

<u>No:</u>	BH2021/04508	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Saltdean United Football Club and Playing Fields Saltdean Vale Saltdean Brighton BN2 8HE		
<u>Proposal:</u>	Installation of a 3G artificial football pitch, fencing, replacement spectator stand, external seating area, new clubhouse, car and cycle parking. (Revised plans to re-position clubhouse, revised landscaping and parking layout).		
<u>Officer:</u>	Mick Anson, Tel: 292354	<u>Valid Date:</u>	25.01.2022
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	26.04.2022
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	10.10.2022
<u>Agent:</u>	ECE Planning Brooklyn Chambers 11 Goring Road Worthing BN12 4AP		
<u>Applicant:</u>	Saltdean United Football Club C/O ECE Planning Brooklyn Chambers 11 Goring Road Worthing BN12 4AP		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives as set out hereunder.

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

To be added to the Additional Representations list.

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
3. No development, including demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
- (i) The phases of the Proposed Development including the forecasted completion date(s)
 - (ii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)

- (iv) A scheme of how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site
- (v) Details of hours of construction including all associated vehicular movements
- (vi) Details of the construction compound

The construction shall be carried out in accordance with the approved CEMP.

Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies QD27, SU9, SU10 and TR7 of the Brighton & Hove Local Plan, policy CP8 of the Brighton & Hove City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

4. No development, including demolition and excavation, shall commence until a Site Waste Management Plan (to include operational waste) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.
Reason: To maximise the sustainable management of waste and to minimise the need for landfill capacity and to comply with policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.
5. The development hereby permitted shall not commence until full details of existing and proposed ground levels (referenced as Above Ordnance Datum) within the site and on land and buildings adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.
Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policy QD27 of the Brighton and Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.
6. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees including ground protection, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.
Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD16 of the Brighton & Hove Local Plan and CP12/CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.
7. Prior to the commencement of development an energy statement shall be submitted for approval in writing setting out how the clubhouse will achieve

carbon emissions reduction in line with the requirement of the Future Buildings Standards including building fabric details and heating/hot water solutions together with thermal modelling to ensure risks of overheating are mitigated and to ensure correct sizing of heating and ventilation systems.

Reason: In order to comply with Brighton and Hove City Plan Part 1 policy CP8 and Brighton and Hove Submission City Plan Part 2 policy DM44.

8. Notwithstanding any details shown on the approved plans, no development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):
- a) Samples/details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
 - b) samples of all cladding to be used, including details of their treatment to protect against weathering
 - c) samples/details of all hard surfacing materials
 - d) samples/details of the proposed window, door and balcony treatments
 - e) samples/details of all other materials to be used externally including fences, gates, walls, posts, railings and any boundary, screening or protective treatments
 - f) Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14/HE6 of the Brighton & Hove Local Plan and CP12/CP15 of the Brighton & Hove City Plan Part One.

9. Prior to completion of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:
- a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
 - b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including food-bearing plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
 - c. details of all boundary treatments to include type, position, design, dimensions and materials;

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.

10. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior occupation of the development. The content of the LEMP shall include the following:
- a) description and evaluation of features to be managed;
 - b) ecological trends and constraints on site that might influence management;
 - c) aims and objectives of management;
 - d) appropriate management options for achieving aims and objectives;
 - e) prescriptions for management actions, together with a plan of management compartments;
 - f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period);
 - g) details of the body or organisation responsible for implementation of the plan;
 - h) ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plans shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: Biological communities are constantly changing and require positive management to maintain their conservation value. The implementation of a LEMP will ensure the long-term management of habitats, species and other biodiversity features, and that the required biodiversity net gain is achieved.

11. The development hereby permitted shall not be first occupied until
- i) details of external lighting, which shall include details of; levels of luminance, hours of use, predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors, hours of operation and details of maintenance have been submitted to and approved in writing by the Local Planning Authority.
 - ii) the predicted illuminance levels have been tested by a competent person to ensure that the illuminance levels agreed in part 1 are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part i).

The external lighting shall be installed, operated and maintained in accordance with the approved details and thereafter retained.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

12. Prior to occupation, a Lighting Design Strategy for Biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for bats and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason: Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and /or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

- 13. The development hereby permitted shall not be first occupied until
 - i) details of the internal lighting to the clubhouse function room and social room as well as external lighting, which shall include details of; levels of luminance, hours of use, predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors, hours of operation and details of maintenance have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include access and entrances to the clubhouse, approved formal parking spaces, the concourse and pedestrian and circulation routes in between.
 - ii) The internal and external lighting shall be installed, operated and maintained in accordance with the approved details and thereafter retained.

Reason: To ensure the safe access and movement of vehicles, pedestrians and spectators associated with the development hereby approved and members of the public during its use and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan and Brighton and Hove City Plan Part 1 Policy SA5 and Submission Brighton and Hove City Plan Part 2 policy DM33.

- 14. The development hereby permitted shall not be first occupied until the existing temporary storage containers on the east side of the bridleway shown on the approved plans for removal have been removed from the site and the land restored to the satisfaction of the local planning authority.

Reason: In order to enhance the appearance of the site and the setting of the National Park and to protect and enhance biodiversity and the adjacent Local Wildlife Site in accordance with policy QD18 of the Brighton & Hove Local Plan and Brighton and Hove City Plan Part 1 Policy SA5 and Submission Brighton and Hove City Plan Part 2 policy DM37.

- 15. Prior to occupation, a scheme shall be submitted in writing to the satisfaction of the local planning authority showing the numbers and layout of the informal parking areas shown on the approved plans together with the installation of posts along the boundary of the Local Wildlife Site and National Park Boundary. The scheme shall be implemented thereafter and retained.

Reason: In order to provide a safe parking layout and to protect and enhance natural landscaping and ecology and the setting of the National Park to comply with policies TR7 and QD18 of the Brighton & Hove Local Plan and policies SA5 of Brighton and Hove City Plan Part 1 and Submission Brighton and Hove City Plan Part 2 policies DM20; DM22: DM36 and DM37.

16. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan, Policy DM21 of the Submission City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan.

17. The development hereby permitted shall not be occupied until details of the secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan and SPD14: Parking Standards.

18. Within three months of the date of first occupation a Travel Plan and a Match Day Stewarding Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The Travel and Stewarding Plan shall thereafter be fully implemented in accordance with the approved details.

Reason: To ensure the promotion of safe, active and sustainable forms of travel and to minimise noise and disturbance to neighbouring residents and to comply with policies TR4 and QD27 of the Brighton & Hove Local Plan, CP9 of the Brighton & Hove City Plan Part One and DM20 of Brighton & Hove City Plan Part Two.

19. Prior to commencement of use of the 3G pitch, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule including measures to ensure replacement of the 3G pitch within a specified period and a mechanism for review shall be submitted to the Local Planning Authority after consultation with Sport England. The measures shall be applied in full, with effect from commencement of use of the ATP at Saltdean FC.

Reason: To ensure that the new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure benefit of the development to sport and to comply with policy CP17 of the Brighton & Hove City Plan Part One.

