



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0396

Storrington Cricket Club, Pulborough Road, Storrington, Pulborough, West Sussex, RH20 4HJ

DESCRIPTION:

Erection of 2 x Temporary portacabins

RELEVANT PLANNING HISTORY:

DC/23/2261	Erection of a single storey rear extension to cricket pavilion to accommodate disability access, 2 additional changing rooms, spectator toilets, storage, and through access into leisure centre.	Application Permitted on 12.07.2024
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DESCRIPTION OF THE SITE

The application site comprises the Storrington Cricket Club, which occupies a part of the wider Chanctonbury Leisure Centre site, along with the football club, children's play area, skate park and recreation ground.

The site is to the north side of Pulborough Road, within the Storrington Built Up Area Boundary, and not within the Storrington conservation area. The cricket club/pavilion is located at the south-east corner of the main leisure centre building, and the cricket pitch and cricket facilities form the eastern half of the wider Chanctonbury Leisure Centre site. Spierbridge Road runs along the eastern boundary, and vehicular access to the complex is the northeast corner of the overall site, the main car parking area runs along the northern boundary of the site. A football pitch forms the western part of the overall site, west of the main leisure centre building.

To the south of the main leisure centre building and pavilion is hardstanding, a skatepark, an outdoor 3G sports court and childrens play park. Sporadic mature trees and hedging are located around the boundaries of the overall wider sports site.

DESCRIPTION OF THE APPLICATION

Planning permission is sought to install two temporary Portakabin units adjacent to the southern elevation of the main leisure centre building, positioned on an existing tarmac hardstanding area, to provide additional changing facilities. The Cricket Club's existing pavilion is adjacent to the east, forming the southeast corner of the leisure centre, includes changing rooms and toilet facilities, however it is set out in the planning statement that the current accommodation does not meet the needs of mixed-sex participation and lacks the capacity required for modern, inclusive cricket provision. Cricket nationally has seen a rise in mixed-sex and women's participation. The Cricket 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 two rectangular Portakabins would be sited adjoining each other, in an L-shape. Each Portakabin would measure 5.08m width, 2.9m depth, height less than 2.5m. (Each with floor area of 12.46m²).

Each Portakabin would have:

- 2 x 926mm wide inward opening external steel faced doors with lock
- 3 x 800 x 900mm single glazed windows (aluminium frame, single glazed)
- 1 x 3 m internal partition
- 2 x internal fluorescent light fitting, electric fan heater and power points.

The temporary units will enable the Cricket Club to meet immediate operational requirements and will be leased for a 3-year contract, while fundraising continues for a permanent, purpose-built solution. The temporary cabins are therefore proposed as a short-term measure, avoiding disruption to the cricket season while long-term plans are developed.

The proposal would introduce no new hardsurfacing, no change to site levels, The cabins are to be positioned on an existing impermeable tarmac surface, and no new 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.

No external signage or intrusive infrastructure is proposed. 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 installation of the temporary Portakabin units will take place within 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 leisure centre.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 11 - Tourism and Cultural Facilities

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 30 - Protected Landscapes

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development

Strategic Policy 11: Environmental Protection

Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 17: Green Infrastructure and Biodiversity

Policy 18: Local Green Space

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 25: Parking

Strategic Policy 27: Inclusive Communities, Health and Wellbeing

Policy 28: Community Facilities, Leisure and Recreation

Storrington Sullington and Washington Neighbourhood Plan 2018-2031:

Policy 6: Development in Storrington Village Centre

Policy 12 Recreation Facilities

Policy 14 Design

Parish Design Statement:

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health: No objection

Sport England: No objection

WSCC Highways: No objection

Representations:

None received

Parish Comments:

None received

Member Comments:

One member representation of support received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policies 42 and 43 of the Horsham District Local Plan (HDPF) encourage 'positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users...' and support new and improved community facilities which 'meet the identified needs of local communities..'. Therefore, the desire to improve an existing well-used community, and sports and recreation facility would accord with the principles set out in local planning policy, and which is furthermore embedded in Policy 12 (Recreation Facilities) of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) 2018-2031.

