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| Parish:<br>Chichester | Ward:<br>Chichester West |
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**CC/19/02584/REM**

|                  |  |              |                        |
|------------------|--|--------------|------------------------|
| <b>Proposal</b>  | Application for all outstanding reserved matters (layout, appearance, scale and landscaping) following outline planning permission CC/14/04301/OUT, for sports facility consisting of 1x adult rugby pitch, 1x adult football pitch, 1x adult cricket pitch and sports pavilion building with associated drainage, landscaping, parking and other works (Phase 1). |              |                        |
| <b>Site</b>      | Land West Of Centurion Way And West Of Old Broyle Road Chichester West Sussex PO19 3PH   |              |                        |
| <b>Map Ref</b>   | (E) 485000 (N) 106000  |              |                        |
| <b>Applicant</b> | Linden Homes And Miller Homes  | <b>Agent</b> | Mr Nicholas Billington |

**RECOMMENDATION TO PERMIT**



|   |                     |   |
|---|---------------------|---|
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**1.0 Reason for Committee Referral**

Red Card: Cllr John-Henry Bowden - The proposal is for a major development  
 Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

- 2.1 The application site forms part of the Phase 1 of the West of Chichester Strategic Development Location (SDL). The whole SDL is approximately 120 hectares, with the application site comprising 4.81 hectares. The parcel, which is the subject of this application, is allocated on the approved masterplan and the parameter plans approved as part of the outline planning permission as Phase 1 playing pitch area with changing and car parking facilities.
- 2.2 The application site is located at the southern end of the SDL, with vehicular access proposed off Clay Lane until Phase 2 of the wider masterplan is delivered. The Country Park adjoins the application site to the north-east, phase 2 of the SDL is located to the north of the application site (allocated for open space and employment) and the allocated land for the phase 2 playing pitches are located to the south and east of the application site, with the Centurion Way beyond. Residential development, outside of the SDL allocation, is located to the west. A number of existing mature trees are located on the northern boundary.
- 2.3 The application site itself is irregular in shape and currently comprises unfarmed agricultural land.

## **3.0 The Proposal**

- 3.1 Outline planning permission was granted in April 2018 for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), a sports facility including a cricket, rugby and football pitch and a new club house, associated landscaping, utilities and drainage infrastructure with on-site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works (CC/14/04301/OUT).
- 3.2 The outline permission also included a set of parameter plans which included a Framework Plan. The Framework Plan included the provision of the sports facility at the south of the site and accessed via Clay Lane. The decision was also subject to a S106 legal agreement, which included a detailed specification for provision of the sports facility. This specifies the requirements for the sports facility as follows:
- 1 no. senior football pitch
  - 1 no. senior rugby pitch
  - 1 no. senior cricket pitch
  - 4 no. changing rooms
  - 2 no. officials changing rooms
  - 1 no. accessible changing room
  - spectator toilets
  - 1 no. plant room/ cleaners store
  - 35 no. car parking spaces
- 3.3 This application is for the approval of reserved matters relating to a Sports Facility to serve the approved 750 homes and existing communities in Chichester and comprises a sports pavilion building, a bin/storage building, sports pitches and associated car, coach and

cycle parking and access roads and foot/cycle path. The application seeks approval in respect of the appearance, layout, scale and landscaping.

3.4 In terms of provision, the application proposes the following:

#### Sports Pavilion Building

A pavilion building to serve the sports pitches includes:

- 4 no. areas for football changing
- 2 no. areas for rugby/cricket changing
- 2 no. officials changing areas
- an accessible changing area
- locker area in corridor (84)
- male, female and disabled toilets
- 2 store rooms
- plant room (with external access)
- club social area and kitchen, with service hatch
- covered external viewing terrace area.

The sports pavilion is a brick building comprising a multi tone red/brown brick, akin to that being used on the main site, with grey UPVC windows. The changing rooms will be lit by high level windows and rooflights. A glazed canopy is proposed for the whole of the east (pitch side) elevation to provide a covered external viewing terrace area, with full height glazing and glazed entrance door and a service hatch proposed for the social / kitchen area accessing onto the terrace area. Two secure access points with canopies are proposed (one on each of the side elevations), with the main entrance (on the south elevation) also having an area for a Club House sign above the entrance doors. A rugby post storage holder is proposed on the western elevation, together with the external store access comprising steel doors. The roof is of a staggered pitch design, with galvanized corrugated sheet roofing. PV panels (1.8m x 1m) are proposed over the vast majority of the western (car park side) roof slope. A glazing strip to light the central circulation corridor is proposed between the two roof pitches. Samples of materials are controlled by condition 26 on the outline permission.

#### Sports Pitches

|   |   |
|---|---|
| 1 x senior rugby pitch:   | 70m x 120m + 5m run off   |
| 1 x senior football pitch:<br>(can be split into two junior<br>pitches for 5-a-side football) | 64m x 100m + 3m run off   |
| 1 x senior cricket pitch:   | 9 pitch play area = 20.12m x 27.45m<br>overall area = 111.56m x 115.84m |

As was envisaged at the outline stage, and to maximise the efficient use of space, the cricket pitch is proposed to overlap with the rugby and football pitch to make the most efficient use of space.

## Ancillary facilities

Bin/Store building - 6.5m x 5.5m

35 car parking spaces  
1 coach drop off space

60 cycle spaces (30 Sheffield stands)

