PLANNING COMMITTEE REPORT

TO:	Planning Committee North
BY:	Head of Development and Building Control
DATE:	7th January 2025
DEVELOPMENT:	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.
SITE:	Hop Oast Community Stadium, Worthing Road, Horsham, West Sussex, RH13 0AD
WARD:	Southwater North
APPLICATION:	DC/24/1472
APPLICANT:	**Name:** Mr John Lines **Address:** Hop Oast Community Stadium, Worthing Road, Horsham, West Sussex, RH13 0AD

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 Planning permission was granted for the development of the site as a football ground for Horsham Football Club under planning permission DC/16/2856. Condition 27 of the planning permission restricts the use of the clubhouse to between 07:00 and 23.00 Monday to Saturday and between 08:00 and 18.00 as follows:

'*Regulatory Condition: The Club House shall not be open for public use except between the hours of 07:00 - 23:00 Monday to Saturday and 08:00 - 18:00 on Sundays.*

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

Contact Officer: Jason Hawkes **Tel: 01403 215162**

1.3 This application seeks vary this condition to allow the clubhouse to remain open until midnight on Fridays and Saturdays and until 22:00 on Sundays. The effect of this proposal would be that the clubhouse will be allowed to open for 1 additional hour on Friday and Saturday and 4 additional hours on Sunday. In total this will mean that the Clubhouse will be allowed to open for an additional 6 hours per week.

1.4 The proposed amended wording of condition 27 is as follows:

"*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*."

1.5 This application follows a previous refusal to vary the opening hours of the clubhouse under DC/21/2269. This previous proposal initially sought the same extended opening hours as are now proposed, however following concerns from the Council's Environmental Health team the hours were amended to allow the clubhouse to open on Sundays to 10pm and for one event per month on a Friday or Saturday to finish at midnight rather than 11pm. These revised hours were considered acceptable however the application was refused on the grounds that water neutrality had not been demonstrated.

1.6 The current proposal is supported by a Noise Management Plan and Noise Impact Assessment, documents that were not submitted with the previous application. An updated Water Neutrality strategy has also been provided. These documents are new material considerations.

DESCRIPTION OF THE SITE

1.7 Horsham Football Club are in the Isthamanian Premier Division and play football at the site, now officially known as The Fusion Aviation Stadium. This facility was granted consent under DC/16/2856. The facility provides a senior 3G pitch with spectator stands and a three-quarter size second pitch for coaching, training and youth facilities, both with floodlighting. The facility also includes a club house, changing facilities and car parking.

1.8 The site is located approximately 2km south of Horsham and 2km north of Southwater. Access to the facility is from Worthing Road, from an access road which is shared by Horsham Golf and Fitness Club and three dwellings. Golf courses are to the north and south of the site. The site is also adjacent to a golf driving range. Other development in the area includes a Civic Amenity Site and a Park and Ride facility for Horsham to the west on the opposite side of Worthing Road.

1.9 To the north west of the site lies land used for horses, in connection Gate Cottage. Gate Cottage is a grade II listed building fronting Worthing Road. Further listed buildings are located beyond the golf course to the north east of the site. These are part of residential properties at Denne Park, including Denne Park House. Denne Park House has been converted into apartments and many of the adjoining buildings are now converted to residential properties.

1.10 A residential property also lies to the south east of the proposed site. This property, along with two further dwellings to the east also share the access road from Worthing Road with the Golf Club. The boundary of the application site to the west and south is formed of ancient woodland which screens the site from Worthing Road.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework December 2024:

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Southwater Neighbourhood Plan (2019-2031):
SNP1 Core Principles
SNP7 Formal / Informal Sports Areas
SNP14 Adequate Provision of Car Parking
SNP19 Parish Heritage Assets

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 30: Enhancing Existing Employment

