development involves the creation of a new sports facility to include a senior pitch (106mx70m) and practice pitch (75mx48m), both floodlit, both with 3G surfaces to make them all-weather pitches. The site is intended to be the main home ground for Horsham Football Club and will also be available for use by the local community, including two displaced teams from the Holbrook Club (Chesworth Rovers FC and Holbrook FC 3rd team). The proposal includes a single-storey Club House which includes changing rooms, a function room, a retail unit for the club, offices and toilets. Horsham Football Club currently plays in the Ryman Isthmanian League South Division with an average attendance of 245 spectators.
- 1.3 The Club currently runs four youth teams and a senior first eleven. The club has stated that the proposed ground will enable the club to expand its sporting opportunities for the community by introducing new youth, girls and ladies teams, offering quality coaching to groups and individuals, and providing to local schools and clubs facilities. The club is run by its Committee, Board and Trustees who are all un-paid volunteers. A Limited Company was set up in 1980 for liability purposes and to be able to sign contracts and hold assets. The club is now looking at a new legal restructure to create a separate entity to protect the Club's assets, namely the new ground and The Holbrook Club. This entity would be controlled by a board of trustees independent of the football entity. The club has commented that they would seek to invite members of the local community to participate as trustees, potentially members of local councils.
- 1.4 Other built development proposed includes a separate single storey building for toilets for spectators and storage of groundskeeping equipment. The proposal includes three stands, one adjacent to the Club House which provides a covered area for standing spectators (125 spectators); a covered stand to the north of the pitch beside the centre line (providing covered seating for 307 spectators); and a further covered standing area to the west (for 125 spectators). The site would be entirely fenced off both to enclose the facility and to prevent access to the areas of Ancient Woodland nearby. The height of the fencing will be increased at either end of the grounds to prevent balls leaving the site.
- 1.5 There is a surfaced area for parking 62 cars, 7 motorcycles, 4 disabled parking spaces, 2 coach spaces and bike storage for 26 bicycles. The scheme includes additional landscaping and the proposal also involves filling in one section of an existing pond and extending the pond in a different direction to compensate for the loss.
- 1.6 The new facility is located to the east of Worthing Road within the grounds of Horsham Golf and Fitness, opposite the Hopp Oast Park and Ride car park. The facility would be accessed from Worthing Road via an existing road which leads to Horsham and Fitness and residential properties beyond. The proposal includes a new access off this road as well a new pathway from Worthing Road along the northern edge of the existing road. Six 15m high floodlights are proposed to the main pitch and four 12m high floodlights are proposed to the training pitch. The scheme would include a 15m buffer zone to protect the Ancient Woodland located to the west and south of the site. The smaller training pitch would be set north of the main pitch. The club house, amenity building and parking area set to the east of the main pitch.

- 1.7 During the consideration of this application, the scheme was amended to include 20m high netting and posts proposed around the boundary of the adjacent driving range.
- 1.8 This proposal follows a refusal for a facility on this site in 2015 (ref: DC/14/1090). The changes from the previous application are as follows:
- Reduction in the size of the clubhouse to single storey (from 2-storeys), resulting in:
    - a reduction in floor area of approximately one third (from 363m<sup>2</sup> to 212m<sup>2</sup>);
    - a reduction to the maximum height of the building from 9.75m to 7.6m and more generally from 9.75m to 5.97m;
    - a reduction in the function capacity of the clubhouse.
  - Reduction in the maximum capacity from 1,950 spectators to 1,300 spectators;
  - Amendment to the design of club house to a Sussex barn vernacular.
  - Reduction in floodlighting from 4 No. 18m columns to 6 No. 15m columns on the main pitch and from 4 No. 15m columns to 4 No. 12m columns on the training pitch. In addition, the quality of lighting has improved with a different type of lamp, which effectively reduces light spill from areas outside of the site.
  - Further assessment has been made of various highways scenarios which have been incorporated into an expanded Travel Plan.
  - Pedestrian and cycle improvements including an improved design to the crossing of Worthing Road.
  - Relocation of the full-size pitch and training pitch so that two Grade A trees and three other trees are now retained.
- 1.9 This application is accompanied by the following supporting documents:
- Design and Access Statement
  - Planning Statement
  - Statement of Community Involvement
  - Transport Statement
  - Travel Plan
  - Floor Risk Assessment
  - Existing Tree Schedule
  - Accommodation Schedule
  - Tree Schedule
  - Arboricultural Impact Assessment
  - Sustainability Statement
  - Sequential Site Assessment
  - Football Club Statement
  - Environmental Statement and Appendices
  - Air Quality Assessment

## DESCRIPTION OF THE SITE

- 1.9 The site is located approximately 2km south of Horsham and 2km north of Southwater. It forms part of the existing Horsham Golf and Fitness Club site and shares the same access from Worthing Road (B2237). It is close to the junction of Worthing Road with the A24. Other development in the area includes a Civic Amenity Site and a Park and Ride facility for Horsham Town Centre.
- 1.10 The site has an irregular shape of approximately 3.6ha and contains mature trees, and is bordered by Ancient Woodlands to the east and south boundaries, and a pond containing a protected species of newts to the north of the site. The site was previously included within the approved Golf course application. The Golf Driving Range borders the proposed site to the north east.

- 1.11 To the north west of the site lies land used for horses, currently in connection Gate Cottage. Gate Cottage is a Grade II listed building fronting Worthing Road. Further listed buildings are located beyond the golf course to the north east of the site. These are part of residential properties at Denne Park, including Denne Park House. Denne Park House has been converted into apartments and many of the adjoining buildings are now converted to residential properties. This forms a distinct residential enclave outside of any urban area.
- 1.12 The land immediately to the south and east of the application site is occupied by the golf course and associated club house and buildings. A residential property has been constructed to the south east of the proposed site. This property, along with two further dwellings to the east share the access road from Worthing Road with the Golf Club. The nearest right of way is a path which cuts across the golf course north to south (ROW1666). This pathway links Horsham and Southwater.
- 1.13 The boundary of the application site to the west is formed with ancient woodland and screens the site from Worthing Road. There is both woodland and a less dense tree screen to the north and east and further woodland to the south fronting the existing access road.

## **2. INTRODUCTION**

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT GOVERNMENT POLICY

- 2.2 The National Planning Policy Framework (March 2012), sections 1, 3, 4, 7, 8, 10, 11 & 12.
- 2.3 Planning Practice Guidance (March 2014).

### RELEVANT COUNCIL POLICY

- 2.4 The following policies in the HDPF are considered to be relevant:

Policy 1: Strategic Policy: Sustainable Development  
Policy 2: Strategic Policy: Strategic Development  
Policy 3: Strategic Policy: Development Hierarchy  
Policy 4: Strategic Policy: Settlement Expansion  
Policy 7: Strategic Policy: Economic Growth  
Policy 9: Employment Development  
Policy 10: Rural Economic Development  
Policy 24: Strategic Policy – Environmental Protection  
Policy 25: Strategic Policy: The Natural Environment and Landscape Character  
Policy 26: Strategic Policy: Countryside Protection  
Policy 27: Strategic Policy: Settlement Coalescence  
Policy 31: Green Infrastructure and Biodiversity  
Policy 32: Strategic Policy: The Quality of New Development  
Policy 33: Development Principles  
Policy 34: Cultural and Heritage Assets  
Policy 35: Strategic Policy: Climate Change  
Policy 36: Strategic Policy: Appropriate Energy Use  
Policy 37: Sustainable Construction  
Policy 38: Strategic Policy: Flooding  
Policy 39: Strategic Policy: Infrastructure Provision  
Policy 40: Sustainable Transport

Policy 41: Parking  
Policy 43: Community Facilities, Leisure and Recreation

- 2.5 Local Development Framework: Supplementary Planning Document:  
- Planning Obligations (2007)

#### NEIGHBOURHOOD PLAN

- 2.6 The site is within the Parish of Southwater. A Neighbourhood Plan Designation was approved in May 2016. Currently, the Parish do not have a draft neighbourhood plan.

#### PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2855	Holbrook Site: Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane.	Pending
DC/14/1090	Horsham Golf and Fitness Site: Construction of football ground to include two pitches, a stand and associated dug-outs, clubhouse and associated structures, lighting, access and car parking, and landscaping works (Affects the setting of a Listed Building)	Application Refused on 17.02.2015
DC/14/1091	Holbrook Site: Residential development of recreational land to provide for 57 one-, two-, three- and four-bedroom, two and two and a half storey houses with associated car parking and access off Jackdaw Lane (full planning permission)	Application Refused on 17.02.2015
DC/09/0746	Horsham Golf and Fitness Site: Change of use of stud farm to golf course, re-configuration of existing golf course (including importation of inert material) to form a 18 hole golf course plus junior/beginners short course; bunds, mounding, landscaping and 3 new ponds. Demolition of existing farmhouse, farm buildings, green keepers compound and bothy. Refurbishment and extension of existing clubhouse to include hospitality/function facilities, new fitness suite building and extension to existing car park.	Application Permitted on 11.12.2009

### 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 - Strategic Planning (Summarised)**: Contrary to policy but no objection subject to mitigation. The principle of recreational and leisure development has already been established on the land with the approval and establishment of the golf course and the

associated fitness centre. The development is broadly in accordance with Policy 43 of the HDPF and will provide enhanced facilities over those to be lost at the Holbrook Club. There is also a clear need to provide land for the re-location of Horsham Football Club and 3G pitches in the District. It was noted that there are potential adverse impacts arising from the intensification of the use and it would need to be demonstrated that these can be satisfactorily mitigated so as not to conflict with policies 25 (The Natural Environment and Landscape Character), 26 (Countryside Protection) and 31 (Green Infrastructure and biodiversity) in particular.

- 3.3 **HDC – Technical Services (Drainage)**: No objection subject to a condition requiring the submission of further detailed drainage information for the approval of the local planning authority.
- 3.4 **HDC – Refuse Collections Supervisor (summarised)**: No objection subject to a condition requiring details of refuse collection.
- 3.5 **HDC – Environmental Health (summarised)**: No objection subject to conditions.
- 3.6 **HDC – Parks & Countryside**: Support.
- 3.7 **HDC – Ecology Consultant (summarised)**: No objection subject to conditions.
- 3.8 **HDC – Leisure Services (summarised)**: Support. Horsham Football Club is strategically important not just to football but also as a consequence of the facilities that this proposal would deliver in terms of 3G pitches from which other clubs and children's football would benefit. This proposal very much adds to the football and sports offer in the Town and District.
- 3.9 **HDC – Conservation Officer**: No objection.
- 3.10 **HDC Archaeology Consultant**: No objection subject to a condition requiring the submission of a written scheme of investigation for the approval of the local planning authority prior to commencement of development.
- 3.11 **HDC Landscape Officer**: No objection subject to conditions.
- 3.12 **HDC – Access and Equalities Officer**: Comment. The applicant is referred to guidance for accessible integrated seating for wheelchair users.
- 3.13 **HDC – Air Quality Officer**: No objection subject to measures to reduce the reliance on cars and encourage low emission technologies.
- 3.14 **HDC Economic Development**: Support.

#### OUTSIDE AGENCIES

- 3.15 **West Sussex County Council – Flood Risk Management Consultant (summarised)**: No objection. The Flood Risk Assessment proposes sustainable drainage techniques which are acceptable in principle. Development shall not commence until a finalised surface water drainage design and details of the maintenance and management of the SuDS system have been submitted to and approved by the Local Planning Authority.
- 3.16 **West Sussex County Council - Highways (summarised)**: No objection subject to conditions. On the basis of the mitigation proposed, the Highway Authority is satisfied that potential highways and transport matters can be appropriately resolved without resulting in any severe highway impacts.

- 3.17 **West Sussex County Council – Rights of Way Team (summarised)**: No objection.
- 3.18 **Southern Water (summarised)**: No objection subject to conditions and an application to Southern Water for formal approval.
- 3.19 **Environment Agency**: No comments received.
- 3.20 **Sussex Police (summarised)**: Comment. The applicant is referred to the Secured by Design Commercial Development Document 2015 for in-depth crime prevention advice.
- 3.21 **Sport England**: No objection subject to conditions.
- 3.22 **Natural England (summarised)**: No objection. The proposal is unlikely to affect any statutorily protected sites or landscapes. Natural England refers the Council to its standing advice on Protected Species.
- 3.23 **Horsham District Cycle Forum (summarised)**: Comment. The Forum is pleased that the travel plan includes cycle provision and an off-road cycle route. The Forum recommends further improvements for the provision of safe cycle access.
- 3.24 **The Woodland Trust (summarised)**: Comment. The Trust is pleased that the need to protect the Ancient Woodland is recognised and that the scheme includes a 15m buffer. There is however concern that the buffer is insufficient and the Trust recommend a buffer of 50m.
- 3.25 **The British Horse Society (summarised)**: Comment. The residents of the adjacent stables and equestrian users of a nearby bridleway will be affected by this development. Horses are sentient beings and are sensitive to raised and sudden noises and light levels.

#### PUBLIC CONSULTATIONS

- 3.26 **Southwater Parish (summarised)**: Objection on the following grounds:
- The application will affect the amenity of adjacent land and listed buildings through noise and floodlighting. This would affect the rural character of the area which has historic value.
  - The proposal is considered highly dangerous on terms of access to the site off Worthing Road and from the Park and Ride.
  - There would be a loss of habitat for protected species with the proposed realignment of the pond and removal of trees and hedging.
  - There is no community gain for Southwater. Concern is raised over access to the site by schools and cycle paths are inaccessible.
  - The scheme is a departure from the local plan. The developers chose not to promote their site through the Neighbourhood Plan. The Council question why this wasn't included in the District's development policies.
- 3.27 **Worthing Road Residents Group (summarised)**: Objection on the following grounds:
- Essentially the same as previous refused scheme. Still a 7 day a week business with the same capacity as before.
  - The proposal is still inappropriate development in the countryside. The proposal does not result in 'quiet and informal recreation' as outlined in the HDPF for development in rural locations.
  - The proposal will have a detrimental impact on the setting of listed buildings.
  - The scheme results in urbanisation and coalescence.
  - The access to the site is unsafe, dangerous and unusable.

- The scheme is contrary to the Sport and Open Space Recreation Document. There are more appropriate sites for new 3G pitches.
- The scheme fails to meet the criteria of Policy 43 of the HDPF in relation to loss community facilities. The scheme would not offer any community benefits for the local area.
- This is an unsustainable location for this proposal.
- The scheme will detrimentally affect the adjacent equestrian use. The applicant's assertion on the impact on horses is incorrect and not in accordance with the British Horse Society's comments.
- HFC are better suited going back to the Holbrook Club site. Alternatives should be sought such as ground sharing or looking for provision in the North Horsham site.
- Concern is raised regarding the enabling argument and the precedents this would set.
- The proposal results in flood risk.
- Concern is raised over the use and reliance on the Park and Ride. Supporters should pay towards this use.

- 3.28 **The Horsham Society (summarised)**: Support. HFC is important and integral to the town.
- 3.29 **Stammerham Amenity Association (summarised)**: Object. The grounds of objection are as follows:
- Alternatives for a new HFC ground should be fully explored. HFC should be located back at the Holbrook Club.
  - The application is not sustainable.
  - There will be danger from golf balls from the adjacent golf course and the high netting will be detrimental to this rural setting and wildlife.
  - The site does not have adequate access for pedestrians or cyclists.
  - This is an inappropriate location in the countryside.
  - The scheme will detrimentally affect the amenity of adjacent properties through noise, light pollution and increased traffic.
  - The scheme will detrimentally affect the setting of adjacent listed buildings.
  - The site is not allocated in the HDPF for development.
  - The proposal would result in flooding.
- 3.30 **Horsham Rotary Club**: Support. The scheme would secure the future of both the football club and the Holbrook Club. It is appropriate for Horsham to have its own football ground.
- 3.31 **Denne Park Avenue Ltd (summarised)**: Object. The proposal would lead to accidents, especially at night, when supporters are leaving the ground. The proposal will result in problems with transport and access. There is no material change from previous refusal.
- 3.32 **Campaign to Protect Rural England (summarised)**: Objection. The grounds of objection are as follows:
- The proposal would detrimentally affect the setting of adjacent listed buildings through light spill and noise.
  - The scheme would have an urbanising effect and a detrimental impact on the character of the area's landscape.
  - The scheme would have a detrimental impact on the amenity of adjacent properties and cause serious annoyance in a countryside location.
  - The archaeology assessment seems to under assess the archaeological potential of this area.
- 3.33 **Ashington Parish Council**: Support. The amenity could be used by the wider community and would meet the need for football pitches in the District. The site is also appropriate with easy access from the A24 and Horsham.