## **4.0 History**

|              |        |   |
|--------------|--------|---|
| 14/04301/OUT | PER106 | Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works. |
| 18/01587/REM | PER    | Approval of reserved matters in respect of Appearance, Landscaping, Layout and Scale following outline planning permission CC/14/04301/OUT - Consent sought for Primary Road, Primary Surface Drainage and Primary Utilities Routing. SANGs land incorporating Western Green Link, Central Green Link and Country Park.   |
| 19/01134/REM | PER    | All outstanding Reserved Matters for the erection of 73 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel 2A, pursuant to permission 14/04301/OUT.   |
| 19/01531/REM | PER    | All outstanding Reserved Matters for the erection of 91 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 2B, pursuant to permission 14/04301/OUT.  |
| 19/02385/NMA | PER    | Non material amendment for permission CC/14/04301/OUT. Change to wording of condition 33 (sports pitches) regarding timing of commencement of works.  |

|              |     |  |
|--------------|-----|--|
| 19/02428/NMA | PER | Non-Material amendments for planning permission CC/14/04301/OUT-Alteration to the wording of conditions 10 and 12.   |
| 19/02566/DOC | PDE | Discharge of condition 33 from planning permission CC/14/04301/OUT - sports pitches.   |
| 19/02626/REM | PDE | All outstanding Reserved Matters for the erection of 29 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel P.3D, pursuant to permission 14/04301/OUT.        |
| 19/02819/REM | PCO | All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 3C, pursuant to permission 14/04301/OUT.                      |
| 19/03122/REM | PCO | All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Phase 3, Parcel C, pursuant to permission 14/04301/OUT (scheme 2).   |
| 19/03146/REM | PCO | All outstanding Reserved Matters for the erection of 154 residential dwellings with associated parking, landscaping, informal open space and associated works on Phase 3, Parcel E, pursuant to permission 14/04301/OUT. |
| 20/00462/FUL | PCO | Construction of an electrical substation and associated parking to serve the west of Chichester strategic development site.  |

## 5.0 Constraints

|                            |     |
|----------------------------|-----|
| Listed Building            | NO  |
| Conservation Area          | NO  |
| Rural Area                 | YES |
| AONB                       | NO  |
| Tree Preservation Order    | NO  |
| EA Flood Zone              |     |
| - Flood Zone 2             | NO  |
| - Flood Zone 3             | NO  |
| Historic Parks and Gardens | NO  |

## **6.0 Representations and Consultations**

### **6.1 Chichester City Council**

Objection as no charging points for electric vehicles are proposed and there is a lack of connectivity between the parking area and the public footpath and country park area. Increased parking should be provided to accommodate simultaneous use by a number of sports teams, spectators and users of the country park. Concern is raised about the potential conflict with the access for construction and sewerage works and also with the southern access route which has not yet been confirmed.

### **6.2 WSCC Local Development Division**

Amended comments (30 March 2020)

The revised site plan showing an upgraded path to the north and the land to the western side of the access road has been safeguarded so that a cycleway/footpath could be implemented as and when this route forms part of the developments spine road for the site are noted. The improvements on the revised site plan to pedestrian/cycle connectivity and access are welcomed by the Highway Authority and shall assist in providing attractive walking and cycling routes between the surrounding area and the sports facility.

The applicant has now also confirmed that they intend to provide 30 Sheffield stands (a total of 60 cycle parking spaces) to serve the sports pitches. This level of provision is welcomed by the Highway Authority and considered to be sufficient to cater for the likely demand.

WSCC as Highway Authority have no objections subject to the inclusion of the conditions previously requested in the aforementioned comments relating to the need to provide the means of access from Clay Lane, internal access roads and footpaths, the car parking and cycle provision prior to first use of the sports pitches and pavilion.

Amended comments (12 February 2020)

Recommendation - no objection

Car Parking - The application currently being determined is only for phase 1 and therefore the applicant is providing car parking only to serve the quantum of development proposed as part of phase 1. The S106 agreement required the number of spaces provided to be 35. The applicant is therefore proposing a total of 35 car parking spaces (reduced from the previously proposed 53). 3 of the spaces shall be for the use of disabled users. The proposed level of car parking is therefore considered acceptable for the phase 1 development and in accordance with the S106 agreement. The level of disabled car parking is in line with the WSCC standards and is therefore deemed acceptable.

The applicant has also set aside land for additional car parking to be provided for phase 2. The level of car parking would be assessed as part of a future application once the details of phase 2 are known.

Cycle Parking - The applicant has increased the level of cycle provision from 28 to 30 spaces. This provision is based on the maximum number of players using the facility at

any one time being about 54 (2x 15 Rugby union players, 2x11 football players and 2x referees.) The level of provision of 30 spaces is considered appropriate to cater for the likely demand. The applicant also states that given the potential journey distances it is also only likely that the home team would travel by bike. In light of this assessment the Highway Authority consider that the proposed level of cycle parking is acceptable.

Whilst the applicant has stated they are providing 30 cycle parking spaces the plans appear to show 30 Sheffield stands which permit the storage of two bikes (one of each side of the stand) and therefore the actual level of cycle parking to be provided, based on the plans, is 60 spaces. The applicant should clarify the level of provision intended.

In terms of the cycle parking design this has changed since the Highway Authority were originally consulted. The applicant previously proposed a mixture of internal and external cycle parking. The Highway Authority welcomed the internal provision but would not insist upon it. Generally, internal cycle storage would only be required for more long term storage (eg residential and office uses). External short stay cycle parking is therefore considered acceptable in this instance and it is considered to be well located close to the destination and well over looked.

The Highway Authority has no objections subject to conditions in relation to the need to provide the means of access from Clay Lane, internal access roads and footpaths, the car parking and cycle provision prior to first use of the sports pitches and pavilion.

Original comments (12 December 2019)

Recommendation - More Information.

WSSC would look for the applicant to provide the following further clarification:

- Car Parking - provide additional information to justify that the proposed level of car parking is sufficient for the likely use of both phases.
- Cycle Parking - provide further justification for the proposed level of cycle parking and confirmation that the proposed stands are Sheffield Stands.

Access - Until Phase 2 is submitted the only means of vehicular access to the site is via Clay Lane. When Phase 2 is implemented, which is subject to a future planning approval, the Clay Lane access shall be closed and the vehicular access shall be from the main spine road. Pedestrian and cycle access points are provided from the adjacent, recently approved, Country Park and public right of way (number 3015) which runs east to west due north of the sports pitches. The access from Clay Lane will also provide a means of access for pedestrians and cyclists.

Car Parking - The applicant is proposing that the car parking being implemented now is intended to meet the provision for both Phase 1 (750 homes with 1x adult rugby pitch, 1x adult football pitch, 1x adult cricket pitch and sports pavilion building) and Phase 2 (additional 850 homes with 3G pitch and two junior football pitches). The applicant is not intending there to be any additional car parking for the sports pitches to be provided for phase 2 of the strategic development. Therefore the applicant must demonstrate that sufficient car parking is to be provided for both phases 1 and 2.

