

22/01106/FUL

**LAND NORTH OF SMITHERS CHASE, SUTTON ROAD,
ROCHFORD**

**TEMPORARY PLANNING PERMISSION FOR A PERIOD OF
3 YEARS FOR THE SITING OF TWELVE SINGLE STOREY
MODULAR BUILDINGS FOR WELFARE/TRAINING AND
STORAGE USE, CONSTRUCTION OF BUND, AMENDMENT
TO CAR PARKING LAYOUT AND CONSTRUCTION OF
BOUNDARY TREATMENT**

APPLICANT: SOUTHEND UNITED FOOTBALL CLUB

ZONING: METROPOLITAN GREEN BELT

PARISH: SUTTON PARISH COUNCIL

WARD: ROCHE SOUTH

1 RECOMMENDATION

1.1 It is proposed that the Committee **RESOLVES**

That planning permission be approved, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:-

- 2059-00-DR-0310 Rev P03 (Temporary Cabin Accommodation Plan)
- 2059-00-DR-0311 Rev P03 (Temporary Cabin Accommodation Elevations)
- 2059-00-DR-0312 Rev P06 (Temporary Cabin Accommodation Car Park Plan)

- 2059-00-DR-0320 Rev P04 (Part Discharge of Condition 27 – Training Ground Car Park Layout)
- 1230-4-301 Rev P2 (Landscape Boundaries and Fence Types – Temporary Cabin)
- 1230-4-404 Rev P1 (Typical Detail – 3m Timber Fence)
- 1230-4-405 Rev P1 (3m Timber Fence – Section)
- 2059-00-DR-0300 Rev P03 (Training Ground Temporary Cabin Accommodation Site Location Plan)
- 1230-4-403 Rev P1 (Typical Detail – Weld Mesh Gate)
- 2668-HTS-TT-00-DR-C-8495 Rev T1 (Temporary Training Facility External Works Plan)

REASON: For the avoidance of doubt and to ensure that the development is completed in accordance with the details considered as part of the approved application.

3. This permission shall be limited to a period expiring three years from the date of this permission at which time the twelve buildings, car park, access road, earth bund and boundary treatment hereby approved shall be removed from the site and the land restored to its former condition on or before the expiry date, unless a 'renewal' of this permission has been sought and obtained.

REASON: Permitted to be applied under section 72 of the Town and Country Planning Act 1990 (as amended), in this case to enable the effect of the development on the Green Belt, highway and locality to be re-appraised bearing in mind the development represents a 'meanwhile use' prior to the longer term training centre building centre being constructed.

4. No lighting shall be installed on site until a lighting impact assessment has been submitted to and approved in writing by the Local Planning Authority. This shall include the minimal quantum of lighting possible and no flood lighting. The details, as approved, shall be implemented at the site prior to first use of the lighting and shall be retained as such thereafter (unless the development is required to be removed pursuant to condition 3).

REASON: In the interests of protecting ecology and neighbouring properties from unacceptable light spillage in accordance with policy DM5 of the Development Management Plan 2014.

5. Prior to works commencing to construct the refuse store hereby approved details and plans shall be submitted to and agreed in writing with the Local Planning Authority of the design of the store, including

materials to be used. Once agreed, the store shall be constructed on site in accordance with the plans and materials agreed prior to first use of the temporary buildings hereby approved and maintained in the approved form (unless required to be removed pursuant to condition 3).

REASON: To ensure that the store is to an acceptable design in the interests of visual amenity and in accordance with policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

6. No development or preliminary ground works can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant and approved by the Local Planning Authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development shall be submitted to the Local Planning Authority.

No development or preliminary ground work can commence on those areas of the development site containing archaeological deposits until the satisfactory completion of archaeological field work, as detailed in the mitigation strategy, which has been signed off by the Local Planning Authority.

Following completion of the archaeological field work, the applicant will submit to the Local Planning Authority a post excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the Planning Authority), which will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: In the interests of preserving any archaeological deposits present at the site.

7. Prior to first use of the permanent training centre building that this approved car park would serve details of electric charging points shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such points shall be installed on site and thereafter retained in the agreed form.

REASON: To ensure that sufficient electric charging points are provided in accordance with paragraph 107 of the NPPF.

8. Prior to first use of the match day car park details of a barrier to control and limit movement from Smithers Chase to the match day car parking area shall be submitted to and approved in writing by the Local Planning Authority. Any controlled means of access to the match day

car park shall be kept closed on all days that are not match days (excluding for a maximum of 3 other events per annum).

REASON: To ensure sufficient control over the vehicular movements in the interests of highway safety and residential amenity. This application represents an alternative permission to that already approved for the access road and therefore this application also needs to ensure sufficient barrier control.

9. Prior to works commencing a Construction Noise Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such Construction Noise Management Plan shall be implemented on site during the course of construction works.

REASON: In the interests of protecting the amenity of neighbouring properties in accordance with policy DM1 of the Development Management Plan 2014.

10. The fencing, gate and temporary buildings hereby approved shall be painted green in accordance with details which shall be submitted to and agreed in writing with the Local Planning Authority and be thereafter retained in the approved form (unless the development is required to be removed pursuant to condition 3).

REASON: In the interests of protecting the openness and appearance of the Green Belt.

11. The earth bund to the western edge of the site shown on drawing no. 2059-00-DR-0310 Rev P03 shall be constructed prior to the siting of the temporary buildings in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

REASON: To ensure that the design of the bund is acceptable and that the bund provides immediate protection to the appearance of the buildings in the interests of visual amenity and the Green Belt.

12. No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:-
 - Limiting discharge rates to that agreed under planning application 17/00436/FUL.
 - Final modelling and calculations for all areas of the drainage system.

- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.
- The scheme shall subsequently be implemented prior to occupation.

REASON:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
 - To ensure the effective operation of SuDS features over the lifetime of the development.
 - To provide mitigation of any environmental harm which may be caused to the local water environment.
 - Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.
13. Prior to first use of the development hereby approved a maintenance plan detailing the maintenance arrangements, including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed in writing by the Local Planning Authority. Should any part be maintainable by a maintenance company details of long term funding arrangements should be provided.

REASON:

- To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.
14. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with the approved maintenance plan under condition 13 above. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

15. The development hereby approved shall only be implemented concurrently with the construction of the stadium development or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such timetable shall be adhered to.

REASON: In the interests of the protection of the Green Belt as the development is approved under very special circumstances within the Green Belt linked to the wider stadium development.

16. Prior to first use of the site details of any gates, fences, walls or other means of screening or boundary treatments to be erected at the site shall be submitted to and agreed in writing by the Local Planning Authority. This shall also include security details to ensure that the car parking area cannot be accessed without consent. Such details of screening or other means of enclosure as may be agreed in writing by the Local Planning Authority shall be erected prior to the first use of the site and thereafter maintained in the approved form (unless the development is required to be removed pursuant to condition 3).

REASON: To enable the Local Planning Authority to retain adequate control over such details of screening and/or means of enclosure, in the interests of visual amenity, the openness of the Green Belt and security and in accordance with policies CP1 and GB1 of the Core Strategy 2011 and policies DM1 and DM16 of the Development Management Plan 2014.

17. Before the development hereby permitted is commenced a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The scheme, as agreed, shall show the retention of the existing trees, shrubs and hedgerows that exist at the site and shall include details of a schedule of species, size, density and spacing of all trees/shrubs and hedgerows to be planted and in addition those areas to be turfed/grassed. It should also include details of any climbing and aquatic planting proposed.

The soft landscaping shall be implemented in full in the first planting season following the completion of the development or in any such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective within five years of planting shall be replaced by the developer(s) or their successors in title with species of the same type, size and in the same location as those removed in the first available planting season following removal.

REASON: In the interests of visual amenity, the openness of the Green Belt and the protection of existing hedgerows in accordance with policies CP1 and GB1 of the Core Strategy 2011 and policies DM1, DM16, DM25 and DM26 of the Development Management Plan 2014.

18. The hard landscaping shown on drawing no. 2668-HTS-TT-00-DR-C-8495 Rev T1 (Temporary Training Facility External Works Plan) shall be installed on site prior to first use of the development hereby approved. This should include the use of Cedec gravel in green colouring. It shall thereafter be maintained in this form (unless required to be removed pursuant to condition 3).

REASON: To ensure an acceptable hard standing scheme is provided in the interests of visual amenity, the openness of the Green Belt and ensuring sustainable drainage methods in accordance with policies CP1 and GB1 of the Core Strategy 2011, policies DM1 and DM16 of the Development Management Plan 2014 and paragraph 169 of the NPPF 2021.

19. Notwithstanding the provisions of Article 3, Schedule 2, Part 4, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the car park and temporary training buildings area shall not be used for fêtes, boot sales, BBQs or any festival function or fund raising event whether or not incidental to the approved use, including any such use for any temporary period (excluding for a maximum of 3 other events per annum), without the consent in writing from the Local Planning Authority.

REASON: In the interests of highway and safety and the openness of the Green Belt in accordance with policy GB1 of the Core Strategy 2011 and policies DM16 and DM31 of the Development Management Plan 2014.

20. The temporary training buildings shall not be used for any purpose other than that identified within the approved drawings without the consent, in writing, of the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain adequate control over such uses, in the interests of residential amenity and the openness of the Green Belt in accordance with policy GB1 of the Core Strategy 2011 and policies DM1 and DM16 of the Development Management Plan 2014.