PLANNING HISTORY AND RELEVANT APPLICATIONS

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). 20m high netting and posts to adjacent golf driving range.	Application Permitted on 23.08.2017
DC/19/1404	Retrospective application for 8 floodlight columns to the main pitch and 4 floodlight columns to the training pitch. Erection of x1 standing and x1 seated spectator stands on southern side. Erection of a portacabin, shed and container between main pitch and training pitch. Creation of hardstanding area between the grandstand and training pitch with the creation of a footpath around the training pitch. Installation of turnstiles, internal and external changes to the clubhouse, amendments to pond and addition of front gates.	Application Permitted on 07.10.2020
DC/21/2269	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. 20m high netting and posts to adjacent golf driving range) to allow for changes to the opening hours.	Refused on 05.08.2022

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

3.2 **HDC Economic Development**: Support [Summary].

3.3 **HDC Environmental Health:** No Objection.
The club has a current Premises Licence under the Licensing Act 2003 for the sale of alcohol and to the best of my knowledge this department have received no complaints of noise or antisocial behaviour from any events at the Horsham FC Club House. Any increase in hours of operation will require the applicant to apply for a Variation of the existing Premises Licence to which additional Conditions may be attached to meet the prevention of public nuisance objectives.

The Noise Impact Assessment attached to this application concludes that the proposed increase in hours of use will not have an unreasonable adverse impact to residents and the local community. The report provides recommendations to minimise the risk of impact after 23:00. The report also recommends that a Noise Management Plan is conditioned as part of any planning consent to extend the opening hours as proposed.

The department would like to see a Noise Management Plan as recommend in the Noise Impact Assessment with one adjustment. The report It gives the option of either closing the doors at 23:00 or reducing the music to a dB level after 23:00. Given that noise levels are variable we recommend a condition to close doors and windows from 22.00.

Before permission is granted, the applicant must submit a Noise Management Plan for prior approval from the Planning Authority.

NB: In response to the above comments, an amended Noise Management Plan has been submitted. The Environmental Health Officer has confirmed the amended Plan is acceptable.

OUTSIDE AGENCIES

3.4 **Natural England:** No Objection subject to mitigation measures outlined in the applicant's water neutrality statement [Summary].

3.5 **Sussex Police**: Comment [Summary].
The applicant is strongly 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.

3.6 **WSCC Highways:** No Objection.

PUBLIC CONSULTATIONS

3.7 Representations:
8 letters of Objection have been received from 7 addresses, objecting to the application on the following grounds:

- Extended hours for the club will mean more floodlight at night. This would have a negative impact on wildlife which has already been affected by the football club.
- The proposal would result in increased noise to nearby neighbours. The club is already noisy with training and football matches.
- The proposal would increase traffic on Worthing Road.
- The proposal would result in people wandering around at night.
- Sunday evenings should be preserved for residents.
- The Noise Assessments are misleading.
- The use of the clubhouse for functions is unacceptable.
- The venue is in a rural location and not in an urban setting like other venues.
- Many local venues are expected to vacate by 23.00.
- There is limited on-site parking and the site is not well served by public transport.

3.8 Parish Comments:
Southwater Parish Council: Objection:

1. Traffic Management Plan: A comprehensive traffic management plan is essential to address travel arrangements during the extended hours and to outline measures to prevent potential crime and disorder associated with the lack of a suitable transport plan.
2. Noise and Light Pollution: The extended hours are very likely to increase noise and light pollution. The FA advises that clubs use partial lighting, reserving full floodlights for matches, to maintain good relations with local residents. Horsham FC currently goes against this guidance using full lighting for both training and matches, and the lights are sometimes left on when the pitches appear to be unused.
    - Wildlife Impact: The extended lighting hours may adversely affect local wildlife, particularly bats.
    - Wind Direction and Noise Levels: The noise assessment does not fully account for the effects of wind direction, which may amplify noise impact on neighbouring properties.
    - The noise consultant's report acknowledges that complying with the noise criteria does not necessarily prevent adverse effects. The applicant should be required to manage and control noise levels to minimise disruption to nearby residents, and an enforceable policy should be conditioned if this application is approved.
    - Nonetheless, compliance with the suggested criteria does not automatically rule out an adverse impact, and the Applicant should be committed to managing and controlling any potential noise impacts as necessary, to minimise the level of noise impacts caused in neighbouring dwellings. – This has not been dealt with

and an enforceable policy needs to be conditioned should the LPA approve this application.