The applicant is proposing a total of 53 car parking spaces; 3 of which are for disabled users. The applicant has also provided coach parking. The applicant has stated that the level of car parking they have provided is in line with the parking standards. The WSSC

Parking Standards guidance states that the car parking standard for D2 land uses is 1 space per 22m<sup>2</sup> for large scale places of assembly serving more than a local catchment. Given the nature of the proposals and that it is the pitches rather than the gross floor area of the sports pavilion that will generate the trips this scheme does not easily convert into the a recommend level of car parking when using the parking standards. Therefore the applicant should provide further justification that the level of car parking is appropriate for the intended use of the sports pitches for both phases 1 and 2.

Disabled Car Parking - The WSCC Car Parking Standards state that disabled persons parking spaces should be provided at a minimum of 5% of the total number of parking spaces being provided on the site. The applicant is providing 3 spaces which accords with this standard. The disabled car parking spaces are located in appropriate locations close to the main building and are designed in accordance with adopted standards. The disabled car parking provision is deemed acceptable.

Cycle Parking - The applicant is providing both internal and external cycle parking to provide for both short and long term cycle parking. This approach is welcomed by the Highway Authority. The long term cycle parking is located in a combined bin and cycle store adjacent to the sports pavilion. The cycle and bin area are separate accessed via different doors. The proposed cycle parking appear to be 6 Sheffield Stands (12 spaces) and they are spaced in accordance with the guidance contained within the Manual for Streets. Given that it's not fully apparent that Sheffield Stands are proposed the Highway Authority would look for the applicant to confirm this. An additional 14 Sheffield Stands (28 spaces) are proposed for short stay cycle parking. These are located in a prominent location adjacent to the sports pavilion; which is welcomed.

The WSCC Parking Standards state that a minimum of 1 space per 4 staff plus visitor/customer cycle parking should be provided for D2 Assembly & Leisure land uses. It is acknowledged that it is not readily apparent how many staff would be working at such a facility given its nature. The applicant has however stated that they have designed the cycle parking in accordance with the parking standards. It would however be beneficial for them to set out how that is the case and justify why they feel the level of cycle parking provision is sufficient. WSCC have no objections to the nature and layout of the cycle parking provision.

### 6.3 Sport England

Amended comments (13 February 2020)

Sport England has reviewed the amended pavilion plans and notes that a number of changes have been in response to our and the NGB comments. These include:

- provision of cubicle showers
- incorporation of a serving hatch to provide drinks and refreshments to outside spectators
- improved access to external terrace from the internal social area
- the increase in the size of the social space
- provision of storage brackets to exterior of building to store rugby posts.

Sport England welcomes the proposed amendments which will provide for a more accessible facility for a variety of users.

Sport England notes from the further information provided that the proposed quantum and type of provision has been defined and set by the Section 106 agreement and has been informed by the findings of the council's Playing Pitch Strategy, and therefore the proposed layout has been established. Further, we note that the proposed quantum of changing rooms is also to support additional sports facility provision under phase 2 of the development which includes provision of a 3G AGP facility.

Sport England welcomes the fact that consideration will be given to enabling the cricket wicket to be used by existing teams within the area, as the community grows and development work is undertaken to grow a team/club from the new emerging community.

Conclusion - In light of this, Sport England is content to withdraw our objection to the reserved matters application under our planning objective 3: to provide new facilities to meet demand.

Original comments (07 November 2019)

Sport England objects to the details submitted as it is not considered to meet our objective 3 - providing new facilities to meet demand.

Sport England notes that since the outline permission, the Council has undertaken work on an up to date and robust assessment of need in the form of a Playing Pitch Strategy (PPS) which is consistent with Sport England's guidance. It is unclear how the Playing Pitch Strategy has informed the mix of pitch provision and facilities at the application site. There is no reference made to the findings of the Playing Pitch Strategy within any of the documentation and how the proposal would help to address the needs identified in the PPS.

Consultation with national governing bodies

Sport England has consulted the national governing bodies for sport on the reserved matters application and we have received the following comments.

ECB (cricket)

- raises concerns about how this proposal relates to the Playing Pitch Strategy. Their concern is whether a tenant club can be found.
- design of the proposed pavilion/clubhouse is not compliant with their design guidance:
  - recommends cricket changing rooms have line of sight to the entire playing area, which is not possible given the proposed orientation of the building.
  - changing rooms should have low level windows (supplemented with either blinds or smart glass for privacy) and, if possible, have independent external access. If there is the potential for line of sight into the changing area from outside the building, screening should be installed to mitigate this
  - shower areas, should be behind the changing area, with partitions to create private showering (do not support communal showering)
  - proposed usable changing space in cricket changing rooms is compliant with guidance of a minimum of 20sqm of usable changing space, although the usable changing space is not as shown on the design as the shower and toilet areas have been used in the calculation
  - there is an accessible changing area, which could be used by either women or girls playing in a mixed gender team

- there is an official's changing area that is compliant with their guidance
- the social space (40.6sqm) is adequate for a building of this size and number of changing areas and, from a cricket perspective, would present a challenge for players, officials, scorers and any spectators to have crickets teas.
- has consideration been given to the storage of cricket equipment? Suitable secure storage will need to be considered, such as covers and sightscreens which are necessary pieces of equipment for playing cricket, together with any machinery requirements.
- in regard to the playing area, there is considered to be compliance with their guidance on minimum boundary sizes; 45.72m with a 3m gap between the cricket square and neighbouring pitches. The design does not show any practice facilities which would be a requirement for any club seeking of use the facility. We recommend that a net system be installed.

#### Football Foundation

- there is a lot of separate changing rooms, even taking into account phase 2 of the grass pitch development.
- could 2 of the football changing rooms provide 18sqm of available changing space, in order to future proof the site, for any club that wishes to play step 7 of National League System
- the 2 officials changing rooms are accessed via the 'clean' or 'public' corridor. We would normally see these positioned in same corridor & entrance/exit as the players to the pitches.
- for a building with these many changing rooms, there isn't a great deal of social space. Will there be enough income generated to maintain a building of this size?
- would the kitchen be better served located on the edge of the building, so that an external hatch could be provided pitch side for serving refreshments?