21. No amplified speech/music or other form of public address system shall be broadcast or operated within any of the external areas of the site.

REASON: In the interests of protecting the residential amenity of neighbouring properties in accordance with policy DM1 of the Development Management Plan 2014.

22. Prior to works commencing a dust mitigation plan shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, such dust mitigation shall be implemented on site during the course of construction works.

REASON: In the interests of protecting the amenity of neighbouring properties in accordance with policy DM1 of the Development Management Plan 2014.

23. Prior to first use of the training centre buildings hereby approved, the foul drainage scheme shall be installed on the site in accordance with the foul and surface water drainage strategy by Heyne Tillett Steel dated 17 April 2023 or in accordance with another scheme to be submitted to and agreed in writing with the Local Planning Authority. If another scheme is agreed then the foul water drainage scheme shall be installed on site in accordance with the agreed details. The foul water drainage scheme shall be retained and maintained either in accordance with the agreed details or the surface water drainage strategy by Heyne Tillett Steel.

REASON: To prevent environmental and amenity problems arising from flooding.

24. Prior to first use of the development hereby approved the parking spaces shall be hard surfaced, sealed and marked out in parking bays on site and be permanently retained thereafter in this form. The training centre car park shall only be used by Southend United Football Club staff and players and visitors to the temporary training buildings unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that spaces are adequately marked out in accordance with the Parking Standards SPD 2010 and to ensure that the use of the parking areas is sufficiently controlled.

25. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

26. There shall be no discharge of surface water onto the highway.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

27. Prior to works commencing to construct the development hereby approved a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the local Ward Councillors. The Statement shall include details for:-
- I. the parking and manoeuvring of vehicles of site operatives and
 - II. visitors
 - III. loading and unloading of plant and materials
 - IV. storage of plant and materials used in constructing the development
 - V. wheel and underbody washing facilities
 - VI. routing of vehicles

Once agreed, the approved statement shall be adhered to throughout the construction period.

REASON: To ensure that on street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

28. Any powered two wheeler/cycle parking facilities shall be provided prior to the first use of the development and retained at all times for that use.

REASON: To ensure appropriate powered two-wheeler and bicycle parking is provided.

2 PLANNING APPLICATION DETAILS

- 2.1 This application is for temporary planning permission for a period of 3 years for the siting of twelve single storey modular buildings for welfare/training and storage use, construction of a bund, amendment to the approved car parking layout and construction of boundary treatment in association with the four grassed football pitches granted planning permission under application reference: 17/00436/FUL. The football pitches have been completed and are ready for use; however, the main training centre building, which was also subject of this application, is further down the line of Southend United Football Club's (SUFC) wider phasing plan for construction which includes the stadium development within the Southend City Council area (SCC). They are therefore seeking to use temporary facilities to enable use of the training pitches prior to undertaking works to construct the main training centre building. It should be noted that the training centre car park and some of the boundary treatment the subject of this application has been constructed on site and is therefore retrospective. The attenuation basin has also been constructed. Discharge of condition details still need to be agreed for the attenuation basin, training

centre car park and boundary treatment under application reference: 17/00436/FUL.

- 2.2 The proposed buildings would be used for the following purposes:-
- 1) Referee – 9.8m wide x 3m deep x 2.6m high (26.7m²)
 - 2) Academy shower/changing – 9.8m wide x 3m deep x 2.6m high (26.7m²)
 - 3) Physio - 9.8m wide x 3m deep x 2.6m high (26.7m²)
 - 4) Tactics/sports science - 9.8m wide x 3m deep x 2.6m high (26.7m²)
 - 5) Medical - 9.8m wide x 3m deep x 2.6m high (26.7m²)
 - 6) Boot clean – 3.15m wide x 2.7m deep x 2.6m high (2.7m²)
 - 7) Drying area/toilets – 18.3m wide x 4.1m deep x 2.6m high (69.6m²)
 - 8) Laundry/gym - 18.3m wide x 4.1m deep x 2.6m high (69.6m²)
 - 9) Coaching/management - 18.3m wide x 4.1m deep x 2.6m high (69.6m²)
 - 10) Canteen/recreation - 18.3m wide x 4.1m deep x 2.6m high (69.6m²)
 - 11) Storage – 6m wide x 2.4m deep x 2.4m high (12.9m²)
 - 12) Storage - 6m wide x 2.4m deep x 2.4m high (12.9m²)
- 2.3 All the buildings would be flat roofed and painted green. Buildings 1-10 would be cabin style structures; buildings 11 and 12 would be storage containers.
- 2.4 An earth bund is proposed to the western edge of the site extending from the balancing pond to a height of 2.6m. Boundary treatment is also included for consideration to incorporate 3m high weldmesh fencing and gate and a timber fence on mounding rising to a height of 3m (including mounding).
- 2.5 The proposal also includes consideration of the car park approved under application reference: 17/00436/FUL for 40 spaces to serve the training pitches/training centre building (with some changes) along with access to the site from Smithers Chase. The changes to the parking area include a slightly different sizing, 1291.2m² compared with the 1132.4m² approved so an increase of 158.8m². It has also resulted in the parking area being positioned closer to the attenuation pond and closer to the Southern boundary. The parking area has moved approximately 4m closer to the Southern boundary and now lies closer to the attenuation pond. It also includes an increase in disabled parking bays and powered two wheeler spaces and relocation of the

refuse store from the South-western corner to the north eastern corner of the parking area.

3 MATERIAL PLANNING CONSIDERATIONS

Site and Context

- 3.1 The application site is on the eastern side of Sutton Road incorporating Smithers Chase and also lies to the north of Fossetts Way. The site consists of approximately 0.53 hectares of land including Smithers Chase, an access road into the training pitches, car park to serve the training pitches and an area of land for the temporary training centre buildings.
- 3.2 To the north of the site is an open area of land which has permission to locate a permanent training centre building (application reference:17/00436/FUL). To the west of the site is the attenuation pond that has been constructed along with an area of land that eventually will form the match day parking for the stadium. To the south is open land and the residential dwellings 1 and 2 Smithers Cottages which are 2 storey semi-detached houses and Smithers Farm. To the east are the recently constructed training pitches that are complete and ready for use.
- 3.3 To the north of the wider site is agricultural land and an agricultural building as well as the residential dwellings 1 – 11 Templegate Cottages, a row of 2 storey semi-detached and terraced houses. To the east of the wider site is further agricultural land and a pond and a site that has planning permission for residential development within SCC's area.
- 3.4 Smithers Chase forms the boundary between Rochford District Council (RDC) and Southend City Council (SCC).

Relevant Planning History

- 3.5 17/00436/FUL - Development of First Team Training Centre with Related Car Parking, Four Football Pitches, Stadium Match Day Parking, Flood Attenuation Measures, Access, Refuse Storage Point and Landscaping. APPROVED
- 3.6 11/00224/TIME - Application to Extend Time Limit of Planning Permission
06/00943/FUL - Creation of Three Training Pitches, One All Weather Floodlit Training Pitch (8 x 12m Columns) A Flood Attenuation Pond and Surface Car Park of 454 Spaces 34 x 8m Columns. APPROVED.
- 3.7 06/00943/FUL - Creation of Three Training Pitches, One All Weather Floodlit Training Pitch (8 x 12m Columns) A Flood Attenuation Pond and Surface Car Park of 454 Spaces 34 x 8m Columns. ALLOWED ON APPEAL.

Principle of Development

- 3.8 The proposed development has to be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.9 The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).
- 3.10 In considering the acceptability of the current proposal weight must be given to the fact that permission has been granted and part implemented for the training pitches with a training centre building under application references 11/00224/TIME and 17/00436/FUL.
- 3.11 During the course of the application revisions were made to the scheme. This included an increase in the quantity of buildings from five to twelve along with a proposal for an earth bund to integrate the development into its setting, amendments to the car parking layout and construction of boundary treatment. Re-consultation took place on these revised plans.
- 3.12 Southend United Football Club (SUFC) has a first team that currently competes in the National Football League although they have also competed in leagues one and two. SUFC also has an academy for youth players.
- 3.13 The key material planning considerations for consideration in the determination of this application are:-
- Green Belt
 - Character and appearance
 - Residential amenity
 - Playing pitches
 - Noise
 - Highways
 - Flood Risk and Sustainable Urban Drainage (SUD's)
 - Foul drainage
 - Air quality
 - Archaeology

- Refuse
- Trees
- Ecology
- Light pollution

Green Belt

- 3.14 The application site is located within the Metropolitan Green Belt as defined in Rochford District Council's adopted Allocations Proposals Map (2014), where national and local policies apply controlling development.
- 3.15 The National Planning Policy Framework (NPPF) should be considered alongside the Council's Development Plan Policies. Policies GB1 and GB2 of the Core Strategy seek to direct development away from the Green Belt as far as practicable and prioritise the protection of the Green Belt based on how well the land helps achieve the purposes of the Green Belt, whilst allowing rural diversification in appropriate circumstances. Policy GB2 does allow for outdoor recreation and leisure activities, including changing rooms connected with a sports use. Both policies pre-date the National Planning Policy Framework (NPPF) but can still attract weight in proportion to their consistency with the NPPF. These policies reflect the aims of those parts of the NPPF which seek to protect the Green Belt from inappropriate development. However, they do not reflect the exceptions listed within the NPPF which would also be a material consideration.
- 3.16 The NPPF reiterates the importance of protecting the openness of the Green Belt. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt subject to certain exceptions. A handful of exceptions apply and the only one applicable to this application is exception (b) that allows for the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport or outdoor recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 3.17 An assessment must be made as to whether the buildings proposed in this application can be considered an appropriate facility for outdoor sport and, if so, whether the buildings would preserve the openness of the Green Belt and not conflict with the purpose of including land within it. If the proposed buildings would not satisfy the above requirements, they would be regarded as inappropriate development in the Green Belt which would be harmful by definition and should not be approved unless very special circumstances exist that would clearly outweigh the harm to the Green Belt that would result by definition and any other harm.

