

**Saltdean United Football Club,
Saltdean Vale
BH2025/00834**

3rd December 2025



**Brighton & Hove
City Council**

Application Description

- ▶ Application to vary Conditions 21 (BREEAM Certificate) and 26 (Clubhouse Operation Hours) of planning permission BH2021/04508 (as amended by BH2023/02164). (Part Retrospective)

Context

- ▶ **BH2021/04508** - installation of a 3G artificial football pitch, replacement spectator stand and a new two-storey clubhouse
- ▶ Approved in October 2022
- ▶ Minor design changes approved under **BH2023/02164**
- ▶ Works have commenced on site and are well underway.
- ▶ Condition 21 set a BREEAM target of 'Excellent'
- ▶ Condition 26 restricted the hours of use of the first-floor of the clubhouse
- ▶ No other changes to the approved development are proposed as part of this application.

Map of Application Site



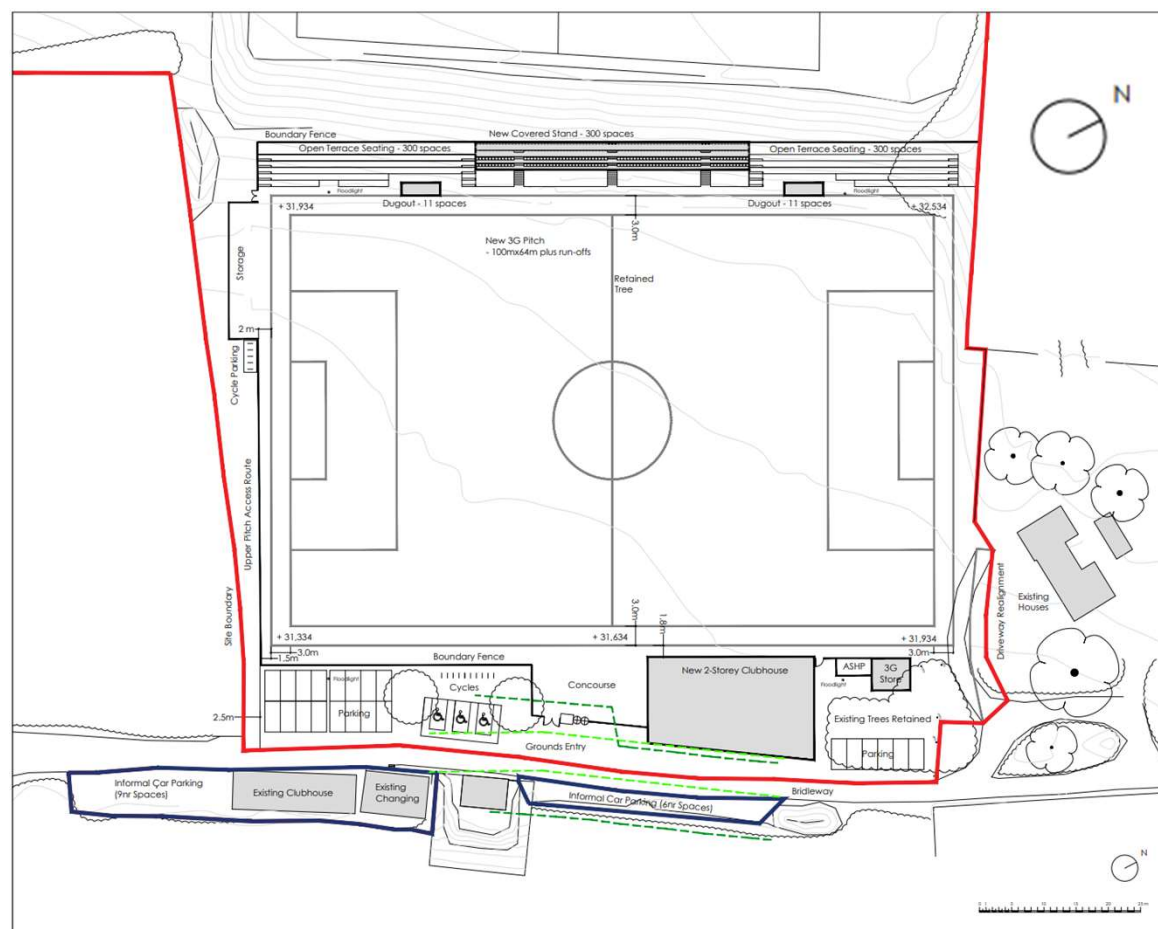
Aerial Photo of Site



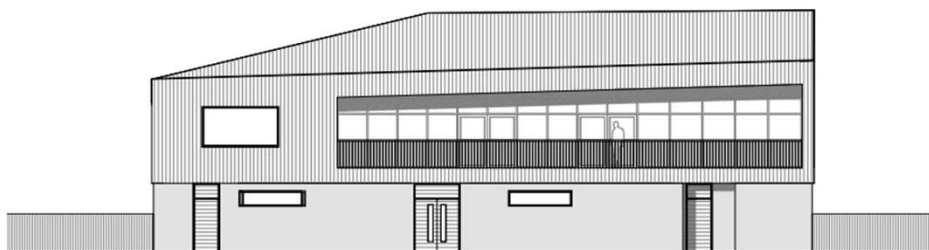
3D Aerial Photo of Site



Block Plan



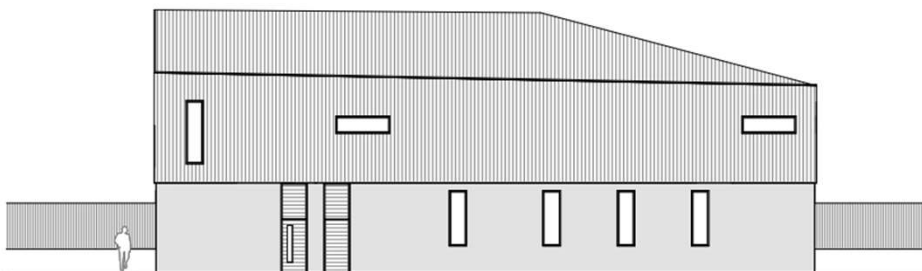
Approved Elevations (BH2023/02164)