#### Sport England assessment

Sport England notes the comments raised above by the national governing bodies and is supportive of the issues they raise in relation to the design and specification of the clubhouse/pavilion as well as the potential for club use of the site. Sport England would add that the proposed pitch layout is tightly constrained within the existing space and that based on the layout provided it will be difficult to reconfigure; reorientate and move pitches around to reduce wear and tear on those most used areas. Sport England is unclear whether any regard has been had to our or the national governing bodies technical design guidance for pavilions/clubhouses. As highlighted the number of changing rooms seems high in this case. We would ask for consideration of the detailed design matters raised by ourselves and the national governing bodies and consideration given to our technical design guidance documents.

## 6.4 CDC Culture and Sport

Amended comments (27 February 2020)

The sports facilities identified in this application are the provision of one full size adult football pitch, one full sized rugby pitch, a cricket pitch and a sports pavilion. The sports pavilion has been designed to accommodate a number of different sports and to be as flexible as possible to accommodate not only the phase one summer and winter sports but also to provide changing for the proposed second phase of the development. The second

phase of the development will include the addition of a full size 3G Hybrid AGP for football and rugby, and two junior/mini football pitches.

The sports facilities have been identified to meet the needs of the new residents of the development and the initial proposed mix of facilities was originally developed based on Sport England's Sports Facility Calculator, local knowledge of sports development activities and trends and pitch usage and availability within Chichester City Centre. The Council's Playing Pitch Strategy was then subsequently produced which supported the request for the mix of facilities identified.

We are pleased to see that Sport England has withdrawn its objection and believe the facilities are a great provision to meet the needs of this new development and I therefore fully support this application.

Original comments (5 December 2019)

I have been through the Sport England comments and my responses would be as follow:

- The Playing Pitch Strategy has identified the need for a rugby pitch in the local area as we are aware that even without the additional population from the West of Chichester Development the current provision is very limited and restricted and would not be able to accommodate additional teams and training generated from the new development. We would be working with the Chichester Rugby Club to look at opportunities to facilitate this activity or could consider working with our sports development partners to assist with this work.
- Football provision for small sided football is identified as a need in the most recent PPS but knowledge locally from the Council's hire of pitches has shown also an increase in adult participation requesting to use pitches in Chichester and at certain times of the week these are already at capacity. This again does not take account of additional demand from the new population on this site and the provision of space for adult provision allows for the new adult demand but also juniors progress through the age groups and their requirement for adult sized pitches.
- Cricket pitches again within the city of Chichester are already at a premium and it is impossible to accommodate all current requests and we anticipate that this will be further impacted by the generation of new interest both junior and adult from the new population on the West of Chichester site.
- In addition to these facilities the masterplan identified further facilities to be delivered as the second phase of development which includes a full size hybrid football/rugby 3G which has been identified in the strategy and will also support the football and rugby grass pitch usage on the site. Mini pitches are also provided for to ensure that the opportunities for player development and the opportunity for junior clubs to be able to be accommodated on one site which is not currently available within Chichester.
- In terms of the pavilion design I believe there are some additional improvements to be made by the developer but it is important to understand that this facility is going to be a multi-use facility to in the future serve football, rugby, cricket and use of the 3G. I believe this means that there needs to be some flexibility in design as the design for cricket may not necessarily match the requirements for winter sports.
- I do agree however where minimum sizes of changing facilities have not been achieved, these should be amended. The ECB request low level windows in to the changing areas but not sure what this requirement is for? Is it to get natural light in to

the area? If so, I would possibly suggest due to the remote location and initial reduced usage that rooflights may be more appropriate in this location.

- I believe it is possible to integrate some shower cubicles within the showers so that this would be more user friendly.
- The comment regarding the social space is saying that it is adequate but then contradicts itself by saying not adequate for cricket teas. Please can this be clarified by Sport England?
- Initially until a new club is established we would consider that portable training nets could be used on the outer strips of the cricket square. The provision of these could be through club fundraising and further grant applications when required.
- In terms of football comments if the requirements in terms of space in the changing rooms are met for cricket (20sqm) then this exceeds the 18sqm required for Step 7 National League System.
- Officials changing have been positioned as they are for cricket but I believe this could still work for football if boot brushes/notices and space are provided at the entrance to remove boots.
- A tea hatch is a good idea if it could work in the configuration of the building and may reduce the dirt/mud brought in to the facility by reducing the spectator footfall in the pavilion.
- In conclusion the Sport England Guidance was referenced for pavilion design. As this is a multisport facility it is impossible to meet all of the requirements for cricket, football and rugby as some of the governing bodies recommendations do not marry up.

## 6.5 CDC Drainage Engineer

Amended comments (10 February 2020)

No further comments to make in addition to those made on 21st October 2019, which remain valid.

Original comments (21 October 2019)

We have reviewed the application and accompanying surface water drainage strategy and SUDS statement.

The proposal is to capture surface water via permeable paving, filter drains and roof drainage. There will then be a restricted discharge (greenfield rates) to the adjacent watercourse with attenuation provided in tanked storage. This approach is acceptable in principle and should adequately drain the development, but is subject to infiltration being proved to be unviable.

There is still a requirement to demonstrate that infiltration cannot be used through sufficient winter groundwater monitoring and percolation tests, which is picked up in their strategy. We have sufficient conditions (detailed surface water design) applied to application CC/14/04301/OUT to control surface water drainage and ensure there is no increase in flood risk, therefore we recommend no further conditions.

At this stage we are satisfied that the development could be satisfactorily drained (subject to detailed design) and therefore have no objection to the application being approved.

## 6.6 CDC Environmental Strategy Officer

Amended Comments (11 March 2020)

### Sustainable Construction

The report identifies improvements which takes the building fabric efficiency above the standards required by building regulations for non-domestic buildings (calculated using the SBEM methodology). The fabric first improvements take the u-values of the building material to levels similar to the domestic buildings regulations energy efficiency minimums. Unlike domestic properties the occupation of the sports pavilion and hence heating requirements will only be sporadic.

The report from the consultants gives a carbon figure (per m<sup>2</sup> of floor-space) after the fabric first measures of 592.7kg/m<sup>2</sup> (per annum presumably) and a figure reduced to 545.4 kg/m<sup>2</sup> due to the Solar PV. This accounts for the energy saving of 7.98%, which must be entirely be from the PV. As no data is given as to the carbon emissions I cannot ascertain what % saving in carbon is due from the fabric improvements. This information would be useful to have, especially if it demonstrates higher levels of carbon saving from the fabric first and solar PV measures combined, compared to the PV only figure given here.