- 3.18 The NPPF advises that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Additionally, policy DM16 of the Development Management Plan seeks to ensure ancillary facilities associated with the provision of playing pitches are modest in size, bulk and height to minimise the impact on the Green Belt.

Proposed Buildings

- 3.19 Whilst the NPPF deems new buildings in the Green Belt as inappropriate development, the proposed buildings would be used to facilitate outdoor sports and recreation constituting an appropriate form of development in the Green Belt. However, such buildings must still preserve the openness of the Green Belt and should not conflict with the purposes of including land within it.
- 3.20 The NPPF identifies the fundamental aim of the Green Belt as “to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. The Green Belt has both a spatial and a visual dimension and the impact on openness has to take account of both. In a spatial sense, any building on land that was previously free of development will have some impact on the openness of the Green Belt. In assessing the harm to openness in a visual sense, the impact on openness may be greater if the site is particularly visible and open to boundaries. The character of the existing site and surroundings will influence the degree of harm to the Green Belt by way of visual intrusion.
- 3.21 Policy DM16 of the Development Management Plan specifically requires a small-scale facility to be provided with playing pitches and that it can be demonstrated that such facilities are essential for the functioning of the activity. Such buildings also need to be suitably located so as to minimise the impact on amenity for neighbouring properties and be modest in size, bulk and height to ensure minimal impact on the Green Belt.
- 3.22 Twelve temporary buildings are proposed at the site serving various purposes: referee, academy shower/changing, physio, tactics/sports science, medical, boot room, drying area/toilets, laundry/gym, coaching/management, canteen/recreation and storage. They would provide 520.5m² of floor space and would have a height of 2.6m (2.4m for the two storage containers). They would provide welfare/training and storage for the four constructed football pitches. They would be constructed on a combination of artificial grass and self-binding gravel. Whilst the height of the buildings is modest, the overall quantum and thus bulk cannot be considered to form a small scale facility and therefore would be regarded as inappropriate development as they fail to preserve the openness of the Green Belt due to their scale contrary to paragraph 145 (b) of the NPPF and policy DM16 of the Development Management Plan. Inappropriate development should not be approved except in very special circumstances that clearly outweigh the harm to the Green Belt and any other harm.

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- 3.23 Whilst the proposed buildings and any hard surfacing would represent inappropriate development, it is necessary to consider whether any very special circumstances exist to outweigh the harm identified to the Green Belt.
- 3.24 There are considered to be some very special circumstances here.
- 3.25 There is a need to secure sufficient training pitches and facilities at the Rochford site ahead of the closure of Boots and Laces and the commencement of phase 1 of the wider stadium development. The training facilities, to accord with Sport England requirements, need to be better than or equivalent to existing facilities. Sport England are happy with the provision put forward within the current application. Southend United, as a football club, currently play in the Vanarama National League and they have a first team and academy team. Therefore the buildings with which they seek, particularly their internal facilities and floor space, are more equivalent to the requirements of a high end club compared with the facilities that might be required of a small local football club which represents a very special circumstance.
- 3.26 When looking at the floor space of the buildings sought, the current training facilities at the existing Boots and Laces site equates to a net internal floor area of 653.17m² according to the supporting statement provided with the application which provides a comparison table of the floorspace of the existing Boots and Laces versus that proposed at the current site. The current proposal looks to provide 520.5m² of floor space (using the internal floor space shown on the layout plans provided). The approved permanent training centre building would provide a floor space of approximately 1833m². Therefore the proposal would result in less floorspace than both their current facilities and the approved permanent training centre building. This comparison is also considered to represent a very special circumstance here.
- 3.27 Whilst the overall floor space would be less than at Boots and Laces and the approved permanent training centre building it is accepted that the twelve buildings would have a more detrimental impact than the others due to their more temporary and industrial appearance. However, the buildings proposed would be collected together in one area sited on mostly artificial grass and also self-binding gravel. They would be single storey and painted green to integrate into the landscape. An earth bund is also proposed to the western edge which would assist in reducing the visibility of the buildings from Sutton Road. Temporary buildings are a recognised feature of football pitches and whilst the quantum at the current site is more than what is normally proposed at other sites, this reflects the football club to which they are sought being of a higher level with more enhanced requirements and it also considered that the earth bund and green colouring will assist in mitigating the visual harm. Whilst it is not considered that this alone would represent a very special circumstance here, when looked at collectively with other reasons, it is considered to assist in forming an overall very special circumstance.

- 3.28 And finally when considering very special circumstances, it needs to be noted that these buildings are temporary, with the permanent training centre building (which has received planning permission under application reference: 17/00436/FUL) to be constructed in a later phase of the wider stadium scheme. A condition controlling their removal after 3 years has been imposed. The temporary nature of these buildings therefore is also considered to represent a very special circumstance here. The training pitches and facilities are fundamental to the wider approved stadium development being constructed as the relocation of the existing training facilities would then enable commencement of the residential development at Boots and Laces. Delivery of the stadium itself was considered to represent a very special circumstance in consideration of the previously approved permanent training centre building application (ref: 17/00436/FUL) for various reasons, from there being no other suitable, available or viable stadium sites to the social, economic and regeneration benefits that would arise. The deliverability of the wider stadium development continues to have its foundations with the training element of the scheme to which this application is considering.
- 3.29 It should be noted that whilst the car parking area also forms part of this application, a very similar hard surfaced car park has already been approved under application ref: 17/00436/FUL. The car park and access road have been constructed of asphalt which is contrary to condition 8 of application ref: 17/00436/FUL which sought for permeable paving to be provided. Whilst this is contrary to this condition, the area for the training centre car park and access road make up a small portion of the wider training site which includes 4 grass pitches, an attenuation pond and match day parking that will use grass crete and would only be used for a small number of days of the year. In addition, the area where the cabins would be sited would use mostly artificial grass with some self-binding gravel. The car park layout is not significantly different to that approved. It is considered that bearing in mind the car park is similar sizing to that approved and the quantum of green space that would remain at the site, that the use of asphalt for the access road and car park is not considered objectionable and would not have any greater impact on the Green Belt.
- 3.30 With reference to the above paragraphs, it is considered that 'very special circumstances' have been demonstrated which clearly outweigh the harm caused by inappropriateness.

Character and Appearance

- 3.31 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development. The importance is reflected in the NPPF which states at paragraph 124 that:-

"The creation of high quality buildings and places is fundamental to what the

planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” And goes on to state at paragraph 130 that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account local design standards, style guides in plans or supplementary planning documents.”

- 3.32 Policy CP1 of the Core Strategy promotes good, high quality design that has regard to local flavour while policy DM1 of the Development Management Plan explains that the design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity. Both these policies are applicable to the design consideration of this application.
- 3.33 The proposal would include an access road and laying out of the car park (retrospective) along with the siting of temporary buildings. The temporary buildings are single storey cabins commonly found on industrial estates. However, whilst not as aesthetically pleasing as a purpose made building, these are also a common feature of football pitches. The proposal would include twelve which is a large quantum but these are all to be painted green, controlled by condition (this condition should include details of colouring to be agreed as RAL colour has not been provided). An earth bund would also be installed to the western edge that would assist in masking the appearance of the buildings from Sutton Road, one of the most sensitive perspectives. The requirement for the earth bund to be installed prior to the siting of the twelve buildings on the site should also be controlled by condition to ensure that their impact on visual amenity is addressed just prior to them being placed on the site.
- 3.34 There is a Scheduled Ancient Monument (SAM) ‘Prittlewell Camp Hillfort’ to the South-East, outside of the application site. ECC Historic Buildings advisor were consulted on the previous application reference: 17/00436/FUL that was a major development scheme and raised no objection to the application. For this minor development, it is not considered that any greater impact would occur to the SAM than that already approved and part implemented under application reference: 17/00436/FUL.
- 3.35 With regard to boundary treatment, the proposal seeks to include green weldmesh gate and fencing to the majority of the site. This has already been constructed on site and includes the same fencing around the football pitches. It also proposes to use a timber fence on mounding to the southern section surrounding the residential dwellings at numbers 1 and 2. No fencing is shown as proposed to the sides of the access road or to the North of the temporary training buildings area on the plans provided although the green metal fencing has been constructed to the North of the temporary training buildings area. The suggested boundary treatments are considered acceptable, the colouring

along with details to confirm the boundary treatment to the North of the temporary training buildings area should be agreed by planning condition.