20. Prior to commencement of use of the 3G pitch, a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the 3G pitch, ancillary facilities including changing and wc facilities, car parking and include details of pricing policy, hours of use, access by non-club members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
Reason: To secure well managed safe community access to the sports facilities to ensure sufficient benefit to the development of sport and to accord with policy CP17 of City Plan Part One.
21. Within 6 months of first occupation of the non-residential development hereby permitted a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM New Construction rating of 'Excellent' shall be submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy CP8 of the Brighton & Hove City Plan Part One.
22. No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development in compliance with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.
23. All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal and Landscape Use Assessment for Bats (BJ Collins Protected Species Surveyors, December 2021) and the Landscape Design Strategy (Lizard Landscape Design and Ecology, 12.08.22 Rev 06) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity as required by paragraphs 174 and 180 of the National Planning Policy Framework, Section 40 of the Natural Environment and Rural Communities Act 2006, and Policy CP10 of Brighton & Hove City Council's City Plan Part One.

24. The development hereby permitted shall be implemented in accordance with the approved detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods as per the recommendations of the following approved documents:
- Flood Risk Assessment and Drainage Strategy Ref: E8388-RE001 Rev C
 - Associated appendices including:
 - Drainage Layout Sheet 1 Ref. E8388-201 Rev P2 & Sheet 2 Ref 2 E8388-201 Rev P2
 - Exceedance Plan Ref. E8388-205 Pev P2
 - Surface Water Flood Risk Map Overlay Ref. E8388-SK201 Rev P2
 - Typical Details Ref. E8388-250 Rev P1
 - FRA Addendum Ref. E8388-RE003 Rev A
- Reason:** To ensure that the principles of sustainable drainage are incorporated into this proposal and to comply with policy SU3 of the Brighton & Hove Local Plan.
25. All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal and Landscape Use Assessment for Bats (BJ Collins Protected Species Surveyors, December 2021) and the Landscape Design Strategy (Lizard Landscape Design and Ecology, 16/12/21) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.
- Reason:** To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified, and to provide a net gain for biodiversity as required by paragraphs 174 and 180 of the National Planning Policy Framework, Section 40 of the Natural Environment and Rural Communities Act 2006, and Policy CP10 of Brighton & Hove City Council's City Plan Part One.
26. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:2014 (or the relevant updated Standard). In addition, there should be no significant low frequency tones present.
- Reason:** To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
27. The first floor clubhouse hereby approved shall not be open to customers including club members outside the hours of 22.30 to 0700 Sundays to Thursdays and 2300 to 0700 on Fridays and Saturdays. Use of the viewing balcony shall not be permitted after 9.30pm in the evening.
- Reason:** To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan and policy DM20 of Submission Brighton and Hove City Plan Part 2.
28. No open storage except where shown on the approved plans shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties, the visual amenity of the area, the setting of the National Park and protection of wildlife and ecology and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

29. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policies CP8 & CP11 of the Brighton & Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel 0330 303 0119), or www.southernwater.co.uk

2. SITE LOCATION

- 2.1. The application site is approximately 3 hectares in size and is located to the north of the built-up area of Saltdean in the urban fringe. It is bounded to the east by Saltdean Vale bridleway, the southern end of which links with Saltdean Vale (road) itself, some 150 metres south of the site. The bridleway is understood to be privately owned and is outside of the red line site boundary but providing access to the site.
- 2.2. The application site (mainly council owned) has been long established as the main home of the Saltdean Football Club and comprises, on the eastern half, a full-sized grass pitch with two small spectator stands on each side; a large training pitch on a raised plateau to the west; and a smaller junior pitch to the south, also on a cut and fill raised plateau. This upper area is open to the public for recreation, with the remainder of the site enclosed with fences.
- 2.3. The main pitch has had floodlights in place, granted consent in 1988. On the eastern side of the bridleway are two single storey buildings which are the existing clubhouse and a changing block as well as various metal storage (shipping) containers used by the club. These do not form part of the application site.

- 2.4. Beyond the main pitch to the south is a former Saltdean nurseries site which has also been used for caravan storage. This site has been allocated for housing in the Submission Brighton & Hove City Plan Part 2 under policy H2. Immediately north of the site is a vacant and boarded up pair of semi-detached dwellings (nos. 1 and 2 Pickers Hill Farm Cottages).
- 2.5. Most of the red line of the application site boundary also marks the boundary with the South Downs National Park (SDNP). Only the former nursery site and farm cottages are within the council's city boundary. The site therefore sits in a valley enclosed to the north, west and east by the SDNP. East of the bridleway is a 2 hectare triangle of woodland which is a designated Site of Nature Conservation Area Interest (SNCI).

3. PLANNING HISTORY

- 3.1. **BH2007/02649** Levelling area of grassland (40 metres by 60 metres) to form mini football pitch. Granted 24 September 2007
- 3.2. **BN87/2264/F** Erection of 4 pole mounted floodlights to illuminate southern end of pitch. Granted 29 March 1988
- 3.3. **BN87/1833/F** Erection of single storey detached building to form toilets. Granted 01 December 1987
- 3.4. **BN85/1534/F** Erection of single storey building as club room for Saltdean United FC Granted 26 November 1985
- 3.5. **BN85/77/F** Erection of stand for spectators to west side of football pitch Granted 05 March 1985

4. APPLICATION DESCRIPTION

- 4.1. The proposed development comprises the replacement of the existing covered east stand with a new two storey pitched roof clubhouse with ground floor changing rooms, storage and ancillary facilities. On the first floor is proposed a function room, social room, bar and toilets and an outdoor viewing terrace overlooking the pitch. The clubhouse would be in brick to the ground floor elevation with stained weathered timber and part curtain walling/glazing to the function room. The main grass pitch would be replaced with a 3rd generation (3G) Artificial Turf Pitch (ATP) retaining the existing floodlights.
- 4.2. On the western side of the pitch is proposed a replacement covered spectator stand that could accommodate 300 people, approximately half of them seated. The stand would have a single piece profiled metal roof and rear wall with open sides.
- 4.3. Security fencing to 2m in height would be installed around the pitch and concourse area adjacent to the proposed clubhouse, with the exception of the

north-eastern end where rebound fencing to 4m in height would be installed. Netting to 6m would be installed inside the security fencing behind the south-western goal. A pitch store for maintenance equipment for the new ATP is proposed north of the clubhouse on pitch side.

- 4.4. In order to construct the new clubhouse, existing beech trees south of the current small stand are proposed to be felled. The belt of beech trees to the north of the stand would be retained. A landscaping scheme is proposed around the perimeter of the site.
- 4.5. In order to deliver and accommodate the new pitch, realignment of the driveway to the farmhouses at the northern end of the pitch would be necessary, along with replacement landscaping.
- 4.6. During the course of the application, objections were raised by Southern Water over the siting of the clubhouse as it was too close in proximity to an underground water and waste water services which could not be diverted. The site is at the confluence of a number of services and a pumping facility. As a result, the scheme was amended to site the clubhouse 22 metres north of its original position, and now sits wholly in the north half of the pitch instead of equidistant either side of the halfway line.
- 4.7. The proposal would provide 25 formal parking spaces including 3 disabled bays. In addition at least 15 informal bays are shown on the plans that could be accommodated on the east side of the bridleway with new cycle parking for 30 bikes is proposed on site.