- 3.34 **360** representations of support have been received. The grounds of support are as follows:
- Horsham FC is well known and respected senior football club. This is great opportunity for the club to have its own ground. The proposal will ensure the survival of the football club and the Holbrook Club. HFC has long history in the town and does a lot of good in the city including charity work. Football is part of the town's social heritage and the club should be supported to ensure its long term future.
  - The club also welcomes families and schools and encourages a healthy attitude to competitive sport. The supporters of the club also have a good reputation as being well behaved.
  - The pitches are much needed to supply facilities for the community. The 3G training pitch will be great for children and youth football teams to use to develop local talent. 3G pitches are available for use all year round.
  - The proposal would provide jobs.
  - HFC provides great publicity for the city especially when they are on an FA cup run.
  - The scheme is well thought out and in an ideal location benefitting from necessary transport links. On the edge of town, well away from residential properties, the proposal has minimal disturbance to traffic with virtually unlimited parking. The scheme also has minimal landscape impact as it is surrounded by trees on existing leisure land.
  - The new application reflects councillor's concerns raised in the previous failed application (reduced clubhouse size, better travel plans etc), and thus should be approved to ensure this sporting club over 130 years of age can flourish again.
  - The scheme will provide Horsham with a ground it can be proud of.
  - If the scheme is not approved, it is questionable whether the club will survive. This would be a significant loss to the town.
  - Horsham faces significant further growth in housing. The opportunity to complement that growth with enhanced leisure facilities, at no cost to the public purse, should be supported wholeheartedly.

- 3.35 **237** representations of objection have been received. The grounds of objection are as follows:
- The access to the site from Worthing Road is dangerous as there are inadequate pavements which are unlit. This road is also dangerous for cyclists. The traffic studies are not accurate for this location. The proposal would result in traffic problems on an already congested road.
  - Access to the Park & Ride on match days is likely to cause congestion on the Worthing road, as spectators arrive. The Park and Ride should not be used for this purpose.
  - HFC should not be given special treatment. This is not a community facility.
  - The scheme is not in compliance with planning policy and is merely a rehashed version of the previously rejected plan. The application is out of keeping with the rural location of the site. The scheme results in urbanisation between Southwater and Horsham.
  - Access to the site is problematic due to the distance of the site from Horsham town and dangerous footpaths and roads leading up to the site.
  - The proposal is too close to an adjacent equestrian centre. The proposal will put equestrian users in risk of injury through loud noises. The scheme is contrary to the advice of the British Horse Society.
  - The scheme would greatly affect the surrounding wildlife and biodiversity. The proposed nets will detrimentally affect bats.
  - The club house is still two storeys and the square footage is now bigger than the last application made.
  - The proposal has not changed since it was last refused.

- Concern is raised over the marshalling of the access on match days.
- This is an inappropriate site for this proposal in an area of countryside and nearby listed buildings. The site is too far from Horsham and Southwater. This is also an area with ancient woodland. Siting the football pitch and clubhouse close by will ruin the tranquillity of this area.
- There is not a need and no obvious case for more football pitches. HDC sports and recreation policy refers to an 'over provision of football' with pitches proposed in Broadbridge Heath and Southwater. The football club should wait until the Sports and Open Space Recreation document is reviewed.
- The lighting will negatively affect local houses and will be highly visible.
- Southwater has already experienced the loss of green fields, wildlife habitat to the development by Berkeley Homes and other smaller but none the less intrusive housing. This will be another nail in the coffin for Southwater. Southwater will receive no benefit.
- The infrastructure cannot support any more kind of development.
- The submission includes inaccuracies in some of the assessments made.
- Concern is raised over the use of the RSPCA site for parking.
- A football club is a large development and an unknown quantity. If there is success, then this may result in expansion. If there is no progression this could result in loss of interest after which there would need to be change of use.
- The football should not be sited next to a driving range. This is a huge safety concern.
- This is also going to be used as a commercial venture not just supporting a local football club.
- The site is not included in 2015 local plan and is in direct conflict with policies for development in the countryside. HFC should be allocated a site in the local plan.
- The development would be contrary to the opinion of the Woodland Trust.
- The scheme does not include a traffic light crossing as requested by councillors.
- The proposal would set a precedent for similar proposals in the countryside.
- The proposal would result in flooding.

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

- 4.1 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, Consideration of Human rights 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**

- 6.1 The material issues for consideration in the determination of this proposal include the following:

- i) Whether the principle of development is appropriate in this location;
- ii) Community benefits of the proposal;
- iii) Impact on the landscape character and appearance of the surrounding area;

- iv) The acceptability of all relevant material considerations including the amenity of neighbouring land uses, the introduction of a commercial use and highway safety and capacity;
- v) The appropriateness of the development in respect of other environmental considerations including arboricultural impacts, ecology, ancient woodland, archaeology, flooding and sustainability aspects;
- vi) In light of the above, whether there are any adverse impacts arising from the proposed development that would significantly and outweigh the benefits of the proposal.

6.2 In addition to the above, the previous refusal for the development of this site in 2015 (ref: DC/14/1090) is also a material consideration in the determination of this application. This application was refused on the grounds of inappropriate development in the countryside resulting in urbanisation and coalescence, introduction of a disruptive commercial use in the countryside, an unsustainable location by virtue of having poor pedestrian and cycling access along Worthing Road and the lack of S106 agreement.

#### Principle of Development and Community Benefits:

6.3 Policy 26 of the HDPF states that outside built-up areas, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location and of an appropriate scale to its location and character. The policy states development should provide for 'quiet informal recreation use.'

6.4 The site is outside any defined settlement boundary and is therefore classed as countryside development. The site is not allocated in a neighbourhood plan. Southwater Parish have yet to publish a draft Neighbourhood Plan. Additionally, the site is not an allocated site for development in the HDPF. On this basis, the development of this countryside location is classed as a departure from the development plan.

6.5 It is acknowledged that the proposal does not represent an opportunity for quiet recreation in the countryside. The proposed development contains new buildings, car parking and floodlighting and will generate activity and attract additional traffic, both vehicular and pedestrian. Although there are mitigation measures in place some trees will be lost and existing protected species will be disturbed. Therefore, there must be strong reasons for the development to be accepted in such a location as the proposals are contrary to the Development Plan.

6.6 In this instance, the community benefits of the proposal are a material consideration in the determination of this application. Additionally, in comparison to the previous refusal, the current proposal has reduced the scale of the clubhouse building, and amended its design to a more appropriate traditional form. The current proposal also retains more trees than previously proposed. As outlined below, the HDC Landscape Architect raises no objection to the proposals, advising that the landscape impact of the development is minimal given its location surrounded by trees and woodland. This takes into account the context of the development in relation to the surrounding area which has been significantly modified over time. On this basis, it is considered that the proposal would not result in significant harm to the landscape character of the area (as outlined below).

#### Landscape Impact and Design:

6.7 Policy 25 of the HDPF states that the natural environment and landscape character of the District, landform and development pattern, will be protected against inappropriate development.