3. Lack of Engagement with the Sussex Police Licensing Team: There is no indication that any interaction has taken place with the licensing team at Sussex Police, which could impose additional conditions to ensure public safety during the extended hours.
4. Noise Management Plan: The noise management plan itself recognises the potential for additional noise during the extended hours. If approved, a planning condition should be imposed to actively manage and control noise levels during these hours.
5. Resident Objections: Nine objections have been submitted by residents who are most likely to be affected by the increased operating hours.
6. Previous Restrictions on Operating Hours: Strict conditions on operating hours were included in the original approval, reflecting the Parish Council's stance at the time where extended hours would have been unacceptable to the Parish Council. The Council would not have supported the original application if it had included extended hours and thus the Council stands by this in objection to the extended hours.
7. Highways Considerations: West Sussex County Council Highways has raised no objection, but they have failed to address the issues posed by an unlit road with narrow footpaths and no public transport, which could present safety risks during late hours.

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

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder. Sussex Police have commented that 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. An informative is to be added to this decision advising the applicant to contact the Sussex Police Licensing Team.

6. PLANNING ASSESSMENTS

6.1 In March 2017, Horsham Football Club was granted planning permission to build and operate a football stadium at Hop Oast (ref: DC/16/2856). Building work commenced in January 2018 and the stadium opened in July 2019 with two artificial pitches, a clubhouse and bar and all of the facilities required to operate a non-League football club with a wide range of youth teams and extensive community use. The permission included a condition which restricted the use of the clubhouse as follows:

- Condition 27: '*The use of the clubhouse to be restricted to between 07.00 – 23.00 Monday to Saturday and 08.00 – 18.00 on Sundays*.'

6.2 The club has stated that since operations began, they have received a number of requests for hire of the clubhouse for social events such as birthday and anniversary celebrations, wedding receptions etc. However, the current hours of use limit the use of the clubhouse for

events and puts off potential users. The need for the extended hours is so that the clubhouse will be on an even footing with other event space within Horsham making it more attractive to those wishing to hold events. The club has stated that the current hours of use of the clubhouse places the Club at a significant commercial disadvantage in comparison with other equivalent local venues which are permitted to remain open until later times at weekends. As such, the club is seeking to amend the hours of use under condition 27.

6.3 This application seeks to vary this condition to allow the Club House to remain open until midnight on Fridays and Saturdays and until 22:00 on Sundays. The effect of this proposal would be that the clubhouse will be allowed to open for 1 additional hour on Friday and Saturday and 4 additional hours on Sunday. The proposed amended wording of condition 27 is as follows:

'*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*.'

6.4 The main considerations under this application are whether the proposed changes to the hours of operation are appropriate in relation to impact on amenity of local residents, highway considerations and potential impact on biodiversity through the additional use of water.

Impact on Amenity:

6.5 Policy 33 of the Horsham District Planning Framework (2015) states developments are required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers of nearby properties.

6.6 The football club is in a countryside location to the south of Horsham town. There are some residential properties around the club. This includes Gate Cottage to the north west and a number of properties at Denne Park to the north east of the site. The facility is also nearby to three properties to the south east of the site at Harwood Farm House, Home Cottage and Harwood Cottage. Along with Horsham Golf & Fitness, these three properties share the access road with the football facility from Worthing Road. The club house of the football club is located to the eastern section of the site. Homewood Farm House is the nearest property to the clubhouse, situated approximately 86m from the clubhouse (wall-to-wall, as the crow flies), with the main vehicular access 55m from the rear wall of the house. Extensive vegetation and a golf hole separate these three properties to the south from the football club. There is a significant distance between the clubhouse and the properties to the northeast and north west at Denne Park and Gate Cottage of some 350m+.