5. REPRESENTATIONS

- 5.1. **Sixty-eight (68)** letters have been received supporting the proposed development for the following reasons:
 - Good Design providing modern facilities for the benefit of the club and community. Good for the club.
 - Aim of increasing participation for women and girls is fantastic.
 - Good for public health. City desperately needs good sports facilities.
 - Local community have been involved in plans at every stage.
 - Design will blend into surroundings, better parking will improve current dangerous parking problems and cycle parking.
 - Disabled parking welcome. Disabled spectators cannot currently attend due to uneven surfaces.
 - Development will maintain public access to the bridleway and improve access to upper level pitches to the west for responsible dog owners for example.
 - Provision of indoor community facilities for classes etc is welcome in the north of Saltdean where no facilities exist.
- 5.2. **Twenty (20)** letters have been received objecting to the proposed development, raising the following concerns:

- Quiet residential area.
- Additional traffic, noise from vehicles, players and crowds in the evenings and disruption.
- Roads are congested when a match is on already blocking buses, emergency vehicles and residents' driveways. Problems not solved. Access only by bridleway.
- Increased accidents to horses and pedestrians. Other events will make it worse.
- No need for more community halls in Saltdean. Overdevelopment in a semi-rural leisure location as important amenity space to locals.
- Poor design.
- Adverse effect on listed building and conservation area. Inappropriate height of building.
- Overshadowing.
- Overlooking Looes Barn properties.
- Impact on residential Amenity.
- Restriction of view.
- Too close to the boundary.
- Loss of access to top fields for walking.
- Detrimental impact on wildlife.
- More rubbish left by match goers.
- Loss of property value.
- Remote location unsuitable for large commercial development.
- Detriment to local residents' quality of life and mental health.
- Gridlock, vehicle fumes.
- Floodlighting shining into residents' houses. Increase in activity and volume of people.
- Noise from function room late at night.
- Plans will impede local access and disrupt or block bridleway.
- Loss of mature trees from a rural setting already deficient in such flora.
- Loss of trees bad for ecology such as bats and air quality.
- Loss of grass replaced by artificial surface.
- Potential for lawful access on bridleway and for Pickers Hill Farm vehicles to be impeded.
- Essential to have trouble free unrestricted access to community to bridleway (BW B4).
- Bridleway width must be maintained at 3 metres.
- Intrusion of clubhouse from South Downs and neighbouring houses is unacceptable.
- No mitigating plans evident.
- Will add to built development that will detract from semi-rural setting.
- Finish and design of building is not in keeping.
- Western roofed terrace will be visible from the surrounding Downland and footpaths and will have an adverse impact.
- Access to the western upper slopes for local community must be maintained.
- Parking will further erode the bridleway.

- More inclusive multi use facility should be conceived complementary to Saltdean Lido.
- Club's current record on maintaining a clean and tidy site is not acceptable due to rubbish discarded on bridleway, hedgerows etc.
- Access along bridleway for farm vehicles and horse owners is made difficult and is intimidating on match days due to overcrowding and poor behaviour.
- Increase light pollution.
- Poor lighting on bridleway unsafe.
- Will increase capacity to a thousand spectators.
- Will bring all the club's activities onto one site instead of even dispersal in the area.

6. CONSULTATIONS

Internal

6.1. **Air Quality:** No objection

Recommend approval. Air Quality in this South Downs setting is clean. The developer should ensure that new parking bays have EV provision in accordance with SPD14 standards.

6.2. **Arboriculturist:** No objection

The only vegetation of note T5 and T10 (with the exception of the line of Beech) are off site and would not be affected by the proposal; proposed landscaping is considered sufficient to mitigate against specified removals. There is a line of Beech trees located upon the eastern boundary, other than providing screening, these are of limited environmental benefit. Arboriculture would wish to see a sizeable portion of this feature retained and will require detailed information on the proposed tree protection measures, especially for the ground protection for proposed parking bays.

6.3. **Environmental Health:** Comments to be reported

6.4. **Heritage:** No comments required.

6.5. **Flood Risk Manager:** Support Approval

The applicant has now addressed the potential for increase in downstream and upstream flood risk. The assumed infiltration rate has been supported by applying a sufficient factor of safety and knowledge of infiltration in the area. Landscape led sustainable drainage has been provided within the site where practicable. Approval is recommended provided that the development is carried out in accordance with the submitted documentation.

6.6. **Planning Policy:** No objection

The principle of this development in a countryside location is considered justified, as required by CPP1 policy SA4, based on the established use although the case officer will need to be satisfied that other requirements of SA4 (notably c and d) have been met. Summary of Comments:

- 6.7. Would replace and upgrade the existing sports facilities and ancillary facilities/infrastructure enabling better and more effective use of existing sports facilities/open space in line with the policy approach for open space and sports provision set out in CPP1 policy CP16 and CP17, and is therefore supported in principle. The losses of open space surrounding the sports pitch would enable provision of ancillary facilities/infrastructure and facilitate improvements to and better use of the sports pitch, meeting exception criteria CP16.1c, however any losses of open space should be minimised. New community facilities provided by the proposed clubhouse could provide a valuable local resource and would be supported by Draft CPP2 policy DM9.
- 6.8. **Sports Facilities and Development: Comment**
The BHCC Sports Facilities Team support the proposal. The proposals improve the provision of sports facilities in the city and the opportunity for increased engagement in sport and physical activity for the football club and the local community. The proposal helps to meet a number of the council's key objectives, outcomes and recommendations set out in a number of council policy and strategy documents.
- 6.9. **Sustainability Adviser: No objections**
The application is recommended for approval with conditions requiring an energy statement outlining how the clubhouse will achieve carbon emissions reduction in line with requirements of the Future Buildings Standard, including building fabric details and heating / hot water solutions.
Thermal modelling to ensure risks of overheating are mitigated and ensure correct sizing of heating and ventilation systems.
BREEAM certification post construction
- 6.10. **Sustainable Transport: Comment**
- Further amendments and details sought in respect of the following: Details of parking at peak periods;
 - The use of the site and timetable of events is not changing significantly therefore it is not forecast that there will be a significant increase or variation in travel behaviours to the site. Predicted spectator figures considered to be low given improved club house may mean site more attractive to visitors;
 - Travel Plan should be required;
 - Rearrangement of carpark to relocated disabled/cycle parking in more prominent and accessible location, close to the main entrance (and clubhouse ramp).
 - Bridleway improvements sought;
 - lighting details sought for safety along bridleway;
 - Refuse collection is to be provided as existing during quiet times as at present and is acceptable. Deliveries would take place in mornings outside busy times and is acceptable. Emergency access would be provided from hard landscaped areas.
- 6.11. **Urban Design: Comment**

- Applicant has responded positively to pre-application advice however despite reduction in height, the eaves height of the building appears unnecessarily high.
- Ridge height is acceptable but elevations appear dominant in long views eg south west elevation.
- The untreated timber on upper elevations is welcome which will fade to a silver colour and look more natural in landscape particularly on south and west elevations. To create a contrasting colour, the brick elevations should be darker to break the volume down. Experiment with light or dark shades. Will create effect of upper floor volume floating above.
- Glazing could be darker to restrict light pollution.
- Seek to elongate ramp to entrance as much as possible with shallower gradient. This would to mitigate impact of east flank elevation from ground view. Options to achieve shallower gradient might be internal reconfiguration to move players entrance to north side and swap with manager's office on floor plan.
- Boundary treatment and landscaping - Fencing on south east corner looks heavy and obtrusive. Investigate less solid types which still prevent view of pitch.
- Formal trees around perimeter of site may not be in character but hedgerows or ground planting in between may be suitable. Seek advice of County Landscape Architect. Seek to retain one or two trees in concourse area.