- 6.8 The application site relates to an area of land which is part of Horsham Golf and Fitness club. The area in question is currently an open field and was previously used as two holes as part of the golf course. The site is currently unused and remains part of the Golf Club. To the immediate south of and east is the remaining area of Horsham Golf and Fitness, including the golf course, driving range and golf club buildings. The boundaries of the site are defined by Ancient Woodland to the west and south with a significant conifer belt to the north. Beyond the northern tree belt is a private equestrian use at the Gatehouse.
- 6.9 The majority of the landscape in the vicinity of the site has been much modified by relatively recent developments. The Park and Ride area is urban in nature and has a raised grass embankment to screen the parking area and does not follow the natural lie of the land, with the large and prominent new Hopp Oast depot being a dominant feature of the northern side of Worthing Road. The whole area occupied by the Golf Club has been subject to ground remodelling and the facility with its fairways and greens, although retaining many mature trees, is a modern development and has significantly altered the traditional landscape character. To the south of the east of the site, there is also a relatively new dwelling at Harwood Farm House, granted permission in 2010.
- 6.10 The Denne Park Estate lies to the north east of the site, separated by the golf course. The estate is accessed via a tree lined entrance which runs along the northern boundary of the golf course. This estate relates to an earlier period and the landscape is typical of a managed country estate. The most significant feature of the landscape in the immediate site area is the remaining ancient woodland which is of high value both intrinsically and historically. It should be noted that the Denne Park Estate is set a significant distance from the proposed site separated by the golf course substantial tree boundaries.
- 6.11 The Club House would be located well back from Worthing Road with the pitches and woodland between it and Worthing Road. The Club House and associated parking would only be easily visible from the access road to the Golf Club buildings. The development would not be conspicuous in the wider landscape when used at a low level of activity. It is considered that there would be some impact when evening matches or practice sessions were taking place with the floodlights on as although these are inward facing the glow from the lights could not be entirely contained within the site.
- 6.12 The current scheme also revises the appearance of the proposed clubhouse when compared to the previous refused scheme (DC/14/1090) in response to the previous reasons for refusal. In the previous scheme, a two-storey club house was proposed of modern design. The current proposal has reduced the size of the clubhouse to single storey resulting in a reduction in the maximum height of the building from 9.75m to 7.6m and more generally from 9.75m to 5.97m. This reduces the visual impact of the club house. The appearance of the club house has also been amended to a Sussex barn vernacular which is more appropriate for this countryside setting.
- 6.13 The scheme requires the removal of a number of trees on site. None of these are subject to a Tree Preservation Order. Whilst the removal of trees would have an impact internally to the site, the proposal would retain the majority of trees around the site, including the Ancient Woodland. These retained trees and the woodland form a good screen for this proposal and would assist in mitigating the visual impact of the facility. Additionally, the landscape strategy includes extensive planting around the site which would enhance some of the screening and provide for the continued protection of the ancient woodland. It should also be noted that the current proposal has moved the position of the proposed pitches to enable the retention of five trees, including two Grade A trees, which were previously proposed to be removed.

- 6.14 The site is located in countryside between Horsham and Southwater, but the development would not in itself result in settlement coalescence. In this location, the scheme would not result in a significant reduction in the openness between Southwater and Horsham and not result in the merging of the two towns.
- 6.15 As amended the scheme includes 20m high netting and posts. The netting is proposed around the south and west boundaries of the golf driving range adjacent the site. The netting is required to stop the potential danger of golf balls from the driving range entering the site. In terms of visual impact, the netting would be affectively screened from view by the large conifers which form the boundaries of the driving range. The posts proposed would be visible above the existing tree line but this would not in itself result in any significant visual impact and is appropriate in the context of the driving range. Additionally, the netting and posts would not be visible beyond the confines of the golf course as a result of the tree screen. Therefore, the visual impact of the high netting is very limited. A condition is recommended requiring full details to be submitted for the approval of the local Planning Authority prior to its installation.
- 6.16 The Council's Landscape Architect has commented that it is acknowledged that some adverse character and visual effects will occur as result of the development proposals, but due to the existing context of the site, substantial tree cover and surrounding topography, these are not considered significant or harmful to the wider landscape character and visual appearance of the open countryside.
- 6.17 It is therefore considered that in the context of this site, surrounded by trees and woodland, the proposed facility would not significantly detract from the landscape character of the area and is acceptable in accordance with Policy 25.

Community Benefits:

- 6.18 The new ground would provide two 3G all weather pitches (a full sized pitch and a training pitch) which would meet FA standards. Unlike normal grassed playing fields, 3G pitches can be used all year round and are more durable than grass. The pitches would also have the benefit of floodlighting and the pitches would be available for outside use up to 10pm on weekdays and at the weekends, when HFC do not have a home match. The pitches can also be used for rugby. There is currently a lack of 3G pitches in the District, as highlighted by the Council's Leisure team. With the addition of the high netting and subject to conditions, Sport England have commented that they have no objection to the proposal as it provides a good-quality new sporting facility.
- 6.19 The applicant has undertaken a Sequential Site Assessment which has been submitted as part of the proposal. The assessment is a desk and field based study of all the sites considered by HFC since 2008. It includes sites proposed historically, but also those suggested by HDC, Crickmay Chartered Surveyors and Southwater Parish. The assessment looks at landscape character, access and highways and other potential impacts. The assessment includes the Holbrook site, the strategic site at North Horsham and the current site. A number of sites, including the North Horsham site, are dismissed on the basis that they are not available. The Holbrook site was dismissed given the previous refusal in 2008 for the development of the site as a football stadium for HFC (DC/08/0734). The assessment indicates that the current site at Horsham Golf and Fitness is the most appropriate site in terms of size, access and availability.
- 6.20 The Sport, Open Space and Recreation Assessment: February 2014 (SOSR) is a background document to the local development framework. Policy 43 states that the document is to taken into consideration in the provision of new community facilities. The Leisure Service Manager has commented that SOSR 2014 is likely to be updated through minor changes following a new sports pitch and facility audit which will be completed in the

Autumn. However, he is not expecting exhaustive changes to this document, and the Leisure Services consultation response in respect of this application, and the linked application at Horsham Golf and Fitness, supports the current proposals.

- 6.21 The SOSR 2014 identifies quantity and quality standards for a range of sports facilities in the District. There is currently a deficiency of 3G pitches in the District as identified in the SOSR. The SOSR recognises the importance of 3G pitches and states that towns and larger villages in the District should have at least sufficient 3G artificial turf pitches to accommodate a proportion of local football demand. It does not identify a deficit of adult football pitches but it does state (Pg.11 Sports Pitches) that 'all of the club and private facilities play an important role in meeting demand by offering opportunities for individuals to join a facility-owned club'.
- 6.22 It also identifies a deficiency in youth, mini and 3G artificial pitches. The proposal would provide high quality 3G pitches which could be used by adult and youth teams to alleviate some of the difficulty with pitch deterioration as identified in the SOSR. The submission confirms that the pitches would be available for community use for the majority of the week. On Saturdays and Sundays, the pitches would be used for HFC matches and are also reserved for the two displaced teams from the Holbrook Club. The proposal is therefore considered to be in accordance with Policy 43 of the HDPF.
- 6.23 As previously proposed, this application and sits alongside application DC/16/2855, which seeks to provide a 58 dwellings at the Holbrook site. Taking into account the two schemes, the community benefits of the proposals are threefold:
- The proposal would secure the long term future of the Holbrook Club. The Holbrook Club is a well established facility which offers wide range of sports facilities and community facilities. The Leisure Services Manager has commented that the Holbrook Club is a key provider of Sport and Physical Activity, particularly in North Horsham, and has strategic importance from a Community and Culture perspective. Currently, club does not benefit from a long term lease which restricts their development. The Holbrook Club and Horsham Football Club have agreed a new 25 year lease which will only be triggered if HFC are granted permission for their new ground at Horsham Golf and Fitness and the development at the Holbrook Club. The new lease will enable the Holbrook Club to be eligible for funding from various sporting bodies and will secure the long term future of the club as an asset for the local community.
  - The proposal would secure the future of Horsham Football Club with a new ground. Horsham FC is a well known and respected senior football club and this is an opportunity for the club to have its own ground. Currently, the club shares its ground with the YMCA. The YMCA have confirmed that this agreement will end in May 2017. HFC will then be homeless and are currently looking for a new ground share. While HFC could move to the Holbrook Club, this would result in a reduction in the level of other sports and leisure provision currently provided at the Holbrook Club. Additionally, this would mean that HFC would have drop down the football leagues as the Holbrook Club would not offer adequate FA standards. The proposal will ensure the survival of both the football club and the Holbrook Club. HFC has long history in the town and is recognised for its charity and community work. The Leisure Services Manager has stressed the importance of ensuring the long term future of the club as the District's leading football club.
  - The proposal at Horsham Golf and Fitness would provide 3G pitches for the community with new facilities which could be used all year round with the benefit of floodlights. This provision is supported by the Council's Leisure Services team and provides much needed 3G provision for football and rugby for the District. Currently, there is lack of 3G pitches in the district as identified in the SOSR.

6.24 Having regard to the significant community benefits which would be brought about by the two proposals for the HFC site and the Holbrook site, it is considered that the benefits outweigh the limited landscape harm arising from the development in this countryside location and is considered to be acceptable in this instance. This takes into account the design of the proposal, the amendments to the scheme when compared to the previous refusal and the lack of any significant harm to the landscape setting of the area.

Impact on Amenity:

6.25 Policy 33 of the HDPF requires that developments are designed to avoid unacceptable harm to the amenity of occupiers / users of nearby properties and land.

6.26 In the location proposed, the facility would not result in a loss of amenity to adjacent properties in relation to loss of light, overlooking or an increased sense of enclosure. Given the nature of the facility, it is recognised that the proposal will generate additional noise in the countryside, particularly on match days and during functions in the clubhouse. Additionally, consideration needs to be given light spillage from the proposed floodlights and the potential impact this would have on adjacent properties.

