Horsham District Council

Mr Daniel Frisby
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135 High Street
Crawley
RH10 1DQ

Application Number: DC/24/1472

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr John Lines, Horsham Football Club

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of Condition 27 of previously approved application DC/16/2856 (Proposed 3G Football Ground (including main pitch and training pitch), clubhouse, stands, access, parking and landscaping (to serve as the home ground for Horsham Football Club) with 20m high netting and posts to adjacent golf driving range) To allow for extended hours of use for the club house.

Hop Oast Community Stadium, Worthing Road, Horsham, West Sussex

to be carried out in accordance with Application No. DC/24/1472 submitted to the Council on 03/10/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 09/01/2025

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

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Details plan	Indicative Landscape Strategy Plan	L4 D	28.02.2017
Layout plan	Proposed Range Fencing Location Plan	DW03091213 1	27.02.2017

Elevation plan	Proposed Range Fencing Elevation View	DW03091214 1	27.02.2017
Details plan	Proposed Footway Improvements	J32-2821-002	23.02.2017
Details plan	Tree Constraints Plan	LLD1002/01 4	13.12.2016
Floor plan	Proposed New Club House: Floor Plan	10-03-100	13.12.2016
Elevation plan	Proposed New Club House: Front and Rear Elevations	10-03-101	13.12.2016
Details plan	Proposed Side Elevations and Ancillary Building	10-03-102	13.12.2016
Details plan	Proposed New Stands	10-03-103	13.12.2016
Layout plan	Proposed Site Layout	10-03-104	13.12.2016
Layout plan	Proposed Site Layout	10-03-105	13.12.2016
Section plan	Proposed Site Sections	10-03-106	13.12.2016
Location plan		NONE	24.09.2024

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

2 **Pre-Commencement Condition**: No development shall commence until the details for habitat protection have been implemented in accordance with the Ecological Mitigation and Management Plan (August 2017) from Corylus Ecology. The scheme shall thereafter be implemented in accordance with the details outlined in the plan.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number LLD1002/03 Rev 03, as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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

4 **Pre-Occupation Condition**: Prior to the implementation of the extended hours of use for the club house hereby approved, the water neutrality mitigation measures outlined in the Water Neutrality Statement, received 24.09.2024, shall be fully implemented and thereafter retained as such.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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

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

6 **Pre-Occupation Condition**: No part of the development shall be first occupied until the car parking spaces serving it have been constructed and made available for use in accordance with approved drawing number 10-03-105 (ref: DC/16/2856). The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

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

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

8 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the Construction Method Statement, as approved under application ref: DISC/17/0477.

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

9 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application as approved under application reference DISC/18/0046.

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

10 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations as approved under application reference DISC/18/0046.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the Surface Water Drainage Statement, as approved under application reference DISC/18/0046.

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

12 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of foul and surface water disposal, as approved under application reference DISC/18/0046.

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

13 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the programme of archaeological work outlined in the Written Scheme of Investigation, as approved under application references DISC/17/0496 & DISC/18/0057.

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

14 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of the design and layout of each pitch, as approved under application reference DISC/18/0047.

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

15 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of the 20m high fencing to the driving range, as approved under application reference DISC/17/0447.

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

16 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of the materials of the buildings, as approved under application reference DISC/18/0297.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the cycle parking details, as approved under application reference DISC/19/0139.

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

18 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the hard and soft landscaping details, as approved under application reference DISC/19/0218.

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

19 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of refuse / recycling provision, as approved under application reference DISC/19/0139.

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

20 **Regulatory Condition**: The development hereby permitted shall be implemented strictly in accordance with the Travel Plan, as approved under application reference DISC/19/0145.

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

21 **Regulatory Condition**: The development hereby permitted shall be implemented strictly in accordance with the Events Plan, as approved under application reference DISC/19/0147.

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

22 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of the footway from Worthing Road to the access of the site, as approved under application reference DISC/19/0139.

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

23 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the details of the public address system, as approved under application reference DISC/19/0147.

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

24 **Regulatory Condition**: The development hereby permitted shall be constructed strictly in accordance with the Community Use Agreement, as approved under application reference DISC/19/0145.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 43 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition**: The scheme shall be implemented in accordance with the details outlined in the Biodiversity Monitoring Strategy (July 2017) from Corylus Ecology.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

26 **Regulatory Condition**: The Club House shall not be open for public use except between the hours of 07:00 - 23:00 Monday to Thursday, 07:00-00:00 Friday and Saturday, and 08:00 - 22:00 on Sundays.

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

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

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

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

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

29 **Regulatory Condition**: No fireworks should be allowed to be discharged at the site at any time.

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

30 **Regulatory Condition**: No live (amplified or acoustic) music shall be played between 23:00 pm and 10:00 am on any day of the week in the club house. Recorded music (including by DJ or PA systems) shall not be played between midnight and 10:00 am on Friday and Saturday or between 22:00 pm Sunday to 10:00 am Monday.

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

31 **Regulatory Condition**: The doors set to the west elevation of the club house shall be kept closed (unless in the case of an emergency) between 23:00 pm and 07:00 am on any day of the week.

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

32 **Regulatory Condition**: The development hereby permitted shall be implemented in accordance with the Noise Management Plan, received 22.11.2024.

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

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

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

Note to Applicant:

Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Note to Applicant
The applicant is advised to consult directly with the licensing team at Sussex Police with regards to these proposed changes. The Sussex Police Licensing Team may have some of their own requirements to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the premises which is why it is important that the applicant contacts them as soon as is practicable.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street

Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.