The existing sports and recreation facilities make a positive contribution to sports and leisure provision within Storrington, and the wider Horsham District and its use supports inclusive communities in Storrington, contributing toward the aims and ambitions of Policies 42 and 43 of the HDPF. The proposed 2 temporary Portakabins would not impact the playing area of the cricket field or other sports facilities and will provide dedicated, private changing areas for mixed-sex teams. Support safe and inclusive participation, aligning with ECB guidance. Enable the Cricket Club to continue delivering community sport without operational constraints

Sport England refer that the proposal would meet exception E2 of the Playing Fields Policy and accords with Paragraph 104 of the National Planning Policy Framework (NPPF) as there is no impact on the playing pitches/field on the site nor does it affect their use. The E2 exception in the playing fields policy relevant in this case states: 'the proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

The temporary units will enable the Cricket Club to meet immediate operational requirements and will be leased for a 3-year contract, while fundraising continues for a permanent, purpose-built solution. The temporary cabins are therefore proposed as a short-term measure, avoiding disruption to the cricket season while long-term plans are developed.

The proposed 2 temporary Portakabins would contribute to the continued use and enjoyment of the cricket club facilities and would not impede the use of the facilities at the site, or for other sport or recreational purpose, and the principle of development is considered acceptable and supported, subject to all other material considerations.

Design and Appearance:

Policy 25 of the HDPF states that the natural environment and landscape character of the district, including landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 14 (Design) of the SSW Neighbourhood Plan 2018-2031 states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed two temporary Portakabins would sit adjacent to the side/rear of the leisure centre in a position that would appear clearly subservient and would not appear adversely incongruous. In this instance, it is recognised that the development would take place within the confines of an established cluster of sporting facilities, including a leisure centre, tennis court, football club, playground and skate park. As such with a temporary permission is considered to be of a design, form and scale which is not inappropriate to the character and appearance of the existing site, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Residential Amenity:

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

The application site lies within an existing sports complex and is sited approximately 65m off the nearest residential property, with an intervening A-road (Pulborough Road / A283). Owing to its location and relationship to adjacent residential properties, there are no anticipated adverse impacts on residential amenities to nearby properties.

Highways Impacts:

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an

unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe’.

The cricket season runs from mid-April to late September. No intensification of use is proposed. Cricket fixtures largely occur outside peak commuting hours. The site is positioned within Storrington and in walking distance of most of the town, and the car park at the Leisure Centre provides substantial off-street parking, with access arrangements remaining unchanged.

The site is accessed from Spierbridge Road, an unclassified road subject to a speed restriction of 30 mph. The proposed portacabins are to be used as temporary changing rooms to serve the existing cricket club. Such proposals are not anticipated to give rise to a material intensification of use. Vehicle access and parking arrangements will remain as existing. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

The proposal is not considered to materially increase parking demand and would not result in adverse harm to the safe use and operation of the public highway, in accordance with Policies 40 and 41 of the HDPF.

Drainage and Flood Risk:

The development does not alter existing drainage arrangements. The cabins are to be 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. There is therefore no impact on surface water or foul drainage infrastructure.

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.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

The proposed development has a gross internal area of less than 25sqm and therefore falls below the statutory threshold.

Conclusions:

The proposal would positively contribute to sports and leisure provision within an appropriate area without undue harm arising onto identified amenities and is recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The two Portakabins hereby permitted shall be removed and the land shall be restored to its former condition on or before the 12 June 2029.

Reason: The structures are not considered satisfactory as a permanent form of development in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** No external lighting to the Portakabins shall be installed other than low-level intensity directed to avoid light spill beyond the immediate operational area of the Portakabins. No other external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

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

- 5 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0396

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	07.04.2026
Plans	Root Protection Zones	0003	07.04.2026
Plans		0002	07.04.2026
Elevation & Floor plan	Ground Floor of Sports Hall and Cricket Club and Proposed Protacabin Elevations	0007	07.04.2026
Elevation plan	Proposed	0006	07.04.2026

Elevation plan	Existing	0004	07.04.2026
Supporting Docs	Portacabin specification	NONE	25.02.2026
Block plan	Proposed	0005	07.04.2026
Location & Site plan		0001	07.04.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 12.06.2026