6.27 The nearest residential property is at Harwood Farm House to the south of the site. This is within 62m of the proposed entrance to the facility of the access road. There are also two properties at Home Farm Cottage and Harwood Cottage further to the south east of the site. Gate Cottage to the north west of the site and Denne Park Estate to the north east are set a significant distance from the site. However, it would be anticipated that these properties would be able to hear the facility and be able to perceive floodlighting, when the facility is in use, especially on match days.

6.28 Accordingly, a Noise and Vibration Assessment has been undertaken by the applicant and submitted as part of an Environmental Statement. The noise assessment demonstrates the impacts of the proposal in the following scenarios in relation to the adjacent properties (referred to as receptor points):

- Match days.
- Football training.
- Functions.

6.29 The noise assessment concludes that, even for match days, noise levels associated with the proposal are below 55dB at all receptor points. To put this in context, 55dB is the noise levels associated with light traffic. This reflects the worst case scenario based on maximum spectator capacity. The assessment acknowledges that there will be some instances when the noise effects on the nearest residential property to the south of the site will rise above 55dB. This could be through loud shouts and whistles. It should be noted that these instances would be short and only occur during the 23 home league matches (not including any cup games). Noise associated with the training pitch is indicated as significantly lower than that of the main pitch. The maximum noise predicted from the training pitch is 48dB at the receptor points. This is considered well within acceptable limits.

6.30 In summary, the assessment concludes 'the vast majority of calculated noise levels are below the aspirational maximum threshold of 50dB, taking into account a worst case maximum capacity scenario (1300 spectators). During a typical uplifted match event (557 spectators) noise levels in every instance would be expected to be below 50dB. The impact of external activity is therefore expected to be minor.' Note that average attendance for HFC matches is currently in the region of 245 spectators.

6.31 The Council's Environmental Health Section have assessed the Noise Report and commented that they have no objections to subject to conditions. As outlined in the report, it is recognised that there may be instances when the use of the facility would result in

some loud noises which would be clearly discernible from the nearest residential properties. However, these noises would be only be in match days and would not significantly affect the amenity of adjacent properties in relation to noise disturbance. In general, the use of the facility would not result in a significant noise impact on any adjacent residential properties.

- 6.32 In relation to lighting impact, the proposal includes 6 floodlights around the main pitch and 4 floodlights around the training pitch. The main pitch floodlights would be 15m high and the training pitch floodlights would be 12m high. This is reduction in height when compared to the previous floodlights proposed. The floodlighting would allow the use of the pitch into the evening on dark nights. It is proposed to use the main pitch from 9am to 10.30pm Monday to Friday, 9am to 7pm on Saturdays and 9am to 5pm on Sundays.
- 6.33 As part of the Environmental Statement, full details have been submitted of the flood lighting. The floodlights are a double asymmetric, ‘full-cut’ optic, meaning there is no upward light generated and spill lighting to the immediate and surrounding ground is minimised. The site is situated in a rural, relatively dark countryside location. However the surrounding area, has existing sources of light, which include security lighting (to the Park & Ride, Amenity Tip and 24hr Service Station), regulatory roadway lighting along the B2237 / Worthing Road and A24 roundabout junction.
- 6.34 The lighting calculation assessment reveals there is light spill beyond the site to the west and south, however, this is within acceptable levels. The lighting contour plan submitted illustrates the spill from the proposed floodlighting, and demonstrates that there is negligible light spill outside the boundaries of the site. Having regard to the details submitted, it is considered that the light spill associated with the proposed floodlights would be appropriate given the context of existing light spill within the vicinity of the site.
- 6.35 The previous scheme was refused partly on the grounds of the introduction of an inappropriate commercial use in the countryside. In comparison to the previous refused scheme, the current proposal has reduced the size of the club house from two-storeys to single-storey and reduced the overall size of the building. Previously, the club house included two function suites and a director’s suite. This has been reduced to a single function room, with a room divider to provide for a directors suite. Overall, there is a reduction in the Gross Internal Area from 820.4 m<sup>2</sup> to 522.5 m<sup>2</sup> (36% reduction). The table below outlines the differences between the current clubhouse and the previous clubhouse in the refused scheme:

Function Room – Refused Scheme	Function Room – Proposed Scheme
97m <sup>2</sup> at ground floor 194.9 <sup>2</sup> at first floor 71.5m <sup>2</sup> Directors Suite	212.8 m <sup>2</sup>
Total: 363.4 m <sup>2</sup>	Total: 212.8 m <sup>2</sup>

- 6.36 The clubhouse as now proposed also reflects the minimum requirements, set out by the FA, to meet the FA Grading (Category D). In relation to the capacity of the proposed function room, the applicants have taken a worst case approach as 1.5 m<sup>2</sup> per person for standing capacity, although in practice it is likely to be used far less. On this basis, the proposed clubhouse function suite could accommodate a maximum of 142 persons. This compares to the previously refused clubhouse (taking into account the 3 different areas) which could accommodate 273 persons, significantly more than now proposed.
- 6.37 The Council’s Environmental Health Officer has commented that noise from the clubhouse will be controlled through mechanical ventilation so as to avoid the need to open windows. The Officer has recommended the installation of standard thermal double glazing to doors and windows to minimise noise breakout. A condition is recommended requiring details of



the materials for the clubhouse to be submitted and approved by the Local Planning Authority prior to commencement of works to the clubhouse. Additionally, to ensure the clubhouse does not result in a harmful impact on neighbour amenity, a condition is recommended stating that the clubhouse shall not be used except between the hours of 7am – 11pm Monday – Saturday and 8am – 6pm on Sundays. It should also be noted that the existing function suite at Horsham Golf and Fitness nearby is without restrictions.

- 6.38 Having regard to these conditions and to the amendments to the size and capacity of the clubhouse, it is considered that the previous concerns raised regarding the use of the clubhouse have been satisfactorily addressed and that the use of clubhouse would not result in a significant harmful impact on the amenity of any adjacent properties.
- 6.39 The proposed site is not in close proximity to any nearby bridleways. However, the proposal would be in close proximity to adjacent equestrian uses. Most notably, there is an equestrian use at Gate Cottage located immediately adjacent the north west corner of the site. This dwelling includes stables and grounds for exercising and grazing of horses. A number of objections have been raised on the grounds that the proposal would detrimentally affect the equestrian use through disturbance to the horses.
- 6.40 The applicant has commented that they contacted the British Horse Society (BHS) and it was confirmed that there are no guidelines to assess the impact of noise on horses. The applicant has therefore assessed the impact under similar methodology used to assess noise impact on humans. This is contrary to the comments of the BHS who have stated that this assumption is incorrect and that horses do not have the same understanding of noise as humans, and therefore can be more sensitive to noise, including the type and frequency of noise likely to be generated by the proposed pitches.
- 6.41 There is no official guidance on how to assess the noise impact on horses. Local residents and the BHS have raised concern regarding the impact on the adjacent equestrian use. However, it is unclear exactly how significant this impact will be. The BHS have acknowledged in discussions that horses have different characters whereby some horses are more resilient than other, whilst some are sensitive. To this end, it is difficult to fully understand or ascertain exactly what impact this development would have on the adjacent equestrian facility. The existing stables are adjacent to a busy road. However, the horses could have become accustomed to the noise from the road as a background noise.
- 6.42 The proposed facility for HFC would result in occasions of loud noises from whistles and shouting. However, as shown in the Noise Assessment, these would be mainly on the days of the HFC home matches which are played every other Saturday. It is not envisaged that the use of the facility at any other time would result in significant levels of noise which would affect the wellbeing of horses kept at the adjacent site. Additionally, Gate Cottage is separated from the site by woodland and the main stables are positioned a significant distance from the boundary with the proposed site to the north. The scheme also includes new planting between the pitches and the equestrian facility, including trees, which would also mitigate any noise from the use. The lighting strategy also indicates that there would be no significant spill of light over the adjacent equestrian use. On the basis of the above, whilst it is recognised that the scheme may result in some disturbance to the horses located at the adjacent equestrian use, on balance, it is not felt that this can be quantified as to warrant a reason for refusal. This takes into account the substantial community benefits offered by this proposal.