6.7 To support the application, a Noise Impact Assessment and a Noise Management Plan have been submitted. The Noise Impact Assessment states that:

- In a worst-case scenario of all doors being open and live amplified music (operating at a level of up to 100 dB internally) being played it can be demonstrated that noise would remain within acceptable limits until 11 pm.
- After 11 pm the worst-case scenario as described above would result in a slight exceedance above acceptable limits to 1 nearest property (Receptor NSR 2 – Gate Cottage) to the north-west (but no other properties).
- Shutting the west facing door set at 11 pm would avoid the above slight exceedance by itself.
- Alternatively stopping live amplified music at 11pm and replacing this with 'background' DJ/PA music at a lower noise output of around 90 - 95 dB would also avoid this slight exceedance (even with doors remaining open).

6.8 The assessment indicates that only marginal impacts have been identified to a single nearest property (Gate Cottage) to the site in the worst-case scenario described above (i.e. after 11pm, with open doors and live amplified music). To wholly avoid this impact, the applicant has suggested the below additional conditions are imposed:

- No live (amplified or acoustic) music shall be played between 23:00 pm and 10:00 am on any day of the week. 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.
- The door set to the west elevation 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.

6.9 The applicant has stated that they will accept the imposition of both conditions to provide the Council with additional comfort that this marginal harm will not occur.

6.10 The applicants have also submitted a Noise Management Plan. The Plan sets out the strategy of the football club for ensuring that the increase in hours would not result in a detrimental impact on the amenity of adjacent properties. The Plan includes the following:

- Robust policies and procedures applied to events at Hop Oast.
- Training procedures for managers, staff and volunteers associated with events at Hop Oast.
- An on-going review process.
- A detailed complaints monitoring system.

6.11 The Plan has been produced to comply with the findings of the Noise Assessment. This includes ensuring there is no live amplified music events to be played at the clubhouse after 11pm on Friday and Saturdays. The plan also states that windows are not capable of being opened and on event nights and all pitch side doors shall be closed after 22.00 hours, save for access and egress. Front doors will always remain closed, save for access and egress.

6.12 The Plan goes on to state that between 23:00 and 00:00 the designated event manager/supervisor will periodically walk the full boundary of the Hop Oast Stadium to ensure that no noise from events taking place within the clubhouse is audible at the boundary. If noise is audible, the event manager/supervisor will be responsible for investigating the cause and seeking to resolve this as soon as practicable, by relaying this to other event staff and revisiting the area until no noise is audible.

6.13 The Council's Environmental Health Officer has reviewed the submission. The Officer has commented that '*The club has a current Premises Licence under the Licensing Act 2003 for the sale of alcohol and to the best of [their] knowledge no complaints of noise or antisocial behaviour from any events at the Horsham FC Club House. Any increase in hours of operation will require the applicant to apply for a variation of the existing Premises Licence to which additional conditions may be attached to meet the prevention of public nuisance objectives.*

The Noise Impact Assessment attached to this application concludes that the proposed increase in hours of use will not have an unreasonable adverse impact to residents and the local community. The report provides recommendations to minimise the risk of impact after 23:00. The report also recommends that a Noise Management Plan is conditioned as part of any planning consent to extend the opening hours as proposed.'

6.14 The Environmental Health Officer also commented that they would like to see a Noise Management Plan as recommend with one adjustment, noting that the report gives the option of either closing the doors at 23:00 or reducing the music to a dB level after 23:00. Given that noise levels are variable the Officer has recommended a condition to close doors and windows from 22.00. A subsequent amended Noise Management Plan has submitted with this amendment in place. The officer has commented that the amended plan is acceptable.