Residential Amenity

- 3.36 The site adjoins the rear gardens of residential properties and, as such, it is necessary to consider the impact of the proposed development on the occupiers of those properties.
- 3.37 The nearest neighbouring properties are located to the south in Smithers Chase adjacent to the site's southern boundary (no.1 and 2 Smithers Chase) with an approximate separation distance of 60m between the rear elevation of the cottages and the proposed training buildings. Neighbouring properties located to the north in Sutton Road have approximately 177m between the proposed training buildings and their rear elevations. Such distances would ensure that the proposal would not generate unacceptable overlooking and would not be overbearing on neighbouring properties. The buildings would all be single storey so this would not generate unacceptable overlooking.
- 3.38 Impact on residential amenity was considered within the previously approved application reference: 17/00436/FUL but there are differences between the approved application and that currently submitted which has an impact on neighbouring properties. This includes the proposed use of Smithers Chase to access the temporary training buildings rather than Fossetts Way (via a new roundabout) and a change in the proximity of the training parking area to the rear elevations of no.1 and 2 Smithers Chase (a distance of 32m rather than the 30m approved taken from the corner of no. 2 to the corner of the parking area but with a closer proximity to the rear boundary of the site from 14.1m approved to 10.1m now proposed).
- 3.39 The parking layout represents an improvement to no.1 and 2 Smithers Chase as it would mean that it would be 2m further away largely formed through a relocation of the bin store to the north-western corner of the parking area from the south-western. Whilst the parking area is located closer to the southern boundary, there is only a rural barn adjacent to this boundary and therefore its closer proximity is not considered to have a detrimental impact on residential amenity. In addition, the applicant is proposing to install a 2.2m high timber fence on bunding, resulting in a 3m high boundary treatment that would assist in reducing disturbance from the car park to the occupiers of these properties. It is important that this fence blends in with the rural surroundings. The gate and metal fencing at the site is painted green and the temporary buildings will also be painted this colour. The timber fence should also be required to be painted green by condition considering the sites Green Belt location.
- 3.40 Although no traffic would go past the dwellings at no.1 and 2 Smithers Chase as a result of the use of this private road, there would be an increased usage of Smithers Chase itself which is also a private road. However, such increased usage, in general, is not considered to be detrimental to the occupiers of no.1 and 2. Roots Hall Ltd. (SUFC's current grounds) has

ownership of Smithers Chase up until the junction with its access into the training pitches site. It will be their private responsibility to ensure the continued upkeep and maintenance of the section of Smithers Chase that they own.

- 3.41 It is not considered that the use of Smithers Chase as an access would be detrimental to the occupiers of any other neighbouring properties.

Playing Pitches

- 3.42 Paragraphs 92 to 103 of the NPPF focus on promoting health and safe communities. At paragraph 98 it advises that ‘*access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change*’. It then goes on at paragraph 99 to state that:

99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

(a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

(b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

(c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 3.43 The proposal falls within part (b) as it would represent replacement training facilities that would form equivalent to or better provision in terms of quantity and quality in a suitable location being in close proximity to the newly approved stadium development and with training pitches alongside it.
- 3.44 Sport England did not object to the previous application reference: 17/00436/FUL but did suggest a condition relating to the training pitches which was imposed.
- 3.45 With the current application Sport England does not raise an objection and is in support of the amendments made during the course of the application which enable all the training facilities to be provided adjacent to the training pitches rather than split between this area and Roots Hall stadium. The proposal is considered to accord with paragraph 99 of the NPPF.

Noise

- 3.46 Paragraph 185 of the NPPF refers to environmental noise and seeks to “*ensure that new development is appropriate for its location taking into*

account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:-

- (a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life [65](#) ;*
- (b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

3.47 A Noise Impact Assessment (NIA) accompanied the previous application. The development was considered to have a negligible impact on residential receptors as a result of the NIA and subsequently it was concluded that given the acceptable separation distance between the proposed training centre and pitches to the adjoining residential properties and the comments from the Council's Environmental Health advisor at the time, the noise levels associated with the proposed training facility would have no material detrimental impact on residential amenity, and is in accordance with the NPPF and NPPG.

3.48 The current proposal would not increase the level of activity from that approved through application ref: 17/00436/FUL. Therefore, it remains the case that the proposal is not considered to generate unacceptable noise levels. However, a Construction Noise Management Plan (CNMP) was required with the previous application as the NIA identified some mitigation measures to assist during construction. With the current proposal, there will be engineering and construction works. On this basis, a condition requiring a CNP to be submitted to and agreed should be attached to an approval.

Highways

Access and Infrastructure Improvements

3.49 Policy T1 of the Council's Core Strategy requires that development be located and designed in such a way as to reduce reliance on the private car but accepts that some impact on the highway network is inevitable and identifies that the Council will work with developers and the Highway Authority to ensure that appropriate improvements are carried out. Policy T2 of the Core Strategy identifies the Council's intention to work with Essex County Council (ECC) Highway Authority to ensure that highway improvements are implemented.

3.50 ECC Highways responded to the previous application 17/00436/FUL and advised that they recommended approval subject to conditions. Where still

considered relevant, highway conditions should be imposed on the current application.

Parking, Pedestrian and Cycle Links

- 3.51 The adopted Parking Standards Design and Good Practice SPD requires a maximum of up to 20 spaces per sports pitch plus 1 space per 10 spectator seats. There are not any intended spectator seats shown on the plans. A maximum of 80 spaces in this instance are therefore required. It is proposed to provide 40 spaces for the use of the training facilities and pitches, as was previously approved, which is still considered to provide an acceptable quantum of parking for the training pitches and temporary buildings. It should be noted that the parking area for the training pitches has been laid out on site and is therefore retrospective although the area for the cycle, powered two wheeler and refuse store has not been laid and would need to be added.
- 3.52 In addition to the vehicle parking spaces, the Parking SPD requires that there are 10 cycle spaces plus 1 space per 10 vehicle spaces, which would result in the need for 14 cycle spaces at the site. Provision is made for 14 cycle parking spaces as well as 6 electric vehicle charging points. With regards to powered two wheeler spaces there should be 1 space plus 1 per 20 car spaces totalling 3 minimum. There should also be 3 disabled bays minimum. 4 powered two wheeler spaces are shown and now 3 disabled bays (one further has been added since approval of the previous application which was a requirement by condition). The training facilities parking area would be managed using barrier systems, to ensure restriction of the use of the parking spaces other than for their intended use. The plans supplied with the current application show a 'weldmesh security gate' which is a 3m wide double leaf gate painted green. This has already been constructed on site. This is considered to provide a good degree of security of a reasonable design with a green finish.
- 3.53 The Parking Standards SPD requires that parking bays measure a preferred 5.5m x 2.9m with 6m reversing distances between spaces. The minimum bay sizes within the SPD are 5m x 2.5m. The plan previously approved showed spaces of 4.8m x 2.4m, this was not in accordance with the Council's Parking Standards SPD and a revision to this was sort by condition. The layout currently provided addresses this by showing all spaces measuring 5.5m x 2.5m with the exception of 3 spaces measuring 5.5m x 3m. The 5.5m length accords with the preferred parking bay criteria, the 2.5m accords with the minimum bay criteria. Adherence to the minimum bay criteria was considered acceptable within the previous application. The parking bay sizes are considered acceptable here.
- 3.54 Complying with this criteria and making other changes to the parking area has inevitably led to a slightly larger parking area of 1291.2m² compared with the 1132.4m² approved so an increase of 158.8m². It has also resulted in the parking area being positioned closer to the attenuation pond and closer to the Southern boundary. The parking area has moved approximately 4m closer to

the Southern boundary and now lies closer to the attenuation pond. It's general positioning closer to the Southern boundary has been assessed within the residential amenity section of this report. However, in general terms, there would still remain an approximately 10m distance to the boundary with an earth bund and 3m high weldmesh fence to provide a landscaped buffer with boundary treatment. This is still considered an acceptable distance and visual buffer here.

- 3.55 The position of the 6 electric charging points is considered acceptable. Details of their installation shall be required by condition as was required by condition 36 of application reference 17/00436/FUL. Due to the temporary nature of the development, and therefore the limited electrical supply that would be available to the site for the temporary cabins, the EV charging points will be required to be installed prior to use of the permanent building rather than the current temporary cabins under consideration. The Environmental Statement provided with the previously approved application reference: 17/00436/FUL explained that the travel plan and car park management plan would be used to monitor the use of EVCPs and identify when further provision is required.
- 3.56 The Environmental Statement provided with the previously approved application reference: 17/00436/FUL advised that the entrance to the stadium parking, training centre building and first team parking would be staffed on match days and gated on non – match days for SUFC access only. Whilst the current application shows some detail around a weldmesh security gate, it does not provide details of the barrier control at the entrance to the access road from Smithers Chase. Full details around the security of these parking areas and the access road should be controlled by planning condition as these all represent re-consideration as part of the current application. Barriers and electronic passes were previously suggested to be the likely form of controls.