#### Transport Considerations:

- 6.43 The previous scheme (DC/14/1090) was partly refused on the ground the development is located in an unsustainable location by virtue of having poor pedestrian and cycling access along Worthing Road, a busy and unlit rural road. In support of the application, a full

Transport Assessment and Travel Plan have been submitted. West Sussex County Council Highways has commented as follows:

Vehicle Access Arrangements:

- 6.44 The site has an existing vehicular access from the B2237 Worthing Road. The access takes the form of a priority junction with a short right turning lane to ensure that vehicles turning into the site do not obstruct the free flow of traffic. The vehicular access is already in place and in use in association with Horsham Golf Course. In this location, Worthing Road is subject to a 40mph speed limit. It is evident that the achievable sightlines at the access exceed the guidance within the Design Manual for Roads and Bridges for the prescribed speed limit. The access is considered acceptable in terms of geometry to accommodate an increase in vehicle movements.
- 6.45 The use of the access on match days will effectively be controlled by the number of parking spaces provided within the site. These spaces will only be allocated to players, officials, and VIPs. This then avoids cars entering the site only to find the car park full, and then exiting. Controls on the access will be required for major events as well. Such matters should be covered within a major events plan to be required by a recommended condition.

Trip Generation and Highway Impact

- 6.46 The Transport Assessment submitted in support of the current application includes three weekend and weekday game attendance scenarios. These are based on,
- The average number of spectators for the club recorded in the 2013/14 season (245 for weekends and 150 for midweek days). These exact reasoning for using these attendances is set out in the TA. It's accepted that these spectator numbers represent a greater average attendances than those recorded for the 2014/15 and 2015/16 seasons.
  - The maximum covered capacity (557 spectators) of the ground for which planning permission is presently being sought.
  - The maximum capacity of the ground permitted under the FA category D ground grading (1,350).
- 6.47 For the purposes of this assessment, WSCC considers these scenarios appropriate. WSCC recognise that other potential events that may take place on the site, such as the use of the function room. This is covered within the assessment. The use of this is expected to take place away from network peak times. Consequently no formal assessment has been included.
- 6.48. There are also the community uses of the sports pitches. Again, for the most part these are to be used away from peak hours. There is no guarantee that these will be used to the maximum capacity with bookings for each available slot. For the purposes of highway capacity, it's not considered necessary for specific modelling scenarios to be provided for these uses.
- 6.49. No specific reference is made in the assessment to one off events, such as cup games and open days. These events are considered to be included within the maximum capacity scenario, and have the potential to generate a large number of trips but would be infrequent and would potentially require specific mitigation. The details of these events would be covered by a major events plan to be submitted for approval.

- 6.50. Even though the maximum covered and capacity scenarios are provided, there is no evidence to expect that attendances would increase as a specific result of the current planning application. Clearly it is impossible to predict whether the club would be promoted, resulting in increased attendances, or indeed over what time frame this may then occur. Assessments are still provided for the maximum capacity scenarios for a 2025 future year to identify what potential issues may occur and consequently what mitigation may then be required by the club at a later time.
- 6.51. Clearly there is a quite notable difference in terms of the location of the existing and proposed grounds. This will influence how supporters travel to the proposed site; it is unrealistic to expect all supporters to travel to the proposed site as they do currently to the existing ground. Nevertheless the assessment includes estimated mode share for the relocated club. Different mode shares have also been submitted for weekend and weekday games as this may also influence how spectators travel. These mode share assumptions have been agreed with the Highway Authority. These have then been used to inform the trip rates used in the capacity and parking demand assessments.
- 6.52. The impact of the additional trips for the above scenarios has been considered at the B2237/Golf Club Access, the B2237/Park and Ride signalised junction, and the A24/B2237 Hop Oast Roundabout. These impacts have been considered for two future year scenarios (2021 and 2025). The future year assessment for the A24/B2237 Hop Oast Roundabout takes account of the committed highway works associated with the West of Southwater development and the additional traffic expected from the allocated development site at North Horsham.
- 6.53. Due consideration is also given to the peak of development trips associated with weekend and weekday games taking place away from the typical network peak hours (of 0800-0900 and 1700-1800). In these respects, the network has spare capacity to accommodate potential trips. The impact upon driver delay and queuing at these times for the scenarios covering the average attendance and of up to 557 spectators is indiscernible from the existing without development situation. The same applies to the scenario that includes training.
- 6.54. The NPPF states that development should only be prevented or refused where the residual cumulative impacts of the development are severe. In capacity terms at least, the highway authority are satisfied that a severe impact would not result.

#### Accessibility by Sustainable Modes

- 6.55. The Transport Assessment forecasts a maximum of 11 walking trips for weekend and weekday games for the scenario based upon 557 spectators. This however is only an estimate as it is clearly inappropriate to make use of method of travel data for spectators travelling to the existing town centre ground.
- 6.56. The Highway Authority advise that the potential for walking trips would be governed by a number of factors including the distance of travel from the spectator's home to the ground. Whilst there are some residential dwellings within the 2km threshold, and even fewer within a 1.6km, based on distance the potential for walking trips is limited. This is demonstrated by the survey included within the TA that includes the home postcodes of spectators travelling to the ground. From this it's apparent that there are very few existing spectators within a reasonable walking distance of the ground.
- 6.57. Notwithstanding distance, for pedestrians there is a footway leading from Horsham. This is discontinuous with the footway switching from the west to the east side of the Worthing Road by way of an uncontrolled crossing point near the Salisbury Road junction. The footway follows directly alongside the Worthing Road, which is a well trafficked route into

Horsham from the A24. The footway in places is narrow, primarily as a consequence of encroaching verge, and for most of its length unlit.

- 6.58 In terms of cycle access, traffic conditions (in particular traffic speeds and flows) on Worthing Road are not favourable to encouraging cycling. It should be recognised that in order to reach the Worthing Road, depending on where cyclists are traveling from (similar to walking this has been demonstrated from the postcode data of existing spectators) they would have had to negotiate a number of busy roads and junctions within the town centre.
- 6.69 With the limited extent of highway and land under the control of the applicant along Worthing Road, there is also little scope for the applicant to undertake improvements to accommodate off-road cycle routes. The Transport Assessment considers potential cycle trips making use of the existing public rights of way network, including Pedlars Way. These lie to the east of the development. These are unlit and for the most part unbound routes that are not overlooked by existing properties. The possibility of these being used unless the weather is favourable is very limited. The TA still indicates that an agreement has been reached with the adjoining land owner to provide a permissive right of way to link with existing public rights of way.
- 6.60 Whilst access by non-motorised modes is poor as a consequence of distance (for walking) and availability of appropriate routes (for cycling), the site is adjacent to a high frequency bus service to and from the centre of Horsham. Services from Horsham stop adjacent to the access into the site or within the park and ride itself, with return services then running from the park and ride site. In light of the frequency and short duration of bus services from Horsham, there is a high potential for trips to take place via this mode.
- 6.61 Due to the weekday evening bus service to Horsham from the park and ride presently ceasing at 1929, the applicant has reached an agreement with the bus operator to provide additional match day services. An obligation is recommended to be included within the s106 agreement to secure the provision of an additional weekday evening bus service for midweek games.
- 6.62 For those using the bus service via the park and ride, or for that matter for those who drive and use the park and ride car park (parking demands are dealt with in detail below), there will be a need to cross the B2237 Worthing Road. There is an existing footway link from the park and ride to a pedestrian refuge within the B2237. The footway link is little used at present, and hence is over-grown and in poor maintenance. To this end, an agreement is to be reached with the land owner (WSCC) to enable HFC to cut back any vegetation. The agreement will ensure that the area in question is maintained at regular intervals.
- 6.63 Improvements are also being proposed to the pedestrian refuge (to increase the island width to 2 metres and the length to 1.2 metres). As crossing movements will be infrequent (there will only be demands when football games or other major events are taking place), the LHA consider an improved pedestrian refuge arrangement (such as that proposed) to be a suitable form of crossing. Whilst this form is uncontrolled (i.e. pedestrians have to wait and give way to traffic), sightlines for pedestrians to oncoming traffic are good, there are regular gaps in traffic, and the road in this location is lit.
- 6.64 Notwithstanding the above, there is the potential for the number of spectators to grow and therefore crossing demands to increase. A requirement is therefore to be included in the s106 for HFC to monitor crossing demands. In the event that crossing demands meet exceed a certain threshold (recommended at 850 persons attending a match), then improvements should then be required by HFC to install improved crossing facilities. This could, for example, include a pedestrian phase within the existing traffic signals on the B2237 at the park and ride access. The S106 will require the applicant to submit a methodology for the monitoring of pedestrian crossing demands from the park and ride car

park to the development site on football match days. Once agreed, the methodology shall thereafter be implemented. In the event that monitoring indicates increased crossing demands, the applicant shall discuss with the LHA the need for improvements to crossing facilities. If improvements cannot be agreed, then there will be requirement for the site to discontinue.