It would also be very helpful to have a figure specified as to the kWp of solar PV to be installed, not just the area, as this varies with the panel type and efficiency. The number of kWh of electricity produced by the panels in a year would also be a key figure for such reports as this then allows for a sense check of the carbon savings calculations.

Amended comments (26 February 2020)

### Sustainable Construction

Fabric first approach - the Standard enhanced U Values provided within the Sustainability Construction Supplementary Planning Statement (January 2020), are in line with the current permitted values for notional domestic building u values (Building Regulations Part L1A - new dwellings). We feel that more work needs to be done for the fabric first approach as these u values are fairly standard construction industry norms. Please can the applicant provide evidence of where further fabric first approach efficiencies can be made (e.g. through insulation and windows).

PV panels - We are satisfied that due to the proposed use the building and the sports pitches facing the eastern elevation that no PV can be installed on this elevation. As proposed within the Sustainability Construction Supplementary Planning Statement (Jan 2020) we are happy to except the installation of PV on only the western elevation resulting in an energy saving of 7.98%.

Original Comments (23 October 2019)

Ecology - We are satisfied with the ecological mitigation and enhancements which have been proposed within the Updated Walk Over for the Sports Facility Parcel (June 2019) and that this is in line with the proposals agreed as part of the outline application. In particular it should be noted that the restrictions on flood lighting which are required to

ensure they are only used during the winter months for a limited time as detailed within paragraph 7.6.3 for the report.

Sustainable Construction - Though sustainability has been discussed within the Design and Assessment Statement (Sept 2019) and a fabric first approach will be adopted alongside solar panels, no calculations have been provided including the predicted percentage of overall improvements in CO2 emissions.

## 6.7 WSCC Rights of Way

If the path is within the ownership of the developer, they can as the landowner simply permit permissive cycling rights by informal consent. Should the developer decided this as the way forward, the County Council would expect to see and approve before installation control measures such as visual splays at the entrance/exit points and additional priority signage. This would help prevent cyclists from exceeding their public right cycling on the rest of public footpath, and ensure pedestrian safety.

With regard to surfacing material, consent for materials and specification is still required from the County Council even if this is to be an informal permissive cycleway. As to the use of Hoggin as a surfacing material, Hoggin is a generic term and the developer would need to be more specific. I've attached for the developers attention a copy of our standard surfacing specification which may be helpful.

The only other means to enable lawful cycle rights on FP3015 is to upgrade to bridleway status. Is the intention is to upgrade the whole of length of FP3015 to enable cycling rights in the long-term? It should be noted that if any part of the proposed route is not on land not within the developers control, consent to upgrade to bridleway would be required from whoever owns the land. The developer would have to use best endeavours to work with affected landowners towards securing the whole length of footpath for upgrade to bridleway.

The County Council views any upgrade in principle as a positive, subject to it to meeting certain criteria for example a minimum of 3m width, meeting our standard surfacing specification and how it fits into the wider rights of way network. On seeing a more detailed plan we would be happy to discuss and respond in more detail.

## 6.8 Sussex Police

No major concerns with the proposals. Suggest additional measures are considered to mitigate against local crime trends and site specific requirements.

Sports pavilion could vulnerable to crime and antisocial behaviour, especially during the hours of darkness and when it is not occupied. Careful consideration of external building security required, including for all doors and windows. All external doors (including plant room, store room and bin store) should have access control. Full height windows could be fitted with roller shutters to provide additional security. Pleased to see that the changing room windows are located at a height to prevent easy observation into them. They should also be fitted with obscured glass. The overhanging 'glazed' roof canopy will be subject to potential damage and so must be fit for purpose. The roof will provide a dry area, out of general site from nearby residential properties, and may attract antisocial behaviour, graffiti, litter and damage especially during the late evening and hours of darkness or

when the building is unoccupied. Tables and chairs and equipment left out when the building is unoccupied should be stored inside. Pleased to see that there are no windows in the brick built bin and cycle store and that the cycle storage area is separated from the bin store by a floor to ceiling solid wall.

Driveway and car park area should be open to view, with clear signage. Recommend consideration to secure gate or collapsible bollards at entrance and mechanism (such as timber knee high post and rail fence) to prevent vehicles driving onto the playing pitches and causing damage.

## 6.9 Third Party Objection

5 Third Party letters of objection, including a letter from the Chichester Society, have been received concerning:

- connectivity with the future user Bishop Luffa School and links to the housing and local centre not indicated
- pavilion design and appearance is utilitarian
- kitchen and linked social area should have access onto the viewing terrace
- view terrace doesn't relate to the pitches
- pleased to see this facility is now approaching realisation as a community asset, but request more effort is made in creating a pavilion which celebrates sport
- during construction access from Clay Lane will result in higher level of traffic/construction traffic, severe deterioration of road, increased pollution, dirt/dust and increased traffic noise
- after completion there will be increased traffic and noise, further deterioration of Clay Lane and increased pollution and dirt/dust.
- Lack of future provision for cycling
- on the northern boundary of the application site is a public footpath which links through to Centurion Way. This should be made suitable for cyclists as well.
- plans show road that will only carry a single 3m pavement on its north eastern side. Unlikely to be adequately serve the new 1600 home development.
- no agreed plans in place for the southern access road (SAR), despite construction work having already started on Phase 1.
- the section of SAR shown in this application does not have cycle provision meeting current WSCC Guidelines and should have been discussed with cycle groups in advance. Should be a cyclepath on both sides of the road.
- permission for the SAR should not be granted until there has been adequate local consultation with residents and a walking and cycling plan is in place that meets current county and national guidelines.

## 6.10 Applicant/Agent's Supporting Information

The application is accompanied by a full set of drawings and a detailed Design and Access Statement.

