DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0120
Roffey Football Club , Bartholomew Way, Horsham, West Sussex, RH12 5JL

DESCRIPTION:

Erection of observation tower (retrospective)

RELEVANT PLANNING HISTORY:

DC/22/1474	Erection of canopy for standing spectators.	Application 23.02.2023	Permitted on
DC/23/1409	Variation of condition 1 of previously approved application reference DC/22/1474 (Erection of canopy for standing spectators) seeking a revised location of canopy.	Application 07.03.2024	Permitted on

SITE AND SURROUNDS

The application site is located on the Bartholomew Way within the built-up area of Horsham. The site sits directly to the south of the A264. The complex is comprised of a clubhouse, a timber clad building with half hipped roof to the north of the site, which is flanked by one football pitch to the east and one to the west. A car park is located to the south of the building (between the pitches). The pitches are surrounded by extensive mature landscaping.

The application site has an existing spectator stand located to the north approved under Ref: DC/16/0592 and an approved planning permission for a second spectator stand under Ref: DC/22/1474. The site has been subject to a Variation of Condition application for the relocation of the spectator stand under Ref: DC/23/1409.

DETAILED DESCRIPTION

This planning application seeks to regularise the erection and location of an Observation Tower to the southern side of the football pitch.

In terms of scale, the Observation Tower measures 4.3m in height, with a width of 1.75m, the tower has stairs located to the western side to allow access on to the tower; the structure has a flat roof.
The tower is covered by timber cladding to the rear and side elevations.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:
North Horsham has not been designated a Neighbourhood Plan area.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: Comment

Given the location, nature of the area and current use of this site, these proposals are unlikely to increase potential for any adverse impact.

OUTSIDE AGENCIES

WSCC Highways: Comment

The proposed works are retrospective with the works having been completed on 01/12/2023. Such works are not anticipated to give rise to an adverse impact on the maintained highway network.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Sports England: No Objection

The application is considered to meet exception 2 of the Playing Fields Policy and to accord with Paragraph 103 of the NPPF.

Parish Comments:

No Objection

Representations:

Six letters of representation received, objecting to the application for the following reasons:

- Overdevelopment of the facilities
- Access around the ground limited by the observation tower
- Impact on public access
- Eyesore
- Impact on privacy

Member Comments:

None received
HUMAN RIGHTS AND EQUALITY:

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.

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.

PLANNING ASSESSMENT

Principle of Development:

Policy 43 of the HDPF states that the provision of new or improved community facilities or services will be supported. The application site comprises public open space, providing a recreation ground, playing fields and associated facilities for the residents of North Horsham. The site and facilities are currently open for use by the public with the land subject of a 25-year lease with Roffey FC for use as their football ground.

The development seeks to meet the league requirements following a promotion through the local/regional leagues. The proposal would support the continued provision of the sport club using the playing field and would result in no loss of access to the public open space. Sport England have been consulted on the development and have raised no objection to the scheme. The principle of the development is therefore considered acceptable.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

The tower is sited in close proximity to a tree belt which separates the football pitch from the main boundary of the site. It is not therefore considered that the development appears prominently or dominantly within the context of the surroundings. The observation tower is of a functional design as is common for football/rugby clubs of this nature. The proposal is of a design, form and scale which is considered appropriate to the character and appearance of the site, and which would not harm the character or appearance of the wider area.

For these reasons, it is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The observation tower is positioned to the southern side of the pitch, where a row of residential garages are located approximately 15m from the location of the tower. The residential properties are located at a greater distance to the south-west.

The observation tower is clad to full height on the rear and side elevations, where this limits views form those angles. While ascending the stairs, there are occasional glimpses, but direct views into the properties are not possible. Additionally, the boundary is lined with mature vegetation.

For these reasons, and given the distance between the tower and the neighbouring properties to the south, it is considered that there would be no unacceptable impacts on neighbouring amenity. The development is therefore considered to accord with the above policy.

Parking, Access and Traffic

Policies 40 and 41 of the HDPF relate to transport and access, it confirms that development will be permitted if it provides a safe and adequate means of access and makes adequate provision for all users, including for car and other vehicle parking.

The Local Highway Authority has been consulted in relation to the planning application and has confirmed that the observation tower would not increase capacity at the ground. The development would not therefore represent any intensification of use which would result in additional vehicle movements to or from the site.

As a result, the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and there are no transport grounds to resist the proposal. It is therefore considered that the development would accord policies 40 and 41 of the HDPF in this respect.

Water Neutrality

The proposal is for the erection of a canopy for standing spectators. There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the facility necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The tower is considered to be an appropriate structure and would be sympathetic to the appearance and use of the football club. The tower in itself would not alter the current capacity for the facility, and would result in no greater water demand. In addition, the proposal would improve facilities for the community asset. For these reasons, the development is considered acceptable in accordance with relevant local and national planning policies.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DC/24/0120
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Site & Location Plan	05/2024/1	24.01.2024
Site plan	Site Plan	105/2024/3	24.01.2024
Elevation & Floor plan	Floor Plans and Elevations	105/2024/2	22.01.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 26.03.2024

Authorising Officer sign/initial Tamara Dale Date: 02.04.2024