Impact on the Local Highway Network

- 3.57 The proposal now includes the use of Smithers Chase rather than Fossetts Way to access the training pitches and training buildings car park. The whole proposal is for a temporary 3 year period and this could be controlled by condition to ensure that any impact is re-assessed after this period in terms of its acceptability.
- 3.58 It would not include any greater quantity of traffic movement than previously considered, just a change in access. SUFC have advised that the traffic movements would include approximately 30 cars per day between 0930 and 1300 hours, 7 days per week.
- 3.59 During the course of the application a Transport Technical Note was submitted which advises that the use of Smithers Chase would not generate a highway safety issue. The impact on the local highway network is not considered to significantly differ to that previously considered and approved under application ref: 17/00436/FUL. Smithers Chase is a private road, owned

by Roots Hall Ltd. It is a half concrete and half unmade surface. SUFC have confirmed that they will maintain the surface. This represents a private matter, it would not be reasonable to control maintenance of the road by condition.

- 3.60 ECC Highways have advised that the application lies outside of their jurisdiction for statutory comment. They provided a response to the previously approved scheme 17/00436/FUL because it had greater implications for the wider highway network, particularly the match day elements. Informally, they have advised that ECC Highways would not object to the use of Smithers Chase explaining that there are no recorded accidents at this location, the proposed vehicle movements are low, the junction visibility is all within design standards and Smithers Chase is also a private road. SCC has been consulted for comment and has equally raised no objection. On this basis, it is not considered that the proposal would have a detrimental impact upon highway safety through the use of Smithers Chase.

- 3.61 Condition 28 of application reference: 17/00436/FUL stated the following:-

The car parks and training building shall not be used until the new roundabout, pedestrian crossing and other highway works within Fossetts Way are completed.

REASON: To ensure that the necessary highway works are undertaken prior to any use of the car parks and training building.

Therefore granting permission for the current development with access from Smithers Chase would be contrary to this condition. However, this condition sought to control access to the development in its entirety, so the 4 pitches, training centre building (far larger than the floor space of the current cabins proposed), training area car park and large match day car park and is reasonable for that scale of development. The current proposal is seeking to use Smithers Chase for a temporary 3 year period for the pitches with training parking area and a more reduced temporary training cabin usage without construction of the match day parking. There is no highway objection to the use of Smithers Chase for the scale of development proposed and for a temporary period. On this basis, it is considered reasonable to permit use of Smithers Chase without construction of the Fossetts Way roundabout for the current proposal.

- 3.62 Public footpath number 16 runs along the eastern and northern boundaries of the wider site. The proposal would be away from the public footpath and does not include any works to it and therefore no detrimental impact is considered to occur.

Flood Risk and Sustainable Urban Drainage (SUD's)

- 3.63 The site falls within Flood Zone 1 as defined by Planning Practice Guidance and shown on the Environment Agency Flood Risk Map; this designation indicates the lowest risk of flooding and the proposed development, classed

as 'less vulnerable' is an acceptable form of development, in principle, in flood risk terms at this site. In addition to ensuring that the development itself is safe from flood risk, the development must not increase flood risk elsewhere and planning policy (national and local policy ENV7) requires the use of Sustainable Urban Drainage systems (SUDs) for development of this scale.

- 3.64 The applicant submitted a site-specific Flood Risk Assessment (FRA) and SUDs statement for the previous application reference: 17/00436/FUL. Essex County Council Lead Local Flood Authority (ECC LLFA) was consulted on the previous application and recommended approval, subject to conditions. However, they initially raised a holding objection to the current application due to the lack of information submitted to assess the flood risk. They advised that they 'would need to see a drainage strategy on this application that includes the area referred or a technical note explaining how the drainage for this area has been included'.
- 3.65 Subsequently, a foul and surface water drainage strategy produced by Heyne Tillett Steel was provided during the course of the application to seek to address the comments received from ECC LLFA. This explains that the flows from the cabins would eventually drain into the attenuation basin which has been designed to serve the catchment area of the entire Fossetts Farm stadium development site including the current site. The attenuation basin has already been constructed on site, albeit this is subject to the requirement for discharge of condition details to be agreed as part of the approved application ref: 17/00436/FUL. The flow control installed on the basin outlet prior to connection into the northern drainage ditch limits the flow rate to 28l/s for the 1 in 30 year event and has a weir overflow which restricts to 77 l/s for storm events up to the 1 in 100 year event + 40%.
- 3.66 The areas around the cabins would be a mixture of artificial grass with type 3 sub base and self-binding gravel with type 1 sub base which would provide a degree of permeability. Perforated pipes would direct flows from the sub bases of the artificial grass and self binding gravel towards a proposed inlet into the attenuation basin. Rainwater pipes from the cabin roofs would connect into the below ground pipes and discharge through the same inlet into the attenuation basin. The car park has been constructed using asphalt which would also connect up to the attenuation basin.
- 3.67 It has been identified that the temporary haul route for the installation of the cabins has not been included within the surface water design strategy. It would be constructed of a compactable type 1 sub base so water would drain partly into the road surface but also to the soft landscaping either side of the road and the attenuation basin.
- 3.68 ECC LLFA reviewed the strategy submitted and initially continued to issue a holding objection. However, the agent's drainage consultant provided a response to their queries and as a result ECC no longer objects to the application, subject to conditions being imposed which should be attached to any approval.

Foul Drainage

- 3.69 A foul water drainage statement was provided with the previous application along with a pre-planning assessment report from Anglian Water. For the wider stadium development the foul drainage would run, under gravity, to a pumping station to the north-eastern corner of the Fossetts Farm site. It would then be discharged via a pumped rising main into an Anglian Water public sewer located in Eastern Avenue. The site wide pumping station would be located within Southend City Council's section of the wider development. Anglian Water responded to the previous application and raised no objection, subject to a condition being imposed.
- 3.70 The current application is for twelve temporary cabins. The foul water would be disposed of by way of a waste water treatment plant located to the south-western corner of the temporary training cabins site with outfall of treated water into the attenuation basin. The drainage strategy advises that the design of the foul water system is considered to fall under the Environment Agency's General Binding rules. It goes on to explain that the treatment plant capacity has been designed on an occupancy level of 50 people at 50l/person/day which they advise is in line with the 'Health Club/Sports Centre' amenity site values provided within British Flows and Loads.
- 3.71 The Council's Building Control Manager has been consulted for comment and advises that if the waste water treatment plant is adequately sized and meets the general binding rules it would meet the requirements of part H4 of the Building Regulations. This would be subject to satisfactory details being submitted for checking to this department.
- 3.72 Planning Practice Guidance requires that applications relying on anything other than connection to a public sewage treatment plant will need to be supported by sufficient information to understand the potential implications for the water environment. Where a connection to a public sewage plant is not feasible a package sewage treatment plant can be considered and is indeed proposed in relation to the current development as set out in the submitted Drainage Strategy. The agent has provided justification for why a public sewer connection cannot be achieved and this relates to the fact that the current proposal is temporary and the distance to the nearest public sewer connection is uneconomic for a temporary use. They also advise that closer connection points will be available as the Fossetts Stadium development is implemented that will eventually become more cost effective and will enable the permanent training centre connection. A package sewage treatment plant would usually have to comply with the General Binding Rules enforced by the EA and in some circumstances will require a permit from the EA. The General Binding Rules do, however, set out that new discharges are not allowed to a ditch or surface water that does not contain flowing water throughout a whole year. Whilst the attenuation basin (already constructed) contains water, this water cannot be considered to be 'flowing'. However, this basin does provide an outlet to the Northern ditch, and this ditch does contain some flowing water.

- 3.73 Package sewage treatment plant is therefore considered likely to be the most suitable option here but other options do also include cesspool and septic tank Wastewater treatment systems and cesspools should meet the requirements in H2 of the Building Regulations 2010 (as amended) and is ultimately considered by Building Control. On this basis, it is considered that an acceptable foul water drainage strategy could be provided here with full details around construction and management to be controlled by planning condition. It should also be noted that this development remains temporary until the main training centre building is constructed under application reference: 17/00436/FUL, at which time full connection to the Anglian Water sewers will be provided upon agreement with Anglian Water.

Air Quality

- 3.74 Paragraph 186 of the NPPF states “planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.”
- 3.75 The NPPF is supported by Planning Practice Guidance (PPG). The PPG relating to air quality states that “Defra carries out an annual national assessment of air quality using modelling and monitoring to determine compliance with relevant Limit Values” and “It is important that the potential impact of new development on air quality is taken into account where the national assessment indicates that relevant limits have been exceeded or are near the limit or where the need for emissions reductions has been identified.”
- 3.76 The PPG states that “whether air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to have an adverse effect on air quality in areas where it is already known to be poor, particularly if it could affect the implementation of air quality strategies and action plans and/or breach legal obligations (including those relating to the conservation of habitats and species). Air quality may also be a material consideration if the proposed development would be particularly sensitive to poor air quality in its vicinity”.
- 3.77 Policy DM29 of the Development Management Plan states that major developments will be required to submit an air quality assessment with their planning application to determine the potential cumulative impact of additional transport movements on potentially significant road junctions. The current

application is minor development and therefore such an air quality assessment is not considered necessary here.

- 3.78 Air quality was considered under application reference: 17/00436/FUL (as this application was major development) and it was concluded that the proposed development would satisfy Policy DM29 of the Development Management Plan. There was no evidence that the 17/00436/FUL application would have a demonstrable impact on the existing AQMA at Rayleigh Town Centre or result in significant adverse impact on existing air quality as a result of emissions from vehicle movements associated with the site.
- 3.79 The current application would not generate any greater vehicle movements than that already approved and agreed to as part of application reference: 17/00436/FUL. The training centre car park area remains the approximately same overall size with just some minor changes in layout, with the temporary training buildings providing a lesser quantum of space than that already approved. Whilst access to the site would be from Smithers Chase rather than Fossetts Way for the current application, it is not considered that this would be likely to generate any greater air quality issues than previously considered.