## **7.0 Planning Policy**

### The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. There is no made neighbourhood plan for Chichester City at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

### Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development  
Policy 2: Development Strategy and Settlement Hierarchy  
Policy 7: Masterplanning Strategic Development  
Policy 8: Transport and Accessibility  
Policy 9: Development and Infrastructure Provision  
Policy 15: West of Chichester Strategic Development Location  
Policy 39: Transport, Accessibility and Parking  
Policy 40: Sustainable Design and Construction  
Policy 42: Flood Risk and Water Management  
Policy 48: Natural Environment  
Policy 49: Biodiversity  
Policy 52: Green Infrastructure  
Policy 54: Open Space, Sport and Recreation

### National Policy and Guidance

- 7.3 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed;
    - or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 7.4 Consideration should also be given to the following paragraph and sections: Sections 2, 4, 8, 9, 11, 12, 14 and 15. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

## Other Local Policy and Guidance

7.5 The following Supplementary Planning Documents are material to the determination of this planning application:

- Planning Obligations and Affordable Housing SPD
- Surface Water and Foul Drainage SPD
- CDC Waste Storage and Collection Guidance

7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Maintain the low levels of crime in the district in the light of reducing resources
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- i. Principle of development/Background
- ii. Layout
- iii. Scale and appearance
- iv. Landscaping
- v. Sustainability

### Assessment

#### i. Principle of Development/Background

8.2 The principle of developing this site for the use as sports pitches, sports pavilion and supporting facilities has been established through the outline planning permission granted in 2018 for a residential led mixed use development (750 dwellings). The outline permission included the approval of a set of parameter plans which included Framework Plan, Land Use, Street Hierarchy and Footpaths and Cycleways plans. The Framework and Land Use plans include the provision of car park, pavilion and sports pitches at the south of the site and the Street Hierarchy plan shows the facility accessed via Clay Lane. The current application is solely concerned therefore with the detailed matters regarding the layout, scale and appearance of the sports pavilion building, the store, the sports pitches and the car/coach/cycle parking provision.

8.3 When the masterplan for the overall SDL site was considered, it showed the sports pavilion building and the pitch provision to meet the capacity for the whole SDL development, but set it out to be designed, built and delivered in two phases. At the time of determining the outline planning application 14/04301/OUT, it was expected that the initial sports pavilion building together with the sports pitch provision to meet the requirements of the proposed 750 houses, would be delivered as part of a future REM

application. The S106 Legal Agreement attached to the outline planning permission 14/04301/OUT requires delivery of the sports pitches and sports pavilion to meet the needs of the phase 1 development. It was envisaged at that time that the future expansion of the pavilion building and the further provision of sports pitches would be considered under future outline and REM applications, as part of the phase 2 SDL development to meet the requirements of the additional 850 houses.

- 8.4 As part of this REM application, Linden (now Vistry) Homes and Miller Homes have, however, decided to build the sports pavilion building to meet the needs of both the phase 1 and phase 2 development, so avoiding the need to enlarge the pavilion building at a later date. This will ensure that there will be no disruption to the sports pavilion building when the phase 2 development comes forward in the future. The proposals for the sports pavilion building as outlined in this application therefore exceed the requirements of the S106 legal agreement attached to the outline planning permission for the Phase 1 SDL development. The sports pitches and car parking provision will continue to be delivered on the phased basis, as originally envisaged.
- 8.5 The main issue arising from this proposal is therefore considered to be whether the submitted reserved matters relating to layout, scale and appearance and landscaping comply with the parameters plans approved as part of the outline application and in so doing are likely to deliver an acceptable development. The sections below deal with each of the reserved matters in turn.

ii. Layout

- 8.6 The site layout plan shows the provision of sports pitches (rugby, football and cricket) set out in the northern and eastern part of the application site. The proposed pitch layout complies with minimum sports guidance and outruns and meets the dimensions set out in the S106 legal agreement for the sports provision for the phase 1 development. The cricket pitch layout, as designed, overlaps with both the football and rugby pitches. This approach is acceptable due to the seasonality of the provision, with cricket being played in the summer and football and rugby at other times of the year. The layout design ensures that the cricket square itself is not within the layout area. In terms of drainage, the pitch plateau has a diagonal 1% gradient running NW to SE and the layout orientation has been designed to maximise surface water capture. The pitch drainage layout proposes a primary piped system and a secondary non-piped system of sand slits, which has been designed in accordance with Sport England guidance. Final details relating to the assessment of ground conditions, the standard of pitch delivery, the timetable for implementation and maintenance and management measures for the playing pitches will be secured under the requirements of conditions 33 and 35 of the outline permission. No flood lighting is proposed for the sports pitches.
- 8.7 The sports pavilion building is located adjacent to the southern boundary of the football pitch. It has, however, been orientated and designed so that it not only has visibility of the football pitch but also has visibility towards the cricket and football pitch, together with the land which will comprise the phase 2 sports pitch provision. In particular the social area glazing, kitchen with hatch and canopy and seating area are all located on the eastern elevation to maximise the visibility of all pitches and help ensure the sports pitch pavilion successfully integrates with the sports pitches.

- 8.8 Temporary vehicular access to the sports facility will be provided via Clay Lane, as approved under the outline planning permission 14/04301/OUT. This access will subsequently be closed to vehicles, as set out in the S106 agreement, following approval and implementation of the southern access road which will form part of the Phase 2 development.
- 8.9 As shown on the amended site layout plan, the access road has a 3m shared footpath/cycleway on its north-eastern side and sufficient land has been safeguarded on the western side of the road so that a 3m shared cycleway/footpath could be implemented in the future, as and when the southern access and spine road is considered as part of the SDL Phase 2 development. In order to further 'future proof' the proposal, the proposed road has been designed to have the same width of carriageway as the approved spine road to the north, on the basis that in the future considerations of Phase 2 the road is likely to become part of the southern spine road.
- 8.10 In addition to the pedestrian and cycle access from Clay Lane, the revised site layout plan also shows an upgraded 3m wide hoggin surface foot and cycle path going north from the car park, which will link to the existing informal path that runs east/west parallel to the northern boundary. This northern existing informal path is proposed to be upgraded to a 3m wide hoggin surface foot and cycle path, which will link into the already approved pedestrian/cycle links through the Country Park, to serve residents from the new development. The last (easternmost) 60m or so of the path on parallel to the boundary of the Country Park comprises public footpath 3015 and links directly into the Centurion Way. The WSCC Public Rights of Way officer has confirmed that in principle there would be no objection if this public right of way was upgraded to a bridleway allowing cycle use, subject to it meeting certain criteria for example a minimum of 3m width, meeting our standard surfacing specification and how it fits into the wider rights of way network. The improvements on the amended site layout plan regarding pedestrian/cycle connectivity and access are welcomed by WSCC highways and shall assist in providing attractive walking and cycling routes between the surrounding area and the sports facility.
- 8.11 The vehicular access road from Clay Lane leads to a semi-circular area of car parking, together with coach drop off, located to the rear (south-west of) the sports pavilion building. The parking provision comprising 35 parking bays, 3 of which are allocated as disabled spaces, meets the requirements set out in the S106 Agreement. A coach drop off area is also located within the parking area, close to the pavilion building and the one-way circulation route has been designed to mitigate the need for a coach or refuse vehicles to reverse in an area of high pedestrian activity. Future provision for Phase 2 parking has also been considered, with safeguarded land included within the parking layout design. Electric vehicle charging points were secured through the outline planning permission within the Local Centre and the SANGs car park. Therefore no electric charging points are proposed within this parcel for the sports facility. In terms of cycle parking, the applicant is proposing 30 Sheffield stands, to the south and west of the pavilion building. The Highway Authority considers the level of parking and cycle provision to be acceptable. Finally, a low level knee rail fence is proposed around the perimeter of the road and pavilion to prevent unauthorised vehicular access. A maintenance gate is provided for access by maintenance vehicles.
- 8.12 The submitted layout of the development complies with the approved parameter plans submitted with the outline planning application and the requirements set out in the S106 agreement. Overall, the proposed layout is considered to comprise an appropriate