6.65 For one off major events, temporary traffic management measures (e.g. traffic marshals or temporary controlled crossings) would be required. Again the nature of these can be covered as part of any major events plan.

6.66 To improve the pedestrian access to the site, the following measures are proposed:

- Clearing the existing footway routes through trimming back the overgrown verges,
- Clearing the existing footway route to the Park & Ride car park from the pedestrian crossing,
- Improving the existing Worthing Road uncontrolled pedestrian crossing linking to the Park & Ride car park in accordance with design standards;
- Widening the eastern footway along Worthing Road between the crossing and the access road to 2 metres;
- Improving the existing tactile paving provided over the site access to bring this into accordance with design standards;
- A signed route through the Horsham Golf & Fitness Club to access Coltstaple Lane offering off-road foot and cycle connections to the site.
- Discussions will take place with the Highway Authority to determine whether any additional signage in the form of permanent signage or temporary event day signage could be implemented along the Worthing Road corridor.

6.67 With the above measures, the Highway Authority is satisfied that the access to the site for pedestrians is appropriate and that the previous reasons for refusal relating to poor pedestrian and cycle access.

#### Parking:

6.68 62 parking spaces are to be provided on site at the new facility. The Highway Authority are satisfied that this is appropriate and meets their standards. The use of the on-site parking spaces will be controlled on match days. At other times (training or when the ground is being used for community uses, for example), these spaces will be available on an unrestricted basis.

6.69 The significant majority of spectators on match days are anticipated to make use of the park and ride site. WSCC recognise that this site is outside the control of the applicant for the current application. There however are no apparent restrictions to prevent football spectators from using this car park. The increased use of the park and ride is considered for the 557 spectator scenario. It is apparent that the existing park and ride car park would have sufficient capacity to accommodate demands with there being some spare capacity even at peak times.

6.70 The capacity of the Park and Ride is currently 408. The site is currently served by 5 buses an hour. The peak demand is 98 spaces on Saturdays out of the 408 spaces available. The submitted survey indicates that there is ample space within the park and ride to accommodate the existing average attendance of 245 and the maximum covered attendance of 557. The 557 attendance would generate an attendance of 167 spaces on Saturdays which would increase the occupancy to 63%. The Transport Assessment for the Hopp Oast Park and Ride parking availability have been submitted with the scheme and indicate that there is ample capacity for this proposal. An agreement has been reached with the RSPCA to use their parking area nearby if needed for overflow parking.

- 6.71 In light of the availability of car parking at the park and ride, the likelihood of over flow parking along the access road to the Golf Course, which is a private road, or along the Worthing Road is limited. It is still recommended that a contribution is secured to enable the Highway Authority to implement waiting restrictions along the Worthing Road should on-street parking take place. To the south of the site, the Worthing Road, the Hop Oast Roundabout and the A24 are subject to a rural clearway. This prevents stopping at all times.
- 6.72 Overall, the Highway Authority are satisfied that parking can be provided for events of up to 557 spectators.
- 6.73 WSCC concludes that on the basis of the mitigation proposed and subject to conditions, the Highway Authority are satisfied that potential highways and transport matters can be appropriately resolved without resulting in any severe highway impacts.

#### Ecology:

- 6.74 Policy 31 of the HDPF states that proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigate or compensate for this loss and ensures that the ecosystem service of the area is retained.
- 6.75 The scheme includes an Extended Phase 1 Habitat Survey which assesses the potential impact of the proposal on ecology:

#### Great Crested Newts:

- 6.76 The surveys undertaken indicate that there is a declining population of Great Crested Newts which would be affected by this proposal. No ponds would be lost as a result of this proposal but the scheme would affect the layout of a pond which is proposed to be reshaped to accommodate the proposed training pitch. The Council's Ecologist has commented that the scheme would result in the loss of great crested newt terrestrial habitat, as well as temporary disturbance to a breeding pond.
- 6.77 To mitigate this impact, the proposal includes measures to reduce the impact on the newts. This includes agreeing a methodology for the realignment of the pond with Natural England through the licencing process. The work to the pond would need to be undertaken in the winter months when newts are hibernating and theoretically not in the pond. All works to the pond would be carried out under the supervision of an Ecologist. To reduce the impact of lighting, the scheme proposes planting along the eastern boundary of the new pond to create a buffer. To compensate for the loss of habitat, areas within the application site would be subject to terrestrial habitat enhancements. The applicant has also confirmed that the fencing and netting proposed will be designed to allow newts freedom of movement.

#### Bats:

- 6.78 The application indicates that no bat roosts would be lost during the construction phase. Bat activity surveys have been undertaken, most recently in 2016. The boundary trees have been assessed for potential to support roosting bats. It was concluded that there are no trees with bat potential along the edges of the site. There are however two trees adjacent to the pond that support features suitable for roosting bats. These are both large ash trees. One is a tall tree with little canopy and woodpecker holes about 15m high on the north side of the tree and a hole with nesting material on the south side. This is considered to be a tree with high roost potential. The second also a category 1 tree is a tree in poor

condition and covered in ivy and at 18m has woodpecker holes. A third tree (T43) is located to the north of the proposed new training pitch and is an ash with a large cavity.

- 6.79 Further emergence surveys have indicated the presence of bats emerging from trees within the surrounding area. It is acknowledged that floodlighting could have some impact on roosting bats. The floodlighting would only be used during winter months when bats generally hibernate and the level of bat activity is low. Additionally, the Ecology survey indicates that the floodlighting proposed is not predicted to have a significant impact on bat roosting.
- 6.80 The Council's Ecologist has commented that they are generally in agreement with the submitted report in relation to bats. Clarification has been provided by the applicant's Ecologist with regards to the location and direction of flight paths. Further, clarification has been sought regarding the proposed netting and whether it could be an obstruction to bat foraging/commuting area. Given that high activity levels have been recorded around the adjacent pond, there is concern over the impact of bat foraging and commuting of the erection of the weld mesh fencing along the length of the 15metre ancient woodland buffer. It is appreciated that this fencing is not continuous through the pond. Within the Environmental Statement Addendum, it states there will be monitoring for birds getting caught in the proposed netting but monitoring is also required for bats too. On this basis, subject to further clarification, a condition is recommended requiring the monitoring of the netting and fencing within 12 months of the start of operation and during appropriate active seasons for birds and bats. Further clarification on the proposed impact of the netting and fencing will be reported to committee.

#### Ancient Woodland:

- 6.81 Ancient Woodlands are defined by Natural England as those where there is believed to have been continuous woodland cover since at least 1600 AD. An area of Ancient Woodland is found within the western part of the Site and wraps around part of the southern boundary.
- 6.82 The proposed development is closest to the section of Ancient Woodland to the south of the proposals. The closest point of the perimeter fencing at this location is 17.8m extends to 20m to the woodland to the south. The perimeter fencing is between 34 to 43m from the woodland to the west. Standing advice from Natural England regarding Ancient Woodland requires a buffer area of 15m from the Ancient Woodland to the proposed development and therefore the buffers proposed are more than significant to ensure protection of the Ancient Woodland.
- 6.83 The Woodland Trust has commented that whilst they appreciate the efforts to protect the Ancient Woodland, they recommend a buffer of 50m to effectively protect the woodland. The comments of the Trust are acknowledged. However, a 50m buffer would not be practical for this scheme. The proposal includes a 15m buffer in accordance with national standing advice and no objection has been raised to the measures proposed by the Council's Consultant Ecologist. It is therefore felt that the scheme protects the woodland as far as can be achieved given the constraints of the site.
- 6.84 Overall, subject to conditions, the mitigation measures proposed and further clarification, the proposal is considered appropriate in relation to its impact on ecology. The scheme is therefore in accordance with Policy 31 of the HDPF.

#### Impact on the Setting of Listed Buildings:

- 6.85 Policy 34 of the HDPF states that the Council recognises that heritage assets are an irreplaceable resource and as such the Council will sustain its historic environment. There

are four grade II listed buildings and structures within the proximity of the site. These are located to the north east and west of the site at Denne Park House, Gate Cottage, Pineapple Cottage and garden balustrades and piers at Denne Park.