6.15 The proposed amended wording to condition 27 is therefore considered appropriate subject to the following additional conditions:

- The scheme to be implemented in accordance with the submitted Noise Management Plan.
- No live (amplified or acoustic) music shall be played between 23:00 pm and 10:00 am on any day of the week. 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.
- The door set to the west elevation 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.

6.16 In terms of access to the clubhouse, the clubhouse includes its own car park and use of the main public car park at Hop Oast. Use of either of these car parks would not result in users passing directly in front of existing properties (although they are nearby). In addition, the Noise Management Plan outlines that a designated HFC Event Manager will supervise the use of the clubhouse to ensure there is no adverse impacts on any adjacent properties. The scheme is therefore considered in accordance with Policy 33 of the HDPF.

Water Neutrality:

6.17 Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advises the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

6.18 In assessing the impact of development on protected habitat sites such as those in the Arun Valley, decision makers must, as the competent authority for determining impact on such sites, ensure full compliance with the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations). The Regulations require that a Habitats Regulations Assessment (HRA) be carried out to determine if a plan or project may affect the protected features of a habitats site, before the grant of any planning permission. Section 70(3) of the Regulations requires that planning permission must not be granted unless the competent authority (Horsham District Council) is satisfied that the proposed development will not adversely affect the integrity of the affected habits site. Section 63 of the Regulations sets out the process by which an HRA must take place.

6.19 Horsham Football Club Ltd are applying for a variation of Condition 27 of its original consent for the construction of the football club to allow the clubhouse to remain open further than is allowed under the original permission. This would result in an increase in water usage.

Existing Water Demand:

6.20 In line with Horsham District Council's advice the existing water demand on site has been calculated using water bills. There is one water bill for the whole site that relates to one metered connection (Meter Number 19MS0054). Using the water bills, the average water consumption over a three-year period can be calculated as 6,643 litres per day.

6.22 This assesses the actual readings from 3 December 2021, 15 June 2022 and 9 June 2023. The total period (553 Days) results in an existing baseline of 6,643 litres / per day. To assess the potential impact of increased opening hours the hourly water consumption rate has also been calculated. The site is currently open for 106 hours/week or an average of 15.14 hours/day (106 hours per week / 7 days). The existing average hourly consumption therefore is 439 litres per hour (6,643 litres / 15.14 hours).

Proposed Demand:

6.23 The proposed water consumption has been calculated based on the clubhouse being open one additional hour on Fridays and Saturdays and four additional hours on Sundays. This equates to 6 additional hours of opening over the week meaning across the week the clubhouse would be open for 112 hours at an average of 16 hours a day. Based on the above hourly water consumption rate of 439 litres per hour, the daily water use is anticipated rise to 7,024 litres per day (16 hours x 439 litres).

6.24 The proposed additional opening hours therefore has the potential to increase consumption by an average of **381 litres** per day. Mitigation is therefore required to offset this increase to achieve water neutrality.

Mitigation Proposal:

6.25 The existing fixtures and fittings on site are of a modern standard, however the Water neutrality Strategy identifies an opportunity to improve the efficiency of the two onsite men's urinals. The urinals on site consist of two troughs, one in the main building and one in the men's pitch-side toilets. The pitch-side urinal is only open on match days and on an ad hoc basis. Both urinals are operated on a cistern-timer system that flushes for 20 seconds every 10 minutes per hour, 24 hours per day.

6.26 The average flow rate of 8 litres per minute has been used to simulate the total volume of water sent to the two urinals over 24 hours.
• 8 litres per minute = 2.67 litres per flush;
• equivalent to 16 litres per hour; and
• equivalent to 384 litres per day (24 Hours) per Urinal Bowl or 2,688 litres per week
This equates to 768 litres per day between the two urinal bowls, or 5,376 litres per week.