response to the characteristics of this parcel and the needs of the sports provision as well as taking into account the future needs for the Phase 2 provision. It is officers' view that the proposed layout satisfactorily meets highways, landscape, design and accessibility considerations.

### iii. Scale and appearance

8.13 The minimum requirements for delivery of the sports pavilion building to serve the Phase 1 development and to comply with Sport England Guidance are set out in the S106 agreement at Appendix 6 attached to the outline planning permission. As outlined above at paragraphs 8.3 - 8.4, the proposed sports pavilion exceeds the specifications set out in the S106 Agreement, to enable a facility to be provided now which will meet the sports pavilion requirements for both the Phase 1 and Phase 2 SDL development. As proposed all changing rooms (4 x football, 2 x rugby/cricket, 2 x officials and 1 x accessible) have been designed to meet and comply with the Sport England Guidance in term of size, layout and internal spacing, with additional locker and storage placed within the central communal corridor. Furthermore the sports pavilion also incorporates a social space and kitchen, which were not requirements included within the S106 Agreement but are welcomed by officers. Following consultation responses from Sport England and national governing bodies, further amendments have been made to the pavilion building which include alterations to the changing rooms to incorporate some shower cubicles and rationalising of bench positions to maximise efficient use of space, incorporation of a serving hatch for providing food and drink directly and more conveniently to spectators on the terrace, provision of a glazed door in the east elevation to allow direct access onto the terrace from the social space, enlargement of the social space, provision of storage brackets to exterior of building to securely store rugby posts to building outside of rugby season and rationalisation of storage space to improve security and utility space. The pavilion building has been designed to discourage crime and adopts Secured by Design principles.

8.14 In terms of scale and appearance, the single storey sports pavilion building, will be constructed in red/multi stock bricks with a double feature brick string course detailing wrapping around the building. The roof will incorporate roof windows for natural light and ventilation as well as solar panels on the western roof slope. The social area in the south-eastern corner of the building, will incorporate a large area of glazing to enable those within the social room to see out across all the pitches. A canopy running the length of the eastern elevation will provide further covered area for spectators. Subject to final approval of the palette of materials, through the discharge of condition 26 on the outline planning permission, the scale of the building and the design approach, and the overall external finishes are considered acceptable.

### iv. Landscaping

8.15 The application site has mature trees adjacent to its northern boundary, with trees continuing round adjacent to its western boundary. The proposed landscaping for the sports facility has been designed to integrate with the character of the existing green infrastructure and surrounding landscape, whilst also providing interest and biodiversity enhancements throughout the application site.

8.16 Along the western side of the access road, leading from the site entrance into the site, it is proposed to plant a number of Small Leaf Lime trees, which will blend with the existing

native planting and act as additional planting buffer for the road, with additional Small Leaf Lime, Common Beech and English Oak proposed further up the access road and in a landscaped area to the east of the road. Wildflower meadows are also proposed to the sides of the access road. The western boundary of the site is proposed to be enhanced with native tree planting such as Whitebeam, Field Maple, Hawthorn and Common Beech to give screening and hold good ecological benefit. In terms of hard landscaping, the car parking spaces will be laid in either bracken or charcoal block paving. A variety of shrubs are proposed in linear planting beds to create year-round interest as well as to offer ecological value to the area and feature trees (Norway Maple and Whitebeam) are proposed between and to the rear of the parking bays to help soften the expanse of hard landscape.

- 8.17 The sports pitches will have Tussock grass mixture sown around the boundary of the site. This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles and requires little intervention in terms of maintenance.
- 8.18 The landscaping, planting and tree protection proposals are considered to be acceptable, subject to a condition requiring all landscaping to be carried out and completed by the next planting season following practical completion of the sports pavilion building and conditions ensuring compliance with the submitted soft landscaping specifications, management and maintenance plans as well as the arboricultural impact assessment and method statement and tree protection plan.

#### v. Sustainability

- 8.19 The applicant has submitted an updated Sustainability Construction Supplementary Planning Statement (January 2020) for the sports pavilion building, which has been reviewed by the Council's Environment Officers. The Sustainability Statement proposes:
- a fabric first approach - the updated Sustainability Statement identifies improvements which takes the building fabric efficiency above the standards required by building regulations for non-domestic buildings. The fabric first improvements proposed take the u-values of the building material to levels similar to the current permitted values for notional domestic building u values. Unlike domestic properties, however, the occupation of the sports pavilion and hence its heating requirements will only be sporadic and therefore increases in efficiencies are much harder to achieve. The Environment Officer requests further details and clarification on the percentage saving in carbon which is from the fabric improvements. Details of this will be sought under condition 28 on the outline permission. An informative is recommended on this permission to inform the applicant of this requirement.
  - PV installation - solar panels are proposed across the vast majority of the western roof slope of the pavilion building to maximise energy reductions. Officers are satisfied that due to the orientation of the building with the eastern roof slope facing the sports pitches, no solar panels can be installed on this eastern roof slope due to the potential likely damage from stray balls etc. As proposed, the installation of PV on the western roof slope only will result in an energy saving of 7.98%. The final configuration of panels will be designed at installation stage, the details of which will be required under condition 28 on the outline planning permission.