- 6.86 The properties and listed structures at Denne Park are sited approximately 470m to the north east of the site beyond the golf course. Gate Cottage is closer, sited to the north east of the site approximately 180m away from the boundary of the site. All of the listed buildings and structures would be separated from the proposed site by substantial tree coverage.
- 6.87 The Council's Conservation Officer has commented that there is no clear intervisibility between the application site and the listed buildings due to the presence of mature trees and hedges. Furthermore, due to the man-made, undulating topography of the golf course which lies between the application site and the listed buildings, the application site appears low lying and is a discrete component in the wider landscape.
- 6.88 With the above in mind, it is considered that the proposed development would not adversely impact the setting of the listed buildings by virtue of the distance between the application site and the heritage assets, the presence and topography of the golf course, and the high level of dense and mature treed areas and vegetation –including the areas of ancient woodland- which bound the application site and obscure views towards and from the site. Therefore, it is considered that the development would seek to preserve the setting of the listed buildings, subject to the maintenance and enhancement of the landscaping.

#### Impact on Trees:

- 6.89 The proposal would result in the removal of twelve trees to accommodate the proposal. This represents four tree groups, one tree line, one hedgerow and one area of shrubbery. These are considered to be of low to moderate quality. The proposals do not require the loss of any A-grade trees as the proposal has been designed to ensure their retention. Two U-grade trees will be retained as they are considered to have some potential for roosting bats. Under the previous refused scheme, these trees were recommended to be removed.
- 6.90 The majority of trees surrounding the site would be retained. Additionally, with the realignment of the football pitches, the scheme results in the retention of five trees, including two Class A trees, which were previously proposed to be removed. Given the retention of the majority of trees around the site, the loss of the trees required to be removed is considered appropriate.

#### Archaeology:

- 6.91 The Consultant Archaeologist has commented that there is potential for archaeology to be present at the site which has not been fully addressed in the submission. As such, a condition is recommended preventing development until such a time that a programme of archaeological work to evaluate the archaeological potential of the site has been agreed with the Council.

#### Conclusion:

- 6.92 Taking into account the community benefits of the proposal, the amendments to the proposal following the previous refusal and the lack of any significant harm to the landscape setting, on balance, the principle of development in this countryside location is considered appropriate.



- 6.93 The proposal is also considered appropriate in terms of its design and would not significantly affect the amenity of any adjacent properties. Additionally, subject to conditions and S106 measures, the proposal would result in a sustainable form of development which would be appropriate in terms of parking, highway safety and access. Subject to conditions, the proposal is also considered appropriate in relation to ecology, archaeology, impact on trees and would preserve the setting of the nearby listed buildings.

## 7. RECOMMENDATIONS

- 7.1 Planning permission be delegated for approval to the Development Manager subject to appropriate conditions (as outlined below), the satisfactory completion of the necessary Legal Agreement and to consider any representations received as a result of the additional consultation period.

### 7.2 CONDITIONS

1. Approved Plan Numbers.
2. **Standard Time Condition:** The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

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

3. **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:
  - i. the parking of vehicles of site operatives and visitors
  - ii. loading and unloading of plant and materials
  - iii. storage of plant and materials used in constructing the development
  - iv. the erection and maintenance of security hoarding, where appropriate
  - v. the provision of wheel washing facilities if necessary
  - vi. measures to control the emission of dust and dirt during construction
  - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjacent properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. 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).

5. **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 Method Statement. 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).

6. **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 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 & 38 of the Horsham District Planning Framework (2015).

7. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

8. **Pre-Commencement Condition:**

i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

9. **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 LLD1002/03 Rev 03, 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).

10. **Pre-Commencement Condition:** No development of the approved pitches shall commence until details of the design and layout of each pitch and ancillary facility has been submitted to and approved in writing by the Local Planning Authority. The pitches shall be constructed in accordance with the approved details and thereafter retained as such.

Reason: To ensure the development is fit for purpose and sustainable in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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).

12. **Pre-Occupation Condition:** No part of the development shall be first occupied until the car parking spaces serving it have been constructed and made available for use in accordance with approved drawing number 10-03-105. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To ensure access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. 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).

14. **Pre-Occupation Condition:** Prior to the first use of the development hereby permitted, full details of the hard and soft landscaping works 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 use 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).

15. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, a landscape management plan, including long term design objectives, management responsibility and maintenance schedules for all communal landscape areas shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, provision for the storage of refuse/recycling shall be made for the use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Pre-Occupation Condition:** Prior to the first or use of any part of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. 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).

18. **Pre-Occupation Condition:** Prior to the first or use of any part of the development hereby permitted, a Major Events Plan shall be submitted to and approved in writing by the Local Planning Authority. The Major Events Plan shall detail those measures that are to be employed to mitigate the highways and transport impacts arising from major events on the site.

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

19. **Pre-Occupation Condition:** Prior to the first or use of any part of the development hereby permitted, until details of the footway from Worthing Road to the access of the site has been submitted to and approved by the Local Planning Authority. The details shall include lighting along the pathway. The scheme shall be implemented in accordance with the agreed details prior to the first use of the facility hereby approved.

Reason: In the interests of road and pedestrian safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

20. **Pre-Occupation Condition:** Prior to the first or use of any part of the development hereby permitted, details of the specification of the proposed public address system installation together with a detailed mitigation scheme in respect of the effects of noise nuisance, shall be submitted to and approved in writing by the Council. The details as approved shall be implanted and provided in accordance with the agreed details.

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).

21. **Pre-Occupation Condition:** Prior to the first or use of any part of the development hereby permitted, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to both pitches and include details of pricing policy, hours of use, access by club and non-club members, management responsibilities and a mechanism for review. The development shall be provided in accordance 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).

22. **Pre-Occupation Condition:** Prior to the first or use of any part of the development hereby permitted, details of the design and specification of the ball stop mitigation, including details of management and maintenance responsibilities shall be submitted to and approved by the Local Planning Authority. The development shall be provided in accordance with the approved agreement.

Reason: To provide protection for the occupants of the pitch from potential ball strike from the adjacent golf course and to accord with Policy 33 of the Horsham District Planning Framework (2015).

23. **Post Occupation Condition:** Within 7 days of the installation the site's lighting regime, the site and immediate environs will be re-assessed by a suitably qualified ecological consultant. Measurements using a light meter will be taking of the surrounding vegetation at night. Immediate remedial action will be taken should light spill onto nearby vegetation above predicted lux levels. A report confirming that light spill onto adjacent vegetation is less than expected lux levels, and where necessary detailing the re-assessment and any remedial action taken shall be submitted to the Local Planning Authority for approval within 4 weeks of the measurements being taken. The lighting shall be operated in strict accordance with the measures set out in the approved report.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

24. **Regulatory Condition:** The Club House shall only be open for public use except between the hours of 07:00 – 23:00 Monday to Saturday and 08:00 – 18:00 on Sundays.

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

25. **Regulatory Condition:** All outdoor events, other than sporting events, within the stadium shall not commence before 10:00 or finish later than 22:00 Monday to Saturday. With no events taking place on Sundays, Bank or Public Holidays.

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

26. **Regulatory Condition:** The floodlighting shall not be utilised beyond 10.30pm in the evening Monday to Friday and 6pm on a Saturday and Sunday, unless written approval of the District Council has been obtained beforehand.

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

Note to Applicant:

1. The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches. For any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum. 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.
2. The applicant is advised that certification that the artificial grass pitches hereby permitted meet FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS). Confirmation is also required that the facility has been registered on the Football Association’s Register of Football Turf Pitches.
3. The applicant is advised to contact Natural England regarding the possibility of a licence for the proposed ecology works. Please refer to Natural England’s website: <https://www.gov.uk/government/organisations/natural-england>.
4. Please be advised that there are conditions on this notice that will require formal discharge. In order to secure the discharge you will need to submit an "Application for approval of details reserved by condition" application form and pay the appropriate fee, guidance and the forms can be found at [www.planningportal.gov.uk/planning/applications/paperforms](http://www.planningportal.gov.uk/planning/applications/paperforms).
5. The applicant’s attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.
6. The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:
  - Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
  - Tree pit and staking/underground guying details
  - A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
  - Hard surfacing materials - layout, colour, size, texture, coursing, levels
  - Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
  - Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

Background Papers: DC/16/2855 and DC/16/2856