6.27 To reduce the flow in the existing urinals it is proposed to install a Marnic Water Watch – Passive Infra-Red (PIR) Urinal Flush Controller. The system is stated to work by using a wide-angle PIR sensor that can be calibrated to flush up to 4 times per hour but also set to flush 20 minutes after the sensor detects a user. This would result in a maximum of 3 flushes per hour. If no user is detected (e.g. over weekends or weekdays in the pitch-side WCs), there is a choice of flushing after 12 or 24 hours.

Pitch-side urinal

6.28 The existing flush in the pitch-side urinal uses 384 litres per day, equivalent to 2,688 litres per week. Calibrating the new PIR system with a 24 hour flush, the proposed flush in the pitch-side urinal has been calculated as follows:

- On detection of an individual, it would flush a maximum of 2.67 litres per flush three times every hour. When in use on Saturday match days this equates to 8.01 litres per hour;
- When not in use outside of match days, the urinal will use one 2.67 litres per flush every 24 hours on Sunday to Friday when the pitch-side WCs are locked. This equates to 192.24 litres every Saturday (Match day) and 16.02 litres across Sunday to Friday (when the pitch-side WCs are locked).
- This totals 208.26 litres of water per week.

6.29 By fitting one PIR device into the pitch-side urinals the applicant will therefore potentially save 2,479.74 litres per week or 354.25 litres per day.

Main building urinal

6.30 *The urinal in the main building would be set up to flush on detection at 3 flushes per hour. This equates to a water use of 127 litres per day based on the building being open on average 16 hours a day, a saving of 257 litres per day compared to existing.*

Total saving

6.31 Based on the above calculations, the use of the PIR system set up to operate on detection a maximum of 3 times an hour and otherwise once every 24 hours would save a total of **611 litres** per day on average (768 existing – 354 proposed – 257 proposed).

6.32 The proposed mitigation measures would therefore save 611 litres per day which is appreciably more than the anticipated increase in water use of 381 litres per day. The headroom of 230 litres per day (equivalent to 1,610 litres per week or some 83,000 litres per year) allows for fluctuations and anomalies brought about by the variable nature of the uses at the site. This headroom ensures a precautionary approach can be applied.

6.33 Subject therefore to conditions to secure the implementation and retention of this mitigation, the project will therefore not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects. Natural England have been consulted on the Appropriate Assessment undertaken for this proposal and have raised no objection.

Other Considerations:

6.34 In terms of highways impact, the HFC site includes its own large parking area within the football facility and there is also ample parking at Hop Oast, which is easily accessible from the site. The applicants have stated that late night users of the club house will have access to the main HFC car park and will not have to use the Hop Oast car park. WSCC have commented that the scheme raises no concerns from a highway perspective. Regular transport meetings are also held (including HDC and WSCC Highways) to discuss any transport issues arising from the use of the football club. Officers agree that the extended hours of use for the clubhouse would not introduce additional cars to those already capable of being accommodated in the car park.

6.35 The proposal is also considered appropriate in all other planning matters, including ecology impacts. The proposal would not result in the additional use of any of the floodlights as the extended hours relate only to the clubhouse, not the playing pitches. The scheme would also support the football club, as a local business, and allow it to become more productive and resilient to facilitate long-term economic growth.

Conclusion:

6.36 With the imposition of the applicant's Noise Management Plan and additional conditions limiting live music and requiring the west facing door to be closed at certain times, the hours of use for the clubhouse are considered appropriate and would not significantly impact on the amenity of any adjacent properties.

6.37 Sufficient information has also been submitted to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction.

7. RECOMMENDATIONS

7.1 To approve permission to vary condition 27 (now condition 26) relating to the hours use of the clubhouse, subject to the following additional conditions:

- The scheme to be implemented in accordance with the submitted Noise Management Plan (condition 32);
- 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 clubhouse. 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 (condition 30);
- The door 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 (condition 31); and
- Water neutrality mitigation measures to be installed prior to the implementation of the extended hours for the club hereby approved (condition 4).

Conditions:

1. Approved Plan Numbers.

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 187 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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 door 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:
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.

Background Papers: DC/21/2269