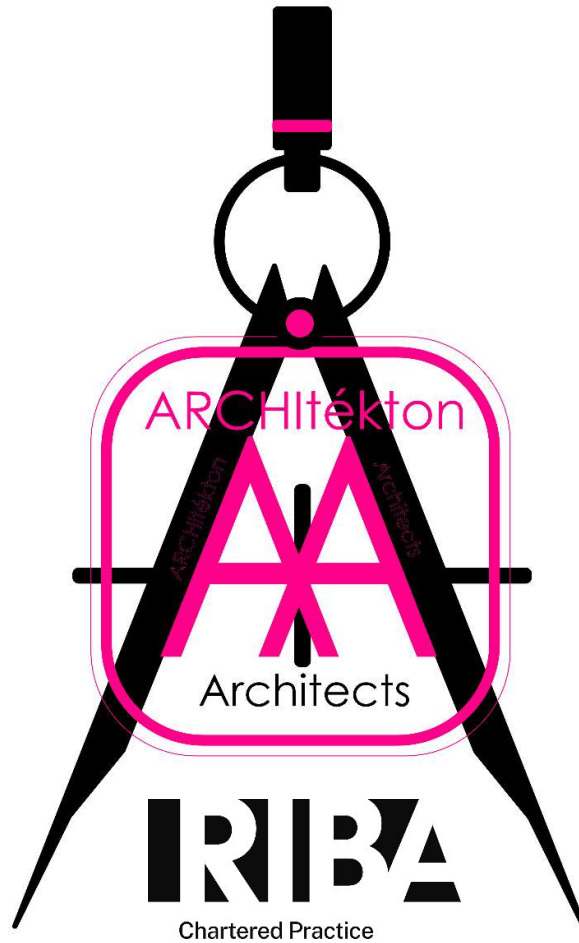
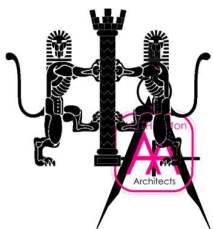




Planning Statement

for

Storrington Cricket Club
Spierbridge Road
Storrington
West Sussex
RH20 4PG



Review of Document

Date	Amendments	By	Rev.

For

Spierbridge Road
Storrington
West Sussex
RH20 4PG

Issued - April 26



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0.0. ARCHItékton Architects Limited

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Chartered Practice

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Our commitment to excellence is underpinned by ongoing Continuing Professional Development (CPD), ensuring our knowledge and skills remain current. This is particularly important in relation to evolving legislation and best practice, including compliance with the Building Safety Act 2022 and the Construction (Design and Management) Regulations 2015.



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By upholding these standards, we offer a rigorous, responsible, and forward-thinking architectural service—focused on delivering the best outcomes for our clients and the communities we work within.

0.2 About ARCHItékton Architects LTD

Name of company

Architékton Architects limited

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Architects Registration no: 099324G

RIBA Chartered Practice no: 20064111





Figure 1- Storrington Cricket Club

1.0. Introduction

This Planning Statement has been prepared in support of Storrington Cricket Club's proposal to install two temporary Portakabin units to provide additional changing facilities. The Club's existing pavilion includes changing rooms and toilet facilities; however, the current accommodation does not meet the needs of mixed-sex participation and lacks the capacity required for modern, inclusive cricket provision.

The temporary units will enable the Club to meet immediate operational requirements while fundraising continues for a permanent, purpose-built solution.