8.20 As set out in the Sustainability Statement, the applicant has demonstrated compliance with policy 40 of the Chichester Local Plan. Improvement against the requirements of the current Building Regulations for non-domestic buildings has been achieved, in terms of CO2 production and energy demand. Final details of the package of sustainability measures and its implementation will be secured under the requirements of condition 28 of the outline permission.

#### Significant Conditions

8.21 This is an application for the approval of Reserved Matters and therefore the bulk of the planning conditions controlling and managing the development were attached to the overarching outline planning permission. The outline planning permission contains a number of planning conditions requiring the submission of further details in respect of various matters such as materials and finishes, levels, construction and environmental management plan, hours of construction, ecological construction management plan, landscape and ecological management plan, surface and foul drainage, archaeology, electric vehicle recharging points, design strategy, sustainable design and construction, utilities infrastructure, fire hydrants, external lighting and playing field requirements.

8.22 In view of the above, the recommendation below is subject to a limited number of conditions relating to the Reserved Matters including, amongst other things, the carrying out of the development in accordance with the submitted landscaping details and tree protection measures, as well as the provision of cycle parking, car parking and turning areas.

#### Conclusion

8.23 West of Chichester is one of the Council's key strategic sites for delivering new housing and associated infrastructure during the Local Plan period. This Reserved Matters application accords with the principles established by the outline planning permission and the approved parameter plans. Based on the above it is considered the proposal complies with development plan policies. The proposed layout of the sports facility, the scale, appearance and detailed design of the pavilion and store building and the landscaping of the parcel are all appropriate to the context of the site. In addition the applicant has included details in relation to sustainable design and construction, to comply with policy 28 on the outline permission. On this basis it is recommended that, subject to the planning conditions set out below, permission is granted.

#### Human Rights

8.24 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

## RECOMMENDATION

**PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall not be carried out other than in accordance with the approved plans:

CB\_70\_068\_934\_02; CB\_70\_068\_934\_01M; CB\_70\_068\_Club\_E01J;  
CB\_70\_068\_Club\_P01H; CB\_70\_068\_Club\_R01B; CB\_70\_068\_BIN\_01B;  
MLR/E4517/01/002B; MLR/E4517/01/003B, MLR/E4517/01/004B, CONS22542-15E  
(sheet 1-4) and CON22542-03E.

Reason: To ensure the development complies with the planning permission.

2) **No development shall commence**, until protective fencing has been erected around all trees, shrubs and other natural features not scheduled for removal in accordance with the submitted Tree Protection Plan (ref.CON22542-03E). Thereafter the protective fencing shall be retained for the duration of the works and the development shall be carried out in strict accordance with the recommendations and methodology of the submitted Arboricultural Impact Assessment and Method Statement (ref. CON22542aia\_amsE), and in accordance with BS5837:2012. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees on and around the site are adequately protected from damage to their health and stability and/or amenity value. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

3) All soft landscape works shall be carried out in accordance with the approved details and plans as listed below and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. **These works shall be carried out in the first planting season after practical completion of the development or first use of the sports pavilion** whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority:

- Soft Landscape Proposals plans CONS22542-15E (Sheets 1 – 4)
- Soft Landscape Specification document ref CONS2254 SPEC
- Soft Landscape Management and Maintenance Plan ref CONS22542 MAN

Reason: To ensure the provision and establishment of appropriate landscaping in accordance with the approved designs.

**4) The sports pavilion building and sports pitches hereby permitted shall not be brought into first use** until the vehicular access, roads, pavements, cycleways, footpaths, and vehicle turning areas serving the sports facility have been constructed, surfaced and drained in accordance with the approved plans (ref. CB\_70\_068\_934\_01M). These spaces shall thereafter be retained at all times for their designated use and free and unfettered access for all members of the public over the pavements, cycleways and footpaths shall be provided at all times.

Reason: To secure satisfactory standards of access for the proposed development and in the interests of road safety.

**5) The sports pavilion building and sports pitches hereby permitted shall not be brought into first use** until the provision for vehicle parking, cycle parking and coach drop off area has been constructed in accordance with the approved plans and is ready for use. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide adequate on-site car and cycle parking and coach drop off for the development.

**6) The sports pavilion hereby permitted shall not be brought into first use** until the solar panels associated with the sports pavilion have been constructed in accordance with the details approved pursuant to condition 40 on application reference 14/04301/OUT and are ready for use.

Reason: To secure an energy supply from renewable resources, to comply with the requirements of Policy 40 of the Chichester Local Plan: Key Policies 2014-2029.

**7) The sports pavilion building and sports pitches hereby permitted shall not be brought into first use** until details showing the number, location and design of the bird boxes (min of 9 in total) and bat boxes (min of 6 in total) and a timetable for their implementation have been submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details and timetable.

Reason: To ensure the provision of an appropriate level of ecology within the parcel.

**8) No flood lighting, whether permanent or temporary shall be erected or placed at site unless with the grant of planning of planning permission.**

Reason: To ensure the development is acceptable in terms of impact on visual amenity, residential amenity and ecology.

## INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2) This permission shall be read in conjunction with the planning conditions imposed on the outline consent 14/04301/OUT, and the associated Legal Agreement, dated 11th April 2018, made under Section 106 of the Town and Country Planning Act 1990.

3) You are reminded that, notwithstanding the information contained in the submitted plans in connection with various detailed matters such as external materials, ecological mitigation and enhancements and sustainability measures, where the approval of the same or similar details is also a requirement of the conditions of the outline planning permission, those conditions and the details approved pursuant to them shall take precedence.

4) Further to the details included in the updated Sustainability Construction Supplementary Planning Statement (January 2020) submitted with this application, in relation to the discharge of condition 28 on the outline planning permission 14/04301/OUT, further details and clarification on the percentage saving in carbon which is from the fabric improvements will be required.

For further information on this application please contact Joanna Bell on 01243 534734.

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZ4334ERIT00>