External

- 6.12. **County Archaeology: Comment**
No significant archaeological remains are likely to be affected by these proposals. No recommendations to make.
- 6.13. **County Ecology: No objection**
The impacts can be mitigated through the application of planning conditions outlined in this response. Site is not designated for its nature conservation interest but is adjacent to Looes Barn Woodland Local Wildlife Site (LWS) 10 metres to the east.
- 6.14. The proposed development will result in the loss of amenity grassland, the majority of the treeline along the eastern boundary and some mixed scrub. In light of the proposed landscaping strategy which proposes the enhancement of retained grassland, tree planting and the creation of a mixed species-rich native hedgerow, the habitat loss is acceptable.
- 6.15. The Lighting Statement suggests that tinted glass or internal blinds could be used. It is recommended that a lighting design strategy is required by condition.
- 6.16. A nesting bird check should be carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist and appropriate mitigation undertaken if required.

- 6.17. The site offers potential for hedgehogs. Precautions should be taken during site clearance and measures should be taken to ensure continued presence of the species on site post development.
- 6.18. The Biodiversity Net Gain (BNG) Assessment Report (Lizard Landscape Design and Ecology, 16/11/21) reports that the proposed landscaping will result in a biodiversity net gain of 10.47% for habitats and 10.59% for linear features (hedgerows). The proposed enhancements are supported. The species proposed in the Landscape Design Strategy are appropriate.
- 6.19. Conditions recommended to secure identified biodiversity enhancements, a Landscape Environmental Management Plan and a Lighting Design for light sensitive biodiversity.

East Sussex County Landscape Architect:

- 6.20. No objections - could have an acceptable impact on local landscape character and views subject to landscape conditions recommended. The Landscape and Visual Assessment finds that the effects on the closest viewpoints are negligible adverse and minor adverse and the conclusion that the potential landscape and visual effects would not be significant is not disputed. The proposed mitigation strategy is acceptable. The thinning of the row of beech trees is supported as it is an overgrown hedge and the trees are currently too closely spaced. The replacement tree on the concourse is supported and is more likely to grow into a specimen tree than the beech trees.

- 6.21. **East Sussex Fire and Rescue Service:** Comment
Recommend the installation of fire sprinklers.

- 6.22. **South Downs National Park Authority:** Comment
The site is immediately adjacent to the boundary of the National Park and has clear potential to impact on its setting. The Design and Access statement and Landscape Strategy note the proximity of the park but no assessment is made of likely impacts. Only one viewpoint from the park has been included. A more comprehensive assessment is required to be assured that any harm proposed is minor and capable of being mitigated by landscaping. Proposed tree screening cover is acceptable in principle but needs more trees in less regularly spacing clusters. Careful consideration should be given to International Dark Skies Reserve and a sensitive approach to internal and external lighting is required. Lighting should also take account of biodiversity sensitivities to avoid disturbance to wildlife.

- 6.23. **South Downs Society:** Comment
Refers to Policy SA5 of City Plan Part 1 (setting of South Downs National Park). Considers that the proposal would increase the prominence of built form in the setting of the SDNP. Additional development on the site should take account of different context since national park designation. Landscape mitigation measures should be considered whether they are sufficient. Proposed stand when viewed from north east will be far more extensive than existing and would harm and not conserve and enhance the natural beauty. Regard should be have to Dark Sky Reserve not only for floodlighting but light emitting from clubhouse.

- 6.24. **Sport England: No objection**
Sport England does not wish to raise an objection. Sport England is satisfied that the proposal meets Exception 5 of its Playing Fields Policy as the proposed development is for an outdoor facility for sport, the provision of which would be sufficient benefit to the development of sport as to outweigh the loss or prejudice the use of a playing field. Conditions recommended including the securing of a management and maintenance scheme and a community use agreement.

Follow up comment:

- 6.25. Previous comments remain relevant. Welcome amendment to confirm that 3m clear pitch run off areas will be incorporated.

6.26. Southern Water:

Final Comment No objections

The submitted drawings now show a 3 metre and a 6 metre easement on either side of the public foul sewer and water distribution main is satisfactory to Southern Water. All other comments previously remain valid.

Comment

- 6.27. Map supplied of existing foul sewer and water main assets. It might be possible to divert the water main at developer's expense. 6 metre clearance required for water main and no trees should be planted within 3 metres of edge of public gravity sewer. Applicant may wish to amend site layout or combine with a diversion. Development is sited in Special Protection Zone 1 so enhanced protections of aquifer are required in a Construction and Environmental Management Plan (CEMP).

6.28. **Sussex Police: Comment**

No major concerns with the proposals at this location. Applicant is advised to consult with Police Licensing before making plans for licensed premises. Whilst the clubhouse facility may represent a risk of noise disturbance, by using acoustic glazing and good management any remaining impact will be very low given distance to most residential properties. Proposal is considered acceptable in residential amenity terms. However given the proposed terrace, and late night use of the building a condition controlling hours of reasonable trading should be applied. Consideration of CCTV provision should be given and bike stands should enable wheels and bike frame to be locked.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

- 7.2. The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016)

- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- Shoreham Harbour JAAP (adopted October 2019).

7.3. Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

8. **POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

SA4 Urban Fringe

SA5 The Setting of the South Downs National Park

CP2 Sustainable economic development

CP5 Culture and tourism

CP7 Infrastructure and developer contributions

CP8 Sustainable buildings

CP9 Sustainable transport

CP10 Biodiversity

CP11 Flood risk

CP12 Urban design

CP13 Public streets and spaces

CP16 Open space

CP17 Sports provision

CP18 Healthy City

Brighton and Hove Local Plan (retained policies March 2016):

TR4 Travel plans

TR7 Safe Development

TR14 Cycle access and parking

SU9 Pollution and nuisance control

SU10 Noise Nuisance

QD15 Landscape design

QD16 Trees and hedgerows

QD18 Species protection

QD27 Protection of amenity

HE12 Scheduled ancient monuments and other important archaeological sites

Brighton & Hove City Plan Part 2:

The Inspector published her Final Report into the Examination of the City Plan Part Two 19 July 2022. The Report is a material consideration. The Inspector has concluded that with her recommended changes (the schedule of changes as appended to the Report) that the Plan is sound and can be adopted. The Inspector's report concludes the examination of City Plan Part Two. City Plan Part Two policies, as amended by the Inspector's schedule of Main

Modifications, can be afforded significant weight but they will not have full weight until the City Plan Part Two is formally adopted.