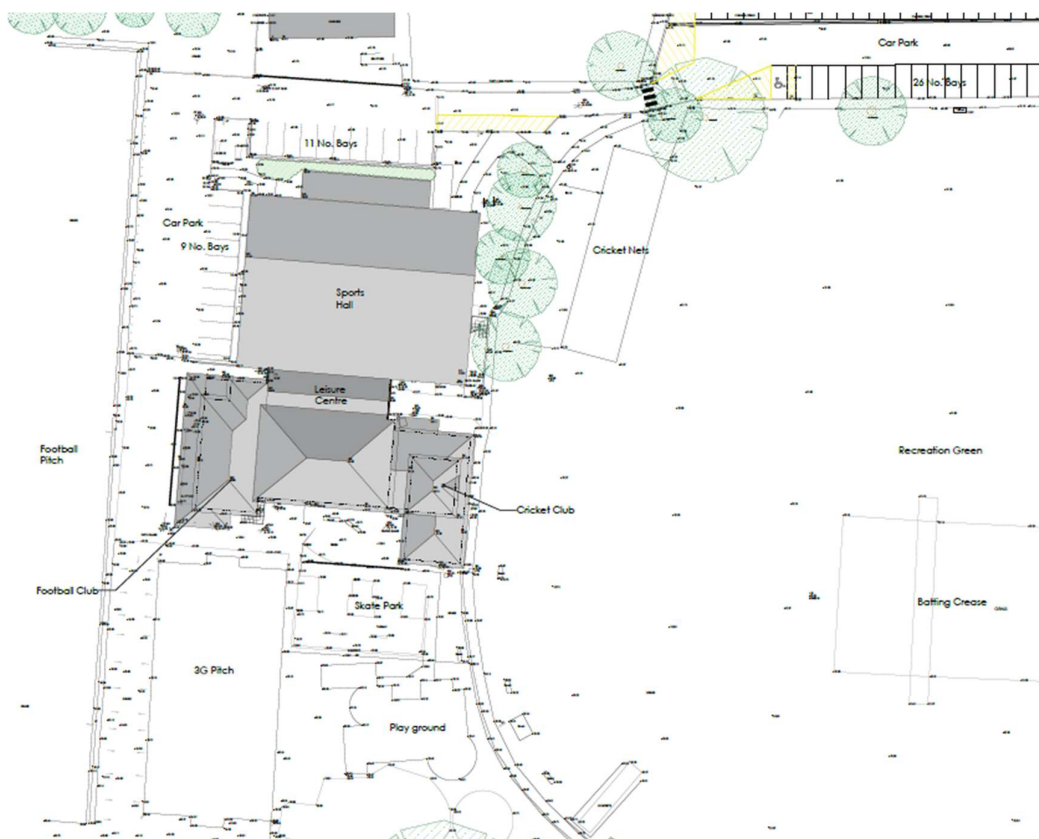


Figure 2- Storrington Cricket Club Plan of Site (nts)

2.0. Site Context

Storrington Cricket Club is a long-established community sports facility located within the recreation ground. The site is bordered by mature vegetation, children play park, skate park and 3G sports Pitch to the South, the leisure centre to the north, and the cricket pavilion to the east. The proposed cabins are to be positioned on an existing tarmac hardstanding area, located to the south of the leisure centre and west of the cricket club building.

This location ensures the structures are discreet, visually unobtrusive, and broadly screened from public viewpoints by existing built form and landscaping.



3.0. The Proposal



Figure 3 - Site plan showing proposed location of Cabins (nts)

The application seeks permission for:

- Two temporary Portakabin units, supplied fully furnished and configured specifically for use as changing rooms.
- Use as dedicated changing facilities suitable for mixed sex teams, providing private, secure, and compliant accommodation.
- A temporary period, enabling the Club to operate safely and inclusively while progressing funding for a permanent building.





Figure 4 - North View of Proposed Cabins (nts)

The Portakabin units are modest in scale, functional in appearance, and designed for rapid installation and removal without ground disturbance. No external signage or intrusive infrastructure is proposed.

3.1. Construction and Installation Logistics

The installation of the temporary Portakabin units will be a short-duration operation, taking place within a matter of hours in a single day. To facilitate safe unloading, the rear car park will be temporarily closed for a few hours while the cabins are delivered by flat-bed lorry. The units will then be conveyed past the football club and along the existing hardstanding to the area south of the football and leisure centre, where they will be positioned as shown in Figure 3.

4.0. Need and Justification

4.1 Inclusive Sports Provision

Cricket nationally has seen a significant rise in mixed-sex and women's participation. The Club's existing changing rooms do not provide the separation, privacy, or capacity required to host mixed-sex fixtures in accordance with safeguarding and league requirements.

