



# AGENDA ITEM 4

## Chichester City Council

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 27 APRIL 2023 AT 2PM

#### **Week 14**

CC/23/00673/FUL - Case Officer: Sascha Haigh  
Chichester City Football Club Oaklands Park Oaklands Way Chichester  
Conversion of a stadia natural grass pitch into a 3G Artificial Grass Pitch (AGP) with perimeter fencing, floodlighting, storage container and refurbished hardstanding areas.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRTWUTER0ZU00>

#### Key issues:

- The proposal is to upgrade the existing football pitch to a 3G Artificial Grass Pitch. The layout would be similar to the existing, but the pitch would be usable all year round, in and would conform to Football Association standards for construction, marking out, fencing and lighting.
- The proposal would serve a local need for high quality sports provision by upgrading the existing facility and extending its usability, as supported by local and national planning policy.
- The site is within the conservation area where development must preserve or enhance the character and appearance of the area.
- The artificial pitch is green in colour and is designed to have the appearance of natural grass.
- A small area of hard standing, comprised of porous asphalt, is proposed around the edges of the pitch for access and goal storage.
- Green, powder coated, steel mesh fencing is proposed around the site at 3m high along the eastern boundary with College Lane, which is screened by a bank of mature trees. 4.5m fencing is proposed to the northern, western and southern boundaries.
- 8 floodlights on 15m poles would be installed around the pitch to replace the existing lighting. This is an area which may be used by bats and an increase in lighting may harm protected bat species. No ecological report is provided to address the likelihood or potential mitigation of this.
- The pitch would not be used outside the hours of 8am-10pm in order to avoid noise and light disturbance at unreasonable hours. The site is well located to avoid impact on residential amenity, with the closest dwellings over 100m away to the south-east.
- No significant changes are proposed to the stands or car park. The existing car park provides in excess of 70 vehicle spaces and 10 cycle spaces. The Northgate car park and public transport are available nearby. Significant highway impact is unlikely, particularly given the existing use.
- Three trees would be removed. Two willows adjacent to a tennis court to the west, due to their poor condition and unsustainable siting, would likely be removed regardless of the outcome of this application. A category c (poor quality) tree on the eastern boundary would also be removed.
- Although there will be some visual impact from the proposal, this would not be unacceptable in the context of a high quality sports facility, suitably located among the existing surrounding sports pitches and public open space, well screened from the road.

Recommendation: No objection in principle to the proposed improvements. However, there is a concern that the proposed 15m high floodlights in this area may affect bats. This should be considered by an ecologist and any necessary mitigation undertaken to ensure no harm is caused to protected (or otherwise important) species.

**Weeks 12, 13 and 15** - No committee items.