DM9 Community Facilities (significant weight)
DM18 High quality design and places (limited weight)
DM20 Protection of Amenity (significant weight- more than BHL Policy QD27)
DM22 Landscape Design and Trees (significant weight)
DM31 Archaeological Interest (significant weight-more than BHL Policy HE12)
DM33 Safe, Sustainable and Active Travel (significant weight)
DM35 Travel Plans and Transport Assessments (significant weight)
DM36 Parking and Servicing (significant weight)
DM37 Green Infrastructure and Nature Conservation (limited weight)
DM40 Protection of the Environment and Health - Pollution and Nuisance (significant weight)
DM42 Protecting the Water Environment (significant weight)
DM43 Sustainable Urban Drainage (significant weight)
DM44 Energy Efficiency and Renewables (limited weight)
H2 Housing Sites - Urban Fringe

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD11 Nature Conservation & Development
SPD14 Parking Standards

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the following:
- Principle of the development
 - Design and Appearance;
 - The Impact on the Setting of the South Downs National Park
 - The impact on biodiversity;
 - Impact on amenity;
 - Sustainable transport considerations; .
 - Sustainability; and
 - Flood risk

Summary

- 9.2. The current site is a well-established sports facility which has been used for decades with small scale infrastructure being added periodically. The principle of improving and enhancing sports facilities which would contribute to the enhancement of opportunities to enable an increase in participation in sport and recreation and improve health outcomes is supported by City Plan policy.
- 9.3. The site is however in a sensitive location outside of the built up area and adjacent to the South Downs National Park. The proposed clubhouse has been sensitively designed to take account of its setting and to reflect the rural vernacular. It is an attractive design with use of high-quality materials proposed. The design has taken account of the need to improve accessibility on the site of

the football ground and club facilities for visitors and spectators of the club with improved parking for vehicles and cycles.

- 9.4. The proposal has been amended to take account of other constraints notably Southern Water infrastructure which required a major re-siting of the clubhouse to the north and the updating of environmental reports. Whilst the loss of an unmanaged beech vegetation is required to accommodate the clubhouse, the proposals include significant enhancement of planting of trees and hedgerows using native species which will provide suitable screening and enhancement of the site's setting for the nearest dwellings and will enhance biodiversity. The design and siting of the clubhouse and other infrastructure is not considered would cause any significant harm to the setting of the National Park (assessed as minor or negligible) and takes account of the nearby Local Wildlife Site with no harm identified.
- 9.5. Concerns about the amenity impacts on local residents would be addressed by planning conditions to formalise access and parking arrangements and provide improved management measures. It should be borne in mind that use of the site has evolved over years with no formal controls through the planning system. It is a consideration that there is also significant support amongst Saltdean residents for the proposals.

Principle of the Development:

- 9.6. The proposal would replace and upgrade the existing sports facilities and ancillary facilities/infrastructure enabling better and more effective use of existing sports facilities/open space in line with the policy approach for open space and sports provision set out in CPP1 policy CP16 and CP17 and is therefore supported in principle. The amendments to the location of the proposed clubhouse have not altered the policy considerations and the Planning Policy Team have not commented again.
- 9.7. The losses of open space surrounding the sports pitch would enable provision of ancillary facilities/infrastructure and facilitate improvements to and better use of the sports pitch, meeting exception criteria CP16.1c, however any losses of open space should be minimised. New community facilities provided by the proposed clubhouse could provide a valuable local resource and would be supported by Submission Draft CPP2 policy DM9.
- 9.8. The site is located in the Urban Fringe where City Plan Part 1 (CPP1) policy SA4 applies. The Planning Policy team consider that the principle of development is justified. Criteria 5 b) permits development where a countryside location can be justified subject to demonstrating that the proposal meets other criteria c) to e) in the policy. Given the long established use of the site for sports and recreation, football in this case, the provision of better quality supporting infrastructure is acceptable in principle. The site has been used by Saltdean Club for many generations and infrastructure has gradually evolved such as the floodlights, existing club buildings and the re-landscaping of the natural topography for the training pitches. The whole site as used by the club has a reduced landscape quality and is not included within the SDNP where its boundary forms the perimeter of the application site.

- 9.9. The application has been accompanied by reports, landscape proposals and visual assessments which take account of the downland landscape setting in the design response and mitigation of the proposals. These are discussed subsequently in this report.
- 9.10. Policy SA5 requires that proposals within the setting of the National Park should not prejudice the statutory purpose and duty of the National Park which are to conserve and enhance the natural beauty, wildlife and cultural heritage and secondly to promote opportunities for the understanding and enjoyment of the park by the public.
- 9.11. Policy CP16 (Open Space) states that the council will work collaboratively to safeguard, improve, expand and promote access to the city's open spaces.
- 9.12. The main pitch is not available to the public as open space but is leased from the city council for use by the club and its members. However, its location in the urban fringe takes advantage of its open space location. By installing an ATP, greater use and access of this sports facility would be enabled whilst at the same time potentially easing wear and tear on the grassed public open space within the application site which is used both for sports as well as general recreation and as access to the downland.
- 9.13. The bridleway which is outside of the application boundary would not be encroached upon by buildings and indeed, the removal of some of the unsightly temporary buildings would release some open space and protects the rights of walkers, mountain bikers and horse riders whilst protecting access to the farmland and buildings.
- 9.14. The main pitch is a playing field and the provision of an ATP does constitute development on land which includes a playing pitch, hence the requirement to consult Sport England (SE) as a statutory consultee. By developing the ground further to enable increased usage and potentially increase participation in sport, it has been confirmed by Sport England that the proposed development would meet its Exception 5 criteria in that 'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'
- 9.15. Sport England have assessed the benefits of the proposals, which as a guide can be measured by whether they meet an identified local need in a local authority strategy and secure sports related benefits for the local community. Sport England's feedback from the Sussex Football Association is that the club have 17 teams (age under 7 to 18) including 2 women's teams and under 23.
- 9.16. The applicants have submitted detailed supporting evidence of how the proposals would increase opportunities for participation particularly amongst women and girls who traditionally participate less in sport and physical activity.

- 9.17. The club has 200 youth players, 80 adult players and 400 non-playing members. The club's teams have progressed up the pyramid structure of the various leagues and in particular the 1st Team are required to retrospectively upgrade their facilities to meet league standards at the level they currently play at.
- 9.18. The revised siting of the proposed clubhouse has been commented upon by Sport England who have confirmed that they have no additional comments to make in this regard. It would wish to see conditions applied to secure a community use agreement and facility management and maintenance fund which are added.
- 9.19. Currently there is capacity for 200 spectators which is above the usual attendances. However, the facilities are not modern, comfortable or accessible for participants or spectators. The facilities would enable the club to expand its offer to wider diversity of age group and ability, as well as provide more security and welfare and accessible facilities at the ground and secure the longer term sustainable development of the club. The new clubhouse would be fully accessible with level access and an internal lift, disabled toilets and 3 disabled parking bays with hard surfacing around the curtilage of the building. Currently the club has to hire pitches and training facilities elsewhere and the new facilities would enable the club's members, coaches and teams to share facilities at one venue in a more sustainable manner reducing travel and enhancing welfare. A current weekly timetable has been submitted in evidence to demonstrate how Oval Park, Saltdean and other off site recreation facilities are hired.
- 9.20. The Sports Facilities Team have commented that the proposed development would go towards meeting the Corporate Plan objectives for Health and Well Being and the Sports and Physical Activity Strategy by encouraging outdoor recreation and the supply, accessibility and quality of sports facilities. The re-siting of the clubhouse has not altered these considerations. Local residents who support the proposals have referred to the need for improved facilities in Saltdean. Policy CP17 (Part 6) encourages new sports facilities which meet quality standards, optimise their accessibility and affordability for the local community which this proposal would achieve.
- 9.21. The Playing Pitch Strategy (2017) which supported policies CP16 and CP17 identified shortfalls in pitch quality to alleviate overplay and increase future capacity and recommended exploring the feasibility of increasing 3rd generation pitches as proposed by this application.
- 9.22. Policy CP17 seeks the more effective use of existing outdoor facilities and spaces which the application would achieve and is therefore supported by the policy. Policy CP18 part 4 encourages development that works toward Lifetime Neighbourhood principles; promotes health, safety....and active space for children and encourages physically active modes of transport.
- 9.23. Emerging policy DM9 of City Plan Part 2 supports new community facilities where they are compatible with adjoining and nearby uses and is close to the community it serves.