Archaeology

- 3.80 Planning policy at the national and local level requires consideration of the impacts of proposed development on heritage assets which includes underground heritage assets.
- 3.81 The previous application reference: 17/00436/FUL was accompanied by an Archaeology and Cultural Heritage Assessment that formed part of the Environmental Statement. Wessex Archaeology undertook field work of the site in 2018. The proposed development is part of the overall development for Southend United Football Club, which lies mostly in Southend City Council's area, and immediately adjacent to Prittlewell Camp, a Late Bronze Age/Early Iron Age hillfort, which is a Scheduled Monument. It is possible that associated features may survive within the development area which would be damaged or destroyed by the development.
- 3.82 Since the approval of the previous application the archaeological works that have taken place in relation to the training pitch location only have been agreed through details submitted which included an Archaeological Written Scheme of Investigation, trenching site plan and watching brief. However, this related to the training pitch area only. If the current application is approved and the applicant implements this as opposed to the 17/00436/FUL in relation to the temporary training buildings then it is necessary to ensure that a condition sufficiently requires that archaeological investigation takes place in relation to the area where the training centre cabins and training centre car park would be located. This should be controlled by planning condition. The agent has advised that further trial trenching did take place in agreement with ECC Archaeology in the area of the cabins and training area car park.

However, as there remains uncertainty around this it is reasonable to continue to impose the current recommended condition.

Refuse

- 3.83 A refuse storage point is now shown to the north-western corner of the training car park (it was previously proposed to the south-western corner of this area). This is considered to be located within an area accessible by a refuse vehicle. The location of the store proposed is considered to be more functional than that previously approved as it is closer and more accessible to the training cabins. The proposed location of the refuse store is considered acceptable.
- 3.84 There are no details of the design of the intended refuse store. Whilst a condition controlled this as part of the previous application, as this proposal represents re-consideration of the parking layout with an amendment to the positioning of the refuse storage point, it is considered important to ensure that such detail remains to be controlled by planning condition as part of the current application to ensure that the building has a modest impact on visual amenity.

Trees

- 3.85 Policy DM25 of the Development Management Plan 2014 looks to ensure that trees and woodlands do not suffer detrimental impact as the result of a proposed scheme.
- 3.86 No tree survey has been submitted with the current application. A tree survey dated 2017 was submitted with the previous application ref: 17/00436/FUL that identifies that part of tree group G110 has its Root Protection Area within the application site. This part was and remains proposed for removal to facilitate the development as this is located within the Match Day parking area but also has part of its RPA within the access road to the training parking area. Its removal was not objected to on the previous application and is not objected to now.
- 3.87 Tree protection and the need for a method statement was controlled by condition 16 of application reference: 17/00436/FUL. This condition needs to be adhered to as works to undertake application reference: 17/00436/FUL have commenced at the site and a discharge of condition has been submitted to agree details to discharge this condition. It is therefore not considered necessary to repeat this here.

Ecology

- 3.88 The site is located within an SSSI Impact Risk Zone which is a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals to: Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. The site currently under consideration

represents a 'rural non-residential' scheme with an internal floorspace below 1000m². Natural England have not been consulted on the current proposal as the proposal is less than 1000m² in floor area and is therefore outside of their remit for consultation.

- 3.89 However, Natural England previously advised that the proposal could benefit from enhanced Green Infrastructure provision along with landscape enhancements. This was controlled by condition 18 of application reference: 17/00436/FUL. This condition needs to be adhered to as works to undertake application reference: 17/00436/FUL have commenced at the site and a discharge of condition has been submitted to agree details to discharge this condition. It is therefore not considered necessary to repeat this here.
- 3.90 Policy DM27 of the Development Management Plan 2014 looks to ensure that protected species do not suffer detrimental impact as the result of a proposed scheme.
- 3.91 With regards to protected species, a phase 1 survey was provided with the previous application reference: 17/00436/FUL. The site was initially visited in 2015 to undertake the survey but further visits have also taken place in 2016 and 2020. The survey explained the following with regards to protected species:-
- Bats - None of the buildings and structures within the site appeared to support features suitable for roosting bats, while the semi improved grassland and associated habitats provide foraging and commuting habitat only.
 - Badgers - Badgers and their setts have been recorded across the wider area. No evidence of setts or other activity definitive of badgers was recorded.
 - Common Reptiles - the majority of the site: amenity grassland, hard-standing and hedgerows and trees, are not suitable for reptiles. The built development and training pitches of the site are of low suitability for reptiles. The remainder of the site is of moderate suitability for reptiles.
 - Nesting birds - The semi improved grassland has some potential for ground nesting birds, perhaps reduced by the use of the site by dog walkers. The trees, hedges and scrub all have the potential to support the breeding of common bird species.
 - No other protected species or evidence or suitable features for protected species was encountered during the surveys.
- 3.92 The phase 1 survey went on to recommend that:-
- Consideration should be given to the protection of habitats within the site, in particular the hedgerows and mature trees.

- Lighting impacts during construction and operation of the facilities should be considered. Lighting, if used, should be directed away from vegetation, trees and wildlife corridors.
 - Reptiles - As reptiles were previously present within the site a reptile survey of suitable habitats using artificial refugia is currently being conducted.
 - Nesting birds - Vegetation clearance should be avoided during the nesting season (March – August) as noted above. If vegetation, on inspection, is found to contain an active nest the plant and a buffer of 3m of surrounding vegetation should be retained and clearly marked (with tape) and be left undisturbed until the nest is no longer active before clearance can be completed.
 - A pre-construction survey should be completed immediately prior to the start of development works to confirm that the situation on site is as reported here.
- 3.93 A bat survey report was also produced in 2021. No bats were recorded during the survey; however, because of seasonal and weather based limitations it was recommended that the survey be repeated during optimal conditions.
- 3.94 Since the determination of application reference: 17/00436/FUL condition 17 has been discharged which required an updated bat survey, details for the removal of reptiles and details/recommendations for working in proximity to nesting birds to be submitted to and agreed in writing with the Local Planning Authority. This condition needs to be adhered to as works to undertake application reference: 17/00436/FUL have commenced at the site. It is therefore not considered necessary to repeat this condition here. An updated ecological survey is not considered necessary.

Light pollution

- 3.95 Policy DM5 of the Development Management Plan 2014 seeks to ensure that proposals are designed and installed to minimise the impact of light pollution on residential and commercial areas, important areas of nature conservation interest, highway safety and/or the night sky through avoiding unnecessary light spillage and trespass.
- 3.96 There is no proposal for the area where the temporary training buildings would be located or the training car park to use flood lighting. Whilst the development is likely to have some form of external lighting, the design of such lighting should be controlled by condition to limit its impact.

4 CONSULTATIONS AND REPRESENTATIONS

SUTTON PARISH COUNCIL

4.1 Comments as follows:-

- 1) The temporary buildings plus the proposed 30+ cars, creating noise and dust in the Greenbelt to the detriment of occupiers of Templegate Cottages and Smithers Chase.
- 2) The use of 'Smithers Chase' for the access/egress to the development.
- 3) Smithers Chase is a single lane and totally unsuitable for the envisaged 30 cars that will be using the tight access point by the Temple Farm roundabout on Sutton Road.
- 4) Will the application conform to Permitted Development within the Green Belt?
- 5) If agreed and passed by Rochford Planning, a strict time limit to be enforced on the requested three years only, to be undertaken by the applicants.

ECC HIGHWAYS

Informal Comments (not statutory consultee)

First Response

- 4.2 I have reviewed the associated documentation regarding the temporary planning permission for three years associated with the football training facility on land north of Smithers chase (private road). Unfortunately, whilst the site lies in the administrative boundary of Rochford, the Highway Authority's jurisdiction does not start for about 200 metres north of the Smithers Chase access point. This junction and adjacent roundabout lies under the control of Southend City Council. Therefore the Highway Authority has no comment to make for this proposal and would recommend consultation with the neighbouring Highway Authority on this matter.
- 4.3 With regard to the use of Smithers Chase for access to the proposal, there are no recorded accidents at this location, the proposed vehicle movements are low and the junction visibility is all within design standards. Smithers Chase is also a private road. Therefore the HA would not raise any objection to this proposal for its temporary use.

Second Response

- 4.4 Temporary or permanent, the buildings are going to be there and travel patterns set – so a Travel Plan is fully justified.

Third Response

- 4.5 I have reviewed the associated documentation and agree with the aspects reported in the technical note around the acceptance of the access arrangement and use of Smithers Chase to the training facility.

Fourth Response

- 4.6 As long as we have some hook into the travel plan review for future use - can you confirm we can tie this into the permanent facility? if that is the case and as this application is temporary use happy for this to be removed (*this refers to the travel plan condition*).

SCC HIGHWAYS

- 4.7 There are no highway objections to this proposal.

RDC BUILDING CONTROL

- 4.8 Balancing ponds look sized and working for a much larger area than the additional new flow, therefore it is likely to adequately attenuate the flow. The sewerage treatment plant, if adequately sized and meeting general binding rules, would meet the requirements of part H4. This would be subject to satisfactory details being submitted for checking the final proposal.