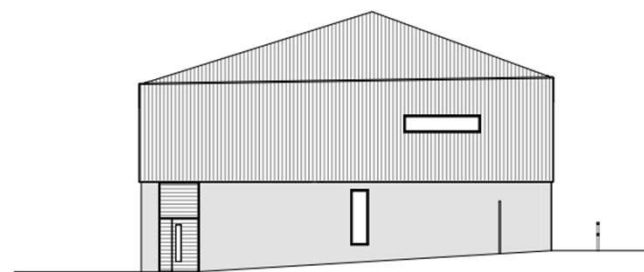
① West Elevation
1 : 100



② South Elevation
1 : 100



③ East Elevation
1 : 100

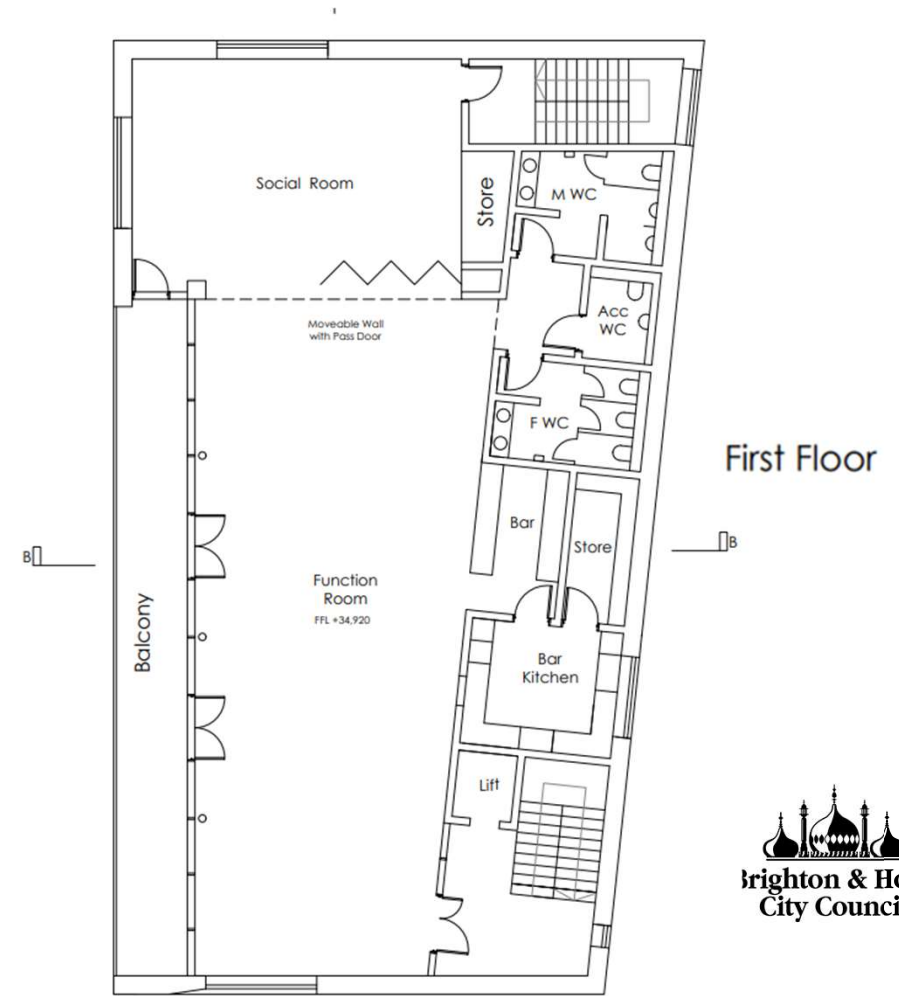
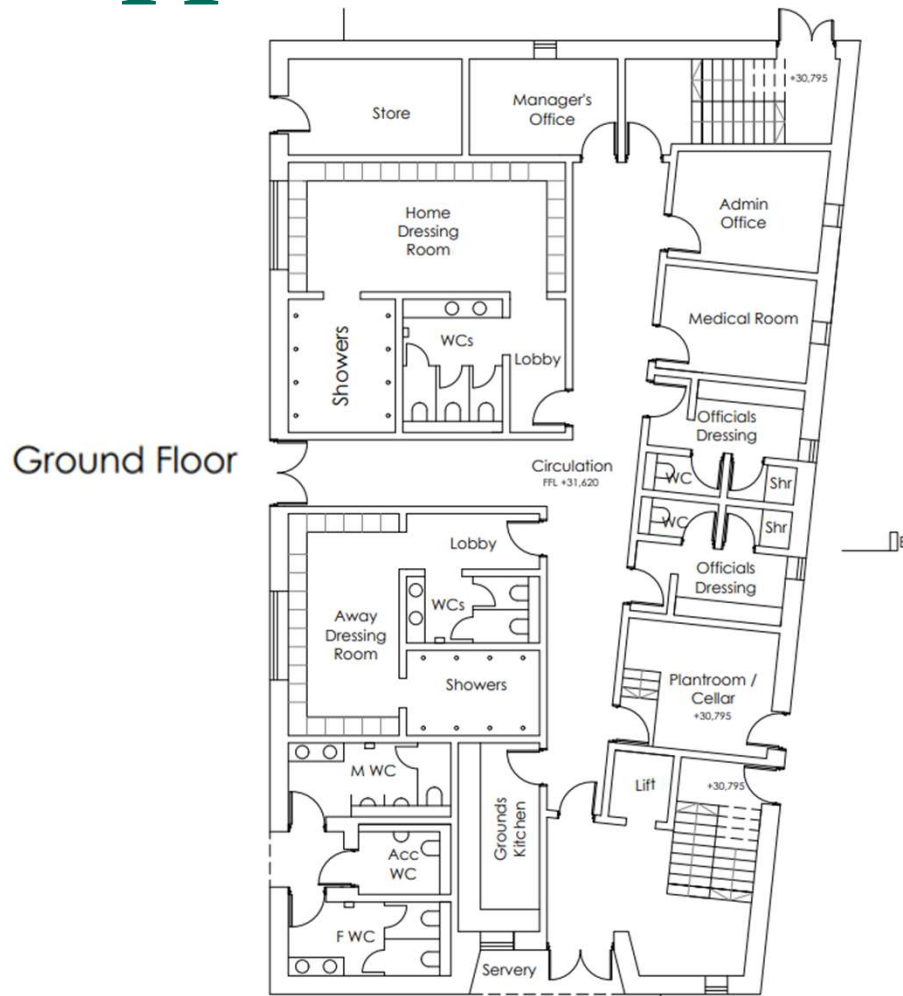