Design and Appearance:

- 9.24. The design and appearance of the proposed clubhouse building was discussed with officers at the pre-application stage and the applicant's response to advice from both the Design and planning case officer has been positive.
- 9.25. The design is based upon a rural theme of an agricultural building, picking up on those at Pickers Hill Farm to the north with a simple 2 storey form with pitched roof and gabled end. Due to the site geometry, an angle was introduced on the east elevation which had the effect of producing an asymmetric design which is considered to add visual and architectural interest in this sensitive location and is welcomed. The strong overhanging eaves line provides additional 3 dimensional form which is welcomed in architectural terms and will assist with solar and artificial light issues.
- 9.26. The advice to the applicants at pre-app was to reduce the eaves height. The submitted plans show that the amended eaves would be a metre lower than originally designed but cannot be reduced further in a meaningful way without losing the asymmetry which is a design positive feature. This has been accepted by the Design Officer. The two-tone cladding materials of brick and weathered timber is supported to help mitigate its impact and pick up the rural vernacular. The timber façade will fade to a pleasing silvery colour which will not be intrusive or imposing. The proposed design would raise the standard of architecture and design in the city and respects its rural context in accordance with CPP1 policy CP12.
- 9.27. In compliance with policy CP12, care has been taken to ensure that the building would be fully accessible including a lift and accessible toilets at both floor levels. Amendments have been made partly in response to comments about co-location of disabled parking bays and building access to ensure that the building and its curtilage allow for full accessibility which cannot be achieved now for spectators.
- 9.28. Following the major necessary revision made to the scheme to re-site the clubhouse, it has enabled further improvements to be made. The long external ramp on the east flank which compromised the design and external appearance is not now required. The building would now have a single entry point at the south end which is the lower end of the site and can provide level and direct access to the lift to the first floor club room and spectating facilities. Removing the north entrance and second stair core has enabled a more efficient simplified floorspace layout to be provided. The disabled parking bays have been relocated to the southern end, close to the building entrance and the hard surfaced spectator concourse area for easier access.
- 9.29. The revised plans have removed the very shallow angled south elevation to from a straight building line other than that the changes are mainly internal. The design would still retain its more interesting asymmetric roof form which was welcomed. The length of each of the elevations would be fractionally altered (less than a metre) with a slightly narrower south elevation and a slightly longer west elevation.

- 9.30. The use of extensive glazing on the west elevation which would wrap around the corners is welcomed and provides a good solid to glazed ratio and a lighter appearance of building facing the downland. The glazing would be in darkened glass to reduce solar glare and to address issues of artificial light spill in the context of the National Park.
- 9.31. Overall, the design of the clubhouse and choice, quality and palette of materials are considered to be high and are appropriate in this rural context taking its design theme from agricultural buildings profile and would comply with policy CP12 of CPP1 and emerging policy DM18 of CPP2 which now carries significant weight.
- 9.32. The spectator stand proposed on the western side of the pitch in a central position is significantly larger than the current stand and has been built into the artificial embankment formed decades previously. The provision of 300 covered spaces is a Football Association's Ground Grading requirements for the league that Saltdean FC play in.
- 9.33. The mono pitch roof form is a simple one-piece structure, open at the sides to minimise the visual impact from the north and south in downland settings. The corrugated metal materials are in a similar palette and texture to agricultural buildings again. By cutting into the slope, the back of the stand (height 3 m.) would be partly obscured from higher ground. At the front of the stand the grassed embankment is retained. Either side is proposed open standing space. Due to the re-siting of the clubhouse, the dugouts for coaches/managers etc have been moved to the west side of the pitch and incorporated into the open standing areas.
- 9.34. The Artificial Turf Pitch would be a standard full sized pitch at 100m x 64m to meet requirements. The existing driveway to the farmhouses would require a modest re-alignment to accommodate the pitch run off areas.

Fencing and boundary treatment

- 9.35. At the south end of the pitch would be a 6 metre high net and ball stop system which extends approximately half the width of the pitch. It would be in a black colour as requested to minimise visibility from distance. At the north end would be a 4.5m high rebound fence in galvanised weld mesh panels again in a black colour to minimise visibility. This fence would be full width of the pitch. Behind the fencing at the north end is proposed native tree and 2.5-3m width hedge planting to mitigate the visual impact and screen views of the pitch. This would replace the multi stemmed hawthorn tree line.
- 9.36. A 2 metre high security barrier is required to run from the clubhouse and around the pitch perimeter and spectator areas on the east, south and west sides of the pitch. The requirement is to ensure ticketed only access for viewing. The fencing indicated is a timber solid panelled with metal posts and would have a softer appearance than metal fencing. Discussions with the applicants have centred around reducing its visual impact seen from the bridleway whilst achieving its objectives of screening the pitch from casual viewing.

- 9.37. The more visible elements of the fencing would be on the west perimeter of the ground as seen in longer views viewpoint 3 from the east against the embankment of the raised training pitch. It would be seen as a continuation of the back of the new spectator stand which itself would 2.4 metres in height as illustrated in the proposed viewpoint. Given that the raised training pitch (permitted in 2007) is an artificial landscape element in the backdrop, it is not considered that the fencing would result in unacceptable harm in this view. In other long views from the north and south, the existing natural screening or the embankment itself would largely screen the fencing from sight. It is considered therefore that the necessary infrastructure would comply with policies CP12 and SPD17 Guidance.

Impact on the Setting of the South Downs National Park (SDNP)

- 9.38. Policy CP12 requires developments to have regard to the impact on the purposes of the National Park where within its setting which the site is. Strategic views in and out of the city should be protected or enhanced. The site is outside but adjoins the National Park.
- 9.39. The applicant has prepared 4 key viewpoints of the proposed development and a Lighting Statement to take account of the potential impact on the SDNP as a Dark Sky Reserve.
- 9.40. The site's location in a valley floor screened from the east partly by the Local Nature Reserve on the east boundary of the bridleway means that only select medium range views of the proposed development can be obtained. The viewpoints have been updated to reflect the re-siting of the clubhouse. There are limited footpaths leading from the site providing viewpoints for analysis. In view 1 from the north west on a footpath leading from Pickers Hill Farm, the clubhouse would be less visible than it would have been centred on the halfway line. Heavy screening north of the pitch and site would partially obscure the lower elevations and north end of the building. In the backdrop is the nature reserve immediately behind whilst rising up the slopes is the settlement of Saltdean with a modest sight of the national park on the horizon. The clubhouse nestles in the valley floor and would have limited impact on the wider setting of the national park. Whilst the loss of the beech trees would be lost from the view, the extensive nature reserve would still frame the clubhouse in this view.
- 9.41. In views 2 and 3 taken from the north east, the current pitch, the proposed stand, floodlights and the raised embankment of the training pitch are quite visible. The view is heavily screened by trees along the bridleway and trees around the 2 vacant council owned dwellings. The more natural landscape of the downland forms the backdrop higher up the slopes. The roof of the clubhouse may be glimpsed but the remainder would be obscured by trees and vegetation along the east side of the bridleway which are not affected by the proposals. The spectator stand would be visible but set against the background of the raised embankment. The proposed buildings and structures would not be in the eyeline of the view of the higher slopes of the downland but of the raised training pitch.