SPORT ENGLAND

First Response

- 4.9 In Sport England's initial formal response to application 17/00733/FUL it was advised that our 'no objection' position was subject to a section 106 agreement (or planning condition) requiring the replacement training centre on the new SUFC training ground site to be completed and available for use prior to any development commencing on the existing SUFC training ground building unless otherwise agreed in writing with the Council in order to ensure continuity of training centre facility provision for SUFC. However, the applicant subsequently advised that the existing SUFC training centre site would need to be vacated and re-developed for residential at the outset of the development in order to repay Homes England forward funding for the new stadium plus it would take a number of years to fund and build the new training centre. Sport England subsequently advised Southend-on-Sea City Council that a temporary training facility would be acceptable and condition 13 of planning permission 17/00733/FUL and the associated section 106 agreement that was completed made provision for this. An initial planning application (Southend-on-Sea CC Reference: 21/02072/FUL) that was made for a temporary training centre on land close to the replacement training ground within Southend-on-Sea City's area was subsequently withdrawn.

- 4.10 The current application therefore represents the applicant's latest proposal for temporary training facilities to support the use of the replacement training ground. Rather than provide all of the temporary training centre facilities adjoining the replacement training ground, it is proposed (not part of this planning application) that the majority of the facilities would be temporarily provided at SUFC's Roots Hall Stadium by converting parts of the interior of the ground and first floors of the East Stand. The facilities that are essential to support the use of the training pitches would be provided in the modular buildings that are proposed in the current application. As there is no certainty offered at this stage that the permitted permanent replacement training centre would be delivered in the short term, it is necessary to assess the temporary training facility proposals against exception 4 of our Playing Fields Policy https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=playing_fields_policy and paragraph 99 (b) of the NPPF in order to assess its acceptability in the event that temporary facility remains in place for a long term period. This is the same approach that was taken when the original proposals for the permanent replacement training centre were considered in 2017. As the current application for the temporary training centre facilities would provide the replacement facilities for compensating for the loss of the existing SUFC training centre, the Council would be expected to give appropriate weight to our views as Sport England was a statutory consultee on the related planning application for redeveloping the existing training ground within Southend-on-Sea CC's area.
- 4.11 Exception 4 of the policy states:-
- The area of playing field to be lost as a result of the proposed development would be replaced prior to the commencement of development by a new area of playing field of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better accessibility and management arrangements.
- 4.12 While the above wording of the policy refers to playing fields as explained in section 6.4 of our policy, the policy approach also applies equally to the provision of ancillary facilities that support playing fields such as pavilions/clubhouses and therefore we would treat the SUFC training centre building as an ancillary facility that supports the use of the playing pitches on the replacement training ground.
- 4.13 I have considered the information submitted against the criteria in the policy and would assess the proposal as follows:-
- **Quantity of Provision:** As demonstrated by the floor plans and schedule that has been provided in Appendix 4 of the Planning Statement, the temporary facilities proposed at the Roots Hall stadium would be similar or greater in terms of the range of facilities provided and would in broad terms be similar or greater in terms of size (sq.m). The additional facilities proposed in the modular buildings on the training centre site would provide further facilities to supplement these. I am therefore satisfied that across

the two sites the facilities would in functional terms provide similar or better facilities to those that they would replace as all of the facilities that need to be provided for supporting a professional football club training ground would be included.

- **Quality of Provision:** While the temporary facilities at Roots Hall stadium and at the replacement training ground would be converted from existing facilities in the stadium or modular and therefore not the same quality as a conventional purpose built training centre building that would be intended for long term use, the facilities would address the club's training needs on a temporary basis. Furthermore, it is acknowledged that the club's existing training facility building was converted from a previous nightclub use rather than being purpose built and the other buildings are modular (some of which are the modular buildings in the current application that are proposed to be relocated). While in general terms Sport England would not usually support modular buildings for providing replacement facilities, on the basis that the existing SUFC facilities are either not purpose built or are modular and because the proposals are only intended to be temporary, on this occasion the proposals are considered to be equivalent or better in quality.
- **Location:** The location of the majority of the training facilities at the Roots Hall stadium is not ideal as they are entirely separate from the training ground and players/coaches would need to drive from the stadium to the training ground to access facilities such as changing rooms, physio facilities, the gym and refreshment facilities. This would not be acceptable if the training ground was a community facility or if it was a permanent proposal because it would be inferior to the existing situation and would not be suitable for meeting the needs of the users. However, as the only users would be adult/youth professional players and coaches associated with SUFC's teams, the club are satisfied that the arrangement would meet their needs on a temporary basis and the proposals would be temporary it would be acceptable on this occasion. Furthermore, the facilities provided at the stadium are less essential for supporting the use of the training ground pitches. The facilities proposed in the modular buildings in the application comprise facilities for rest and coaching, first aid, drying and toilets which are all essential for supporting the use of the training pitches and therefore need to be located at the training ground rather than at the stadium. Car parking is currently being constructed to support these facilities. The siting of the modular buildings proposed in the application would be acceptable as they would directly adjoin the football pitches that they would support;
- **Accessibility & Management Arrangements:** As the replacement facilities both at the stadium and at the replacement training ground would be used and operated by SUFC on land controlled by the club for meeting the club's training needs in the same way as the existing facility, the

accessibility and management arrangements are considered to be equivalent.

- **Phasing and Delivery:** To ensure continuity of training centre provision for the club, the modular buildings would need to be completed and available for use prior to any development commencing on the existing SUFC training centre building and car parking unless otherwise agreed in writing with the Council in order to ensure continuity of training centre facility provision for SUFC. Condition 13 of planning permission 17/00733/FUL and the associated section 106 agreement already make provision for this.

Conclusion

- 4.14 In view of the above assessment, I am therefore satisfied that the proposals for the temporary training facilities that form part of the current planning application combined with the proposals at the Roots Hall stadium which do not form part of the planning application would meet exception 4 of the above policy in the context of them only being proposed for a temporary period. No objection is therefore made to this planning application.

Second Response

- 4.15 The amendments relate principally to the addition of four modular buildings for accommodating Southend United Football Club's (SUFC) temporary training facilities. The additional buildings would be larger than the those originally proposed and would offer the benefit of allowing all of the existing ancillary training facilities at SUFC's Boots and Laces existing training centre to be relocated to the new training ground at Fossetts Farm. For example, a gym, the canteen and coaching/management offices could now be accommodated on the application site. This would negate the need for the majority of the training facilities to be temporarily relocated to SUFC's Roots Hall stadium as originally proposed. This would avert the potential operational challenges of having most of the ancillary training facilities on a site (the Roots Hall stadium) which is remote from the training ground. While the floorspace available for some of the facilities such as the gym would be reduced compared to the existing facilities at the Boots and Laces site, the benefits of having these facilities on the site of the training pitches would be considered to outweigh any impact associated with a smaller floorspace.
- 4.16 Sport England's assessment of the amended proposals for the replacement training facilities against exception 4 of our playing fields policy would remain broadly the same as set out in our original formal response dated 2nd December 2022. The only notable difference would be that the assessment of the location of the replacement facilities would be more positive as the additional modular buildings would allow all of the club's interim training facilities to be located adjoining the new training pitches at Fossetts Farm rather than being split between Fossetts Farm and Roots Hall stadium as

previously proposed. This would offer operational benefits to the club and address the concerns raised in the previous assessment.

- 4.17 I can therefore confirm that Sport England's no objection position on the application remains as set out in our original formal response dated 2 December 2022 as the amended proposals would be considered to accord with exception 4 of the policy and would provide a preferential solution to the club's interim training facility needs than the originally submitted proposals.

Third Response

- 4.18 No comments to make. Sport England's position on the planning application would therefore remain as set out in our formal response dated 2 December 2022 as supplemented by the response dated 8 March 2023.

ECC LEAD LOCAL FLOOD AUTHORITY

First Response

- 4.19 Having reviewed the documents which accompanied the planning application, we would recommend the issuing of a holding objection on the basis of the following: The information provided does not allow us to assess the flood risk development. Please provide information as required within the new ECC SUDS design guide: <https://www.essexdesignguide.co.uk/suds/what-we-expect/>

Second Response

- 4.20 Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we wish to issue a holding objection to the granting of planning permission based on the following:-
- Confirmation is sought with regard to the treated foul discharge; has this been included in the discharge rates and storage calculations?
 - Drainage modelling is required for all events, plus climate change.
 - All areas of the site should receive sufficient water treatment and above ground features are preferable. Pollution and treatment indices should be provided.

Third Response

- 4.21 Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following:-

Condition 1

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:-

- Limiting discharge rates to that agreed under planning application 17/00436/FUL
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all run off leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment.
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a scheme to minimise the risk of off site flooding caused by surface water run off and ground water during construction works and prevent pollution has been submitted to, and approved in writing

by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.

Reason

- The National Planning Policy Framework paragraphs 163 and 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged.
- Furthermore, the removal of top soils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.
- Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 3

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

- To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.
- Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 4

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

Fourth Response

- 4.22 I am happy to remove condition 14 but conditions 13,15 and 16 should remain as stated.

ANGLIAN WATER

- 4.23 No comments. The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout.