④ North Elevation
1 : 100

CGI of Clubhouse, bridleway view



Approved Floor Plans



Justification for proposal - BREEAM

- ▶ Financial constraints - community project funded by donations
- ▶ Numerous credits missed at early design stages - now unobtainable
- ▶ Increased build costs
- ▶ Clubhouse in isolation does not meet the threshold for a 'Major' development
- ▶ Remaining credits being maximised where possible
- ▶ Latest (22nd October) Targeted score is 47%, with a Potential score of 52%

Justification for proposal - Opening Hours

- ▶ Pre-existing clubhouse not subject to restrictions
- ▶ To align with the schedule of use of the pitch
- ▶ As the function room is a source of revenue for the club

Approved Opening Hours		
Monday - Thursday	Friday - Saturday	Sunday
07:00 - 22:30	07:00 - 23:00	07:00 - 22:30

Proposed Opening Hours		
Monday - Thursday	Friday - Saturday	Sunday
07:00 - 23:00	07:00 - 23:00	07:00 - 22:30

Representations

Ten (10) letters of objection, including the following points:

- ▶ Noise disturbance, anti-social behaviour
- ▶ Proposed hours of use inappropriate during the week
- ▶ Additional traffic and blocking of bus route on match days
- ▶ Impact on wildlife including from light pollution

Nineteen (19) letters of support, including the following points:

- ▶ Valuable community resource that is considerably run
- ▶ Lowered BREEAM target necessary to make the development achievable
- ▶ Varied opening hours would align with the previous clubhouse and allow for use after evening matches

Key Considerations

- ▶ Sustainability
- ▶ Impact upon amenity

Conclusion and Planning Balance

BREEAM:

- ▶ Lowering the required rating from 'Excellent' to 'Good' is a significant reduction.
- ▶ Regrettable that the necessary actions were not taken to register credits during the early stages of the project. However, these credits can no longer be obtained.
- ▶ Community nature of project noted.
- ▶ Not feasible for the scheme to achieve a higher rating.
- ▶ Still targeting many of the remaining credits that would have been mandatory for 'Excellent', including four out of five 'Energy' credits.
- ▶ Still includes sustainability measures such as Air Source Heat Pumps.
- ▶ There is some public benefit arising from the proposal and lowering the target as requested would assist in the delivery of the scheme.
- ▶ No objection from the Council's Net Zero team on the basis of the latest justification submitted.
- ▶ Accordingly, the variation of condition 21 is recommended for approval.

Conclusion and Planning Balance

Opening Hours:

- ▶ Relates to first floor clubhouse only
- ▶ Would not affect noise generated from matches/practice sessions on the floodlit football pitches, or from activity taking place within the ground floor.
- ▶ The outdoor viewing terrace would remain restricted after 21:30.
- ▶ However, the first floor is also intended for hire as an events venue and the proposed later closing time does have the potential to result in a harmful impact upon neighbouring amenity.
- ▶ A Noise Management Plan is considered necessary to set out how this impact can be reduced and mitigated.
- ▶ No objection from the Environmental Protection team (subject to an additional measure in the NMP relating to exit signage).
- ▶ Accordingly, the variation of condition 26 is recommended for approval, subject to an additional condition securing a noise management plan.

Conclusion and Planning Balance

- The updated wording of condition 21 would be:

Within 6 months of first occupation of the non-residential development hereby permitted a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM New Construction rating of 'Good' shall be submitted to, and approved in writing by, the Local Planning Authority.

In addition, it shall be demonstrated that the available mandatory credits required for a BREEAM rating of 'Excellent' as set out in Table 2.5 "Minimum BREEAM standards by rating level" of BREEAM UK New Construction Version 6.1 Technical Manual SD5079, and as identified in the submitted BREEAM appraisal as being targeted (Delta Green, received 23rd October 2025), have been achieved.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy CP8 of the Brighton & Hove City Plan Part One.

- The updated wording of condition 26 would be:

The first floor clubhouse hereby approved shall not be open to customers, including club members, between the hours of 23:00 to 07:00 on Mondays to Saturdays, and 22:30 to 07:00 on Sundays. After 21:30, use of the viewing balcony shall not be permitted except for viewing matches already in play.

Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

- A new condition 30 would be worded as follows:

The first-floor clubhouse hereby approved shall be operated in strict accordance with the Noise Management Plan (Joynes Nash Acoustic Consultants, received 03/11/2025).

Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

Recommendation - Approval