- 9.42. View 4 is taken from within the Saltdean built up area on Wivelsfield Road looking north east. It provides the best aspect of the National Park in the background. The main pitch is not visible surrounded by trees and vegetation but the training pitch plateau appears as an unnatural feature in the landscape and the Pickers Hill Farm buildings also intrude into the natural landscape. The elevated nature reserve is prominent in the view however as are existing housing settlements.
- 9.43. Following additional landscape assessment work submitted by the applicants, the County Landscape Architect has no objections to the proposals. The additional assessment addresses the issues raised by the SDNP authority. The revised siting of the clubhouse has not altered this opinion. Initially she had commented on the original proposals and drawn attention to the need to conserve and enhance the natural environment and SDNP landscape in line with national planning policy. Her view is that the proposed development would have a negligible adverse and minor adverse impact on the SDNP respectively in views 1 and 2. The findings of the Landscape Visual Impact that the potential landscape and visual effects would not be significant are not disputed by the County Landscape Architect. The proposed landscape mitigation strategy is considered to be acceptable and would help to integrate the scheme into the surrounding area. It is recommended that the hedge be extended along the extent of the security fencing which could be specified in a landscape condition. The thinning of the overgrown beech trees is acceptable and overall there are no objections from the County Landscape Architect.
- 9.44. The club has agreed to remove a number of unsightly metal containers on land which it controls under their lease on the east side of the bridleway which is within the SDNP boundary. The removal of the containers would provide minor enhancement to the setting of the park and improve the nature conservation area which it encroaches into. They would also enable some additional informal car parking as shown on the revised plans. The removal of the containers can be secured by condition.
- 9.45. It is considered that the proposals would meet policy CP12 requirements by protecting the views out of or within the city. The viewpoints identified are not longer strategic views as set out in SPD17, the Urban Design Framework requiring special protection. The site is set in a valley which is seen in shorter range more localised views. The proposal has also been assessed as having a minor adverse impact on the SDNP and can be supported therefore.

Impact on the SDNP Dark Sky Reserve

- 9.46. A Lighting Statement has been submitted setting out the lighting proposed for the club house and considerations related to lighting.
- 9.47. The current main source of lighting at the site is from the floodlights which were granted permission in 1988. These floodlights will serve the new artificial pitch. There are no planning conditions restricting use of the floodlighting from the 1988 permission or since. However, the pitch is intended to be used until 10pm weekdays except Fridays until 9pm which is much the same as now with earlier finishes at 5-6pm at weekends.

- 9.48. The club house would have extensive glazing which raises the issue of lighting glare impacting on the setting of the National Park. The glazing itself would feature darkened glass and the building design includes a canopy to control potential upward glare. The SDNP planning authority have not provided comments other than an acknowledgement of the consultation. Any comments received will be reported verbally.
- 9.49. The floodlight use would render the impact of lighting from within the clubhouse to being negligible except those hours outside of playing hours above. In the summer months lighting impacts from the clubhouse would be reduced by longer daylight hours. The intended use of the clubhouse would be as now potentially until 11pm. The applicants have suggested that darkened glass or blinds could be used to minimise lighting glare impacting on the setting of the national park.
- 9.50. The applicants have stated that the only new external lighting that they intend to provide would be lighting to new doorways and entrances which would be of low levels of illumination to the clubhouse. It is considered that there would be a need for low level lighting in the circulation areas in the parking and concourse areas particularly for reasons of safety and accessibility. There is some existing external lighting on the existing club buildings to help light the area around the bridleway and those buildings. These are outside of the red line of the application and are not proposed to be altered.
- 9.51. The County Ecologist recommends a lighting design strategy in order to ensure that wildlife is unaffected by the proposals particularly taking account of the adjacent LWS. It is considered that a lighting condition could be applied but as the clubhouse would face the pitch and turn its back on the LWS, the impact is likely to be minimal.

Impact on the Biodiversity:

- 9.52. Retained policy QD15 and Submission policy DM22 require proposals to retain, improve and provide appropriate landscaping. The landscape scheme has been considered as an integral part of the development and identified landscaping to be retained, removed and new landscaping provided using native species appropriate to the site.
- 9.53. Whilst the loss of the extent of the overgrown beech hedgerow is regrettable, it is a point of agreement by the Arboriculturist and the County Landscape Architect that they were originally unmanaged hedgerows which have not been maintained. The beech trees now overcrowd each other to the detriment of all of them. It is understood that they were originally planted by volunteers of the club.
- 9.54. The provision of two substantial replacement trees to the south of the clubhouse are welcomed by the Arboriculturist and County Landscape Architect as are the additional native hedgerow and tree planting to help mitigate some of the necessary infrastructure proposed. The clubhouse would be a high quality design and would not require substantive planting to obscure it from view. It would sit in the setting of the substantial woodland (Looes Barn Woodland Local Wildlife Site) to the east when viewed along the bridlepath and from higher

ground to the west. This would provide an established landscape screen to soften its appearance.

- 9.55. The County Ecologist has referred to the adjacent Local Wildlife Site (LWS) and has commented that there will be no significant impact on the nature conservation interests of the National Park or the LWS. In the light of the proposed new landscaping of retained amenity grassland, tree planting and mixed species native hedgerow, the Ecologist considers that habitat loss is considered to be acceptable. There was little or no evidence of activity of protected wildlife and subject to appropriate standard measures to avoid harm during construction, there are no concerns about existing wildlife and a condition requiring a Landscape Environmental Management Plan and other standard condition are requested.
- 9.56. The Biodiversity Net Gain (BNG) assessment will result in a gain of 8.99% for habitats and 89.66% for linear features which is welcome and would comply with policy CP10 of CPP1.

Impact on Amenity:

- 9.57. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. This policy will be replaced by CPP2 policy DM20 which carries more weight than the adopted policy.
- 9.58. A significant number of objections from local residents have been raised on the grounds of the noise and disturbance on match days and harmful amenity impacts from vehicle congestion, inconsiderate parking and difficulty of access to the bridleway. Noise and disturbance from the additional activity associated with clubhouse events and hire has also been raised. The issue of litter left following matches has been raised although it cannot be verified.
- 9.59. The building itself will, at detailed design stage, be designed to be air-tight and sound insulated to minimise noise and disturbance emanating from within during use of the clubhouse on non-match days or late evenings. The design includes a viewing balcony and it would be appropriate to restrict access to use of this for events in the late evenings.
- 9.60. In respect of match day noise and disturbance, the Transport team have requested a stewarding plan to manage vehicle and spectator movements. This would need to include management of the bridleway. There would be limitations to the area of influence of stewards outside of the club's site.
- 9.61. In terms of objections related to litter, it is difficult in a publicly accessible location with rights of way to verify the source of unauthorised waste. The Planning policy team have requested a Site Waste Management Plan which would cover both construction waste and operational waste so this could be addressed within that to cover post event management.