ECC ARCHAEOLOGY

- 4.24 I have now reviewed the attached documents and agree that within the area of the training pitches, the conditions can be discharged. I did receive information from one of the archaeological contractors, to say that the balancing pond had been dug without the archaeological investigation first. They identified an area which had not been disturbed where they were going to carry out archaeological investigation. I have not heard anything from that, so condition 15 cannot be discharged yet.

LOCAL RESIDENTS

First Response

- 4.25 2 comments have been received from the following addresses objecting to the application:-

Templegate Cottages, Sutton Road, Sutton: 5 (x2)

The comments of which can be summarised as follows:-

- SUFC already has planning permission to erect a training centre on this site with consent issued in 2022. However, there was a condition that building works could not commence until works had started on the main stadium complex in SCC area – planning permission has not yet been granted.
- Therefore I see this as a way round the original permission granted by RDC.
- Over-development – the original application was for 5 units, now 12; what has changed SUFC's mind to increase?

- The present site at Boots and Laces in SCC is at present being used to store the elements required for 2 soccer domes; will these materials be dumped on this site?
- Also, will the site become a container storage area?
- SUFC has already received planning approval for a semi sunken building on this site. I rather think that they are looking for another cheap fix at residents who back onto this site's expense.
- We all know that temporary planning permission leads to extensions for many years, twelve containers being drafted onto the site in Green Belt land will look like an extension of Felixstowe container port; once twelve are on site will more be requested?

4.26 3 comments have been received from the following addresses in support of the application:-

Brain Road, Witham: 24
Egbert Gardens, Wickford: 37
Glebe Crescent, Broomfield: 79

The comments of which can be summarised as follows:-

- I support the application for the provision of temporary buildings at the new training ground for Southend United. Seems odd for the council to be questioning the proposed hours of operation and traffic movements given there is full planning permission approved for a permanent training building. The principle of buildings being there and being used is already agreed.
- I support this application as an important stage to providing Essex with a state of the art facility for the benefit of the community.
- I support this application which is necessary for Southend United to continue to exist. Please do not delay this project but grant permission ASAP.

Second Response

4.27 2 comments have been received from the following addresses objecting to the application:-

Templegate Cottages, Sutton Road, Sutton: 4, 5

The comments of which can be summarised as follows:-

- The original plans voted through many years ago had no buildings and trees sheltering the cottages from noise, etc; this was on the advice of Southend United's own experts.
- I have not had the time to look into every change that has taken place over the many years this has gone on for but I feel every alteration has been influenced by profit rather than improvement for the local community.
- I feel whatever plans are approved should be permanent as we have had many years of this now and the thought of unnecessarily extending it another three years is at best inconsiderate.
- With buildings comes noise, activity and vandalism, as we can see from the hoardings that were only meant to go up 28 days before development commenced. They are in a terrible state of repair; they are meant to be for safety not advertising.
- I can only assume the trees have gone so one day someone can say they have been surprised by the need for parking and wish to take the remaining bit of field.
- I realise this is an overall view but we cannot review and respond to every proposal over many years. The problem with the existing ground is that land was sold off for maximum development and profit leaving no options for future needs, it would appear the land around this stadium has already been sold off for profit hence the reason for further encroachment on the Green Belt.
- Once again the applicant has amended their application. They already have permission for a permanent training centre; however, they require temporary set up for 3 years or however long they can delay the correct access from Fossetts Way. This is simply a delaying tactic. Also they do not seem to care about what they are putting residents through. The hoardings that were erected to offer security to the site are now a disgrace due to their condition. Please refuse this application.

4.28 6 comments have been received from the following addresses in support of the application:-

Borrowdale Close: 34
Crouch Meadow, Hullbridge: 12
Downhall Park Way: 20
Glebe Crescent, Broomfield: 79
Kingston Avenue, Shoeburyness: 17
Woodside, Leigh-on-sea: 35

The comments of which can be summarised as follows:-

- The size and scale of the development is proportional with the proposed use of the site.
- Southend United FC is an important community asset to this part of South East Essex, including Rochford DC, and should be encouraged. The temporary nature of this permission, alongside the already approved permanent structure, is supported and I would encourage Members to approve this application.
- The application forms part of the long awaited new stadium project for Southend United which will deliver modern facilities for both club and community use.
- This is a temporary proposal; it is necessary for the development of the football club in its new stadium. People need to remember that it is temporary.
- Please approve this planning application as thousands of people in Southend and Rochford who support Southend United are concerned about the future of the club and this whole development is crucial to the survival of the club.
- Necessary for the transition of the football club from Roots Hall to the Fossetts Farm site.

5 EQUALITY AND DIVERSITY IMPLICATIONS

- 5.1 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

6 CONCLUSION

- 6.1 The proposed development is recommended for approval for the reasons set out in the report.



Phil Drane

Director of Place

Relevant Development Plan Policies and Proposals

Core Strategy (2011) – policies CP1, GB1, GB2, ENV1, ENV5, CLT5, CLT10, T1, T3, T5, T6, T8

Development Management Document (2014) – policies DM1, DM5, DM12, DM16, DM25, DM26, DM27, DM29, DM30, DM31

National Planning Policy Framework (NPPF) 2021

Parking Standards Design and Good Practice Supplementary Planning Document (2010)

National Planning Practice Guidance

Background Papers

Equality Impact Assessment

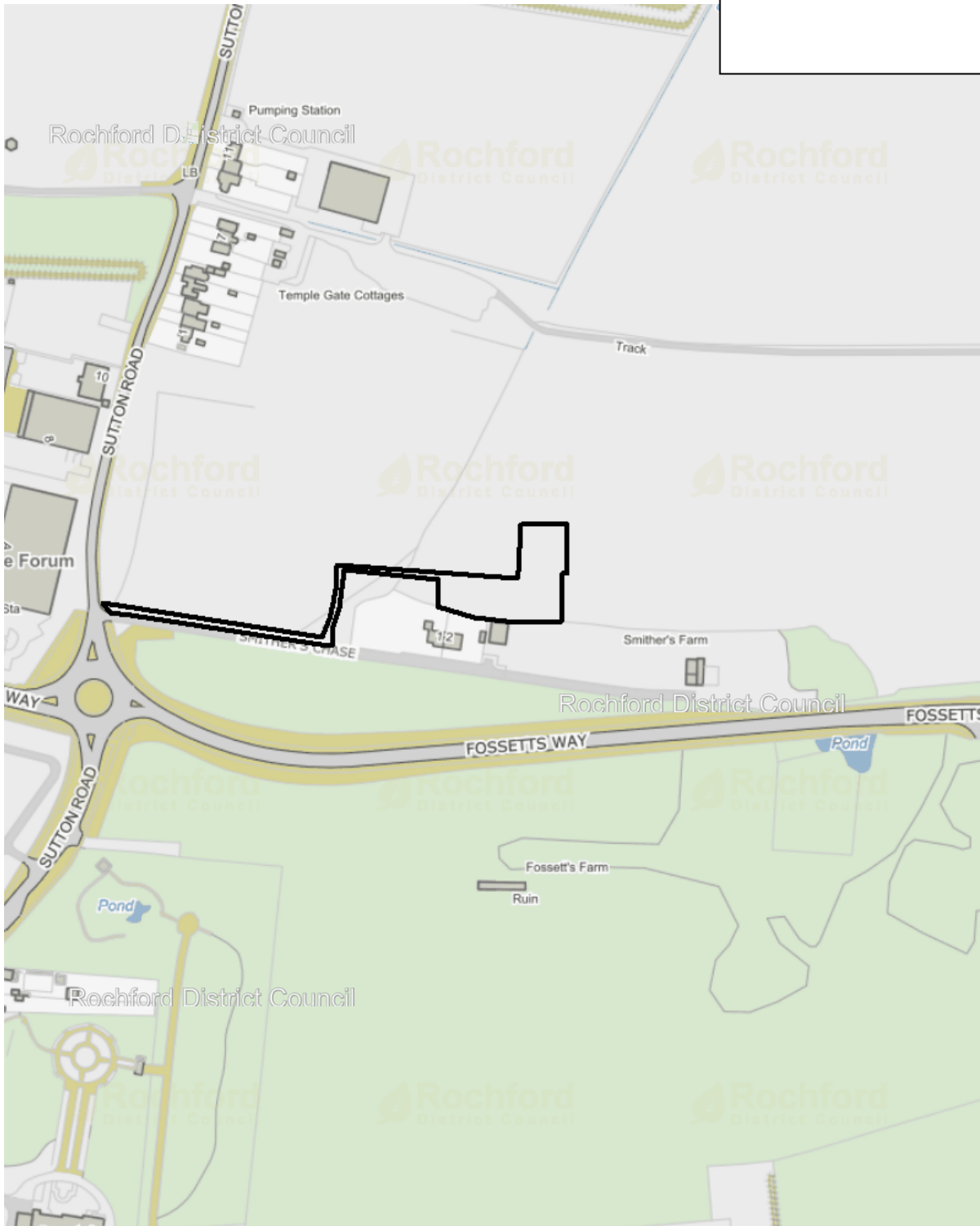
For further information please contact Claire Buckley on:-

Phone: 01702 318127

Email: Claire.buckley@rochford.gov.uk

If you would like this report in large print, Braille or another language please contact 01702 318111.

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