The temporary Portakabin units will:

- Provide dedicated, private changing areas for mixed-sex teams
- Support safe and inclusive participation, aligning with ECB guidance
- Enable the Club to continue delivering community sport without operational constraints

4.2 Temporary and Proportionate Intervention

The Club is actively fundraising for a permanent, high-quality solution. The temporary cabins are therefore a short-term measure, avoiding disruption to the cricket season while long-term plans are developed.



5.0. Planning Considerations

5.1 Design and Visual Impact

The cabins are located behind the existing pavilion, where they are largely shielded from public view by the building itself and surrounding vegetation. Their temporary nature and discreet siting ensure no material harm to the character or openness of the recreation ground.

5.2 Flood Risk

The site lies within **Flood Zone 1**, which represents the lowest probability of flooding. There is **no identified risk** from fluvial sources, surface water, groundwater, or artificial water bodies.

The proposal introduces no new hard surfacing, no change to site levels, and no alteration to existing drainage patterns. As such, the development presents **no flood risk implications** and is fully compliant with national and local flood risk policy.

5.3 Noise

The proposal will **not increase noise levels** associated with the site. The Portakabin units provide changing accommodation only and do not intensify the sporting use of the cricket ground. No plant, machinery, or noise-generating equipment is proposed.

5.4 Drainage

The development does **not alter existing drainage arrangements**. The cabins are positioned on an existing impermeable tarmac surface, and no new hardstanding, foundations, or below-ground works are required. Foul drainage will connect to existing facilities within the pavilion or via self-contained systems provided by Portakabin, depending on final configuration.

There is therefore **no impact on surface water or foul drainage infrastructure**.

5.5 Lighting and CCTV

To support safeguarding and reduce the risk of vandalism or criminal damage, a small amount of **additional lighting** and **CCTV coverage** will be installed around the cabins. This will be low-level, sensitively positioned, and directed to avoid light spill beyond the immediate operational area.

The lighting will not materially affect neighbouring properties or the wider recreation ground.

5.6 Waste and Recycling



The proposed works are **unlikely to increase waste or recycling demand**. The cabins provide changing accommodation only and do not intensify the sporting use of the site. Existing waste and recycling arrangements for the cricket club will remain sufficient.

5.7 Parking and Access

The proposal does **not materially increase parking demand**. The majority of club members are local and walk to the site. Visiting teams will continue to use the existing on-site car park and, where necessary, nearby on-street parking. Importantly:

- No intensification of use is proposed
- Cricket fixtures occur outside peak commuting hours
- The cricket season runs from mid-April to late September, further reducing any potential conflict with peak-time traffic

Access arrangements remain unchanged and fully suitable for the temporary units.

5.8 Biodiversity Net Gain (BNG)

5.8.1 Exemption from Mandatory BNG

Under the Environment Act 2021 and associated regulations (February 2024), mandatory Biodiversity Net Gain applies only to developments that:

- exceed **25sqm** of new floorspace (non-householder), or
- result in the loss or degradation of habitat.

The proposed development has a **gross internal area of less than 25sqm**, and therefore **falls below the statutory threshold**. It is formally **exempt** from the requirement to deliver a 10% net gain.

5.8.2 No Habitat Loss

The cabins are to be sited on an **existing tarmac hardstanding area**. This is previously developed, non-vegetated land. Accordingly:

- No habitat will be lost
- No ecological features will be affected
- No landscaping removal is required
- No measurable ecological impact will occur

The proposal is therefore fully compliant with the BNG regulatory framework.



6.0. Conclusion

The proposed temporary Portakabin changing facilities are a modest, low-impact intervention that directly addresses an immediate operational need at Storrington Cricket Club. They enable the Club to provide appropriate, inclusive accommodation for mixed-sex teams while long-term plans for a permanent building are progressed.

The development is exempt from mandatory BNG, presents no flood risk, does not alter drainage, does not increase noise, and has no significant impact on parking, access, or waste generation. The cabins are discreetly located, visually unobtrusive, and essential to maintaining safe and equitable sports provision.

Importantly, the proposal enhances existing local community facilities at a time when demand for inclusive sports provision is growing. While a longer-term, permanent solution is being developed and funded, this temporary measure will deliver immediate and meaningful benefit to users of the cricket club and the wider community.