9.62. It has to be recognised that, by reference to the planning history, football has been played on this site at a local level for decades and a significant level of activity would have been associated with it. It is not anticipated that activity levels associated with match days will significantly increase. Controls to minimise any harmful impacts can be applied to the proposal itself but not to apply retrospectively to historic issues. Nonetheless, the capacity of the ground will be increased and the introduction of more formal management of match days can be justified as well as controls over management of the new clubhouse to comply with environmental policies.

Sustainable Transport:

9.63. The use of the site would not change significantly and represents more of an upgrade to meet standards currently required for the level that the club play at and one level up. The current pitches are used intensively at the moment but the need to avoid excessive use of the main pitch requires alternative use of other pitches.

9.64. Current spectator numbers for the biggest games have been provided. The numbers are considerably lower than the capacity requirements planned for notwithstanding the good performance of the teams. A parking accumulation study showed that the peak parking demand was 37 spaces on a Sunday. It should be noted that the current parking is used by the public as well for walking, dog exercising etc. and these activities would continue to take place in harmony with match days. The Transport team are satisfied therefore that there would be sufficient parking to cater for to meet demand created by the proposals.

9.65. Whilst there has been significant support for the proposals both within the Saltdean community and from club members and supporters, there have been objections raised based upon experiences of vehicle movements and congestion on match days.

9.66. The club has been an established presence in the community for many years but the opportunity to address these issues can be taken now in the light of the new facilities proposed. A stewarding plan is proposed. Matches are currently stewarded but the opportunity can be taken to formalise this to address the concerns of residents and ensure that congestion within the whole bridleway, anti-social parking and drop offs cited by residents can be managed better.

9.67. The Transport team have requested that a lighting scheme is provided as a condition of any consent to address safety issues particularly for pedestrians, cyclists and people with mobility or visual impairments.

9.68. 30 cycle spaces are proposed in 2 locations. 20 spaces on the concourse and 10 nearer the training pitches at the south end of the main pitch. The transport team have questioned the latter but the club considered that this would be a good location for users of the training pitch and near a gate accessing the main pitch. Constraints make it difficult to provide any other space for them. This is considered to be acceptable.

- 9.69. Deliveries and servicing would take place outside busy periods and are not considered likely to cause harmful impacts.
- 9.70. The transport team have sought improvements to the bridleway itself in particular to address accessibility issues. The bridleway is outside of the application boundary and is understood to be in private ownership. The applicants therefore have no control over its maintenance or improvement except by private agreement with the owners. Wear and tear is due to its general use by the public, their vehicles, farm vehicles and horse riding, cycles. Planning conditions or obligations cannot be used to seek on going maintenance so a permanent improvement would be needed. It would be unreasonable and unlawful to impose an obligation on the club to enhance the bridleway when it has no control over it. This would need to take place if necessary by negotiation between the owner, the club and potentially with support of the council Rights of Way officer.

Sustainability:

- 9.71. Policy CP8 requires a major non-residential development to achieve BREEAM 'very good' or 'excellent'. The applicants are targeting 'Excellent' as set out in the Sustainability Statement submission. The proposal aims to reduce energy use by high-performance thermal insulation and ensuring air tightness as much as possible. Form and materials have been designed to avoid solar gain. In general therefore, the proposal would meet policy CP8 requirements subject to more details.
- 9.72. At detailed design stage, these issues and the means of energy generation will be considered in more detail following an options appraisal and the applicant has stated that thermal modelling would be undertaken as well. The Sustainability Adviser has requested conditions to cover an Energy Statement including thermal modelling and a BREEAM Assessment.

Flood Risk:

- 9.73. Following initial comments from the Flood Risk Manager, a Flood Risk Assessment (FRA) was submitted as well as water run off calculations. The eastern side of the site and the bridleway is identified as where flood risk exists albeit assessed as being low risk. The clubhouse floor level itself has been raised to increase its resilience, however, the Flood Risk Manager was not yet satisfied that it has been sufficiently demonstrated that the risk of flooding has not increased due to the development. It should be said that the revised siting of the clubhouse has not affected the flood risk potential. No infiltration testing has been carried out and assumptions are not considered to give sufficient comfort on safety.
- 9.74. However, the applicants have now provided further information and calculations as well as assurances about existing infiltration rates into the ground to overcome these concerns.
- 9.75. Submission policy DM43 requires all new development to incorporate appropriate Sustainable Drainage Systems (SuDS) and the Flood Risk Manager is now satisfied that no further measures need be undertaken. No conditions are

requested subject to the submitted documents and details being incorporated into the scheme and implemented.

- 9.76. CPP1 Policy CP11 states that a FRA (where required) should be consistent with the latest guidance in the Strategic Flood Risk Assessment in the city and national guidance. Development should include where appropriate, SuDS in order to avoid increasing the risk of flood and ideally reduce it.

Other Considerations:

Crime and Safety

- 9.77. Sussex Police have not raised any concerns about crime and safety nor sought any related planning conditions.

10. CONCLUSION

- 10.1. The principle of improving and enhancing sports facilities would increase opportunities to increase in participation in sport and recreation and improve health outcomes and is supported by City Plan policy.
- 10.2. The proposed clubhouse has been sensitively designed to take account of its setting and to reflect the rural vernacular. It is an attractive design with use of high-quality materials proposed. The design has taken account of the need to improve accessibility on the site of the football ground and club facilities for visitors and spectators of the club with improved parking for vehicles and cycles.
- 10.3. Whilst the loss of unmanaged beech vegetation required to accommodate the clubhouse, the proposals include significant enhancement of planting of trees and hedgerow using native species which will provide suitable screening and enhancement of the site's setting and will enhance biodiversity. The design and siting of the clubhouse and other infrastructure would not, it is considered, cause any significant harm to the setting of the National Park (assessed as minor or negligible) and takes account of the nearby Local Wildlife Site with no harm identified.
- 10.4. Concerns about the amenity impacts on local residents would be addressed by planning conditions to formalise access, stewarding and parking arrangements and provide improved management measures. There is also a significant weight of support amongst Saltdean residents for the proposals. The proposed development is supported.

11. BIO-DIVERSITY AND CLIMATE CHANGE

- 11.1. The Biodiversity Net Gain (BNG) assessment will result in a gain of 8.99% for habitats and 89.66% for linear features which is welcome and would comply with policy CP10 of CPP1.

- 11.2. The applicants are targeting 'Excellent' as set out in the Sustainability Statement submission. The proposal aims to reduce energy use by high-performance thermal insulation and ensuring air tightness as much as possible. Form and materials have been designed to avoid solar gain. The proposals include cycle parking to encourage sustainable transport measures.

12. COMMUNITY INFRASTRUCTURE LEVY

- 12.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. It is estimated that the amount of CIL liability for this application is NIL. This will be confirmed in the CIL liability notice which will be issued as soon as it practicable after the issuing of planning permission.

13. EQUALITIES

- 13.1. The clubhouse proposed will be fully accessible for its users. By relocating it further to the north as revised and relocating the main entrance to the southern end from the north end, it has negated the need for an external ramp. A lift is provided internally for access to the clubhouse.
- 13.2. Disabled parking bays are provided on hard surfaced paving which currently do not exist for the current club facilities and lighting would be provided for safety and wayfinding. The bays were relocated close to the entrance following a request by the transport team. Hard surfacing for the concourse and circulation areas around the clubhouse will improve accessibility for spectators and club members.