

NUTHURST CRICKET CLUB

Town and Country Planning Act 1990 (as amended)

**Variation to Application DC/25/0740 Condition 1 Block Plan for New Practice Net
Base**

DC/26/0568

At:

NUTHURST CRICKET CLUB
GOLDING LANE
MANNINGS HEATH
WEST SUSSEX RH13 6JX

Prepared by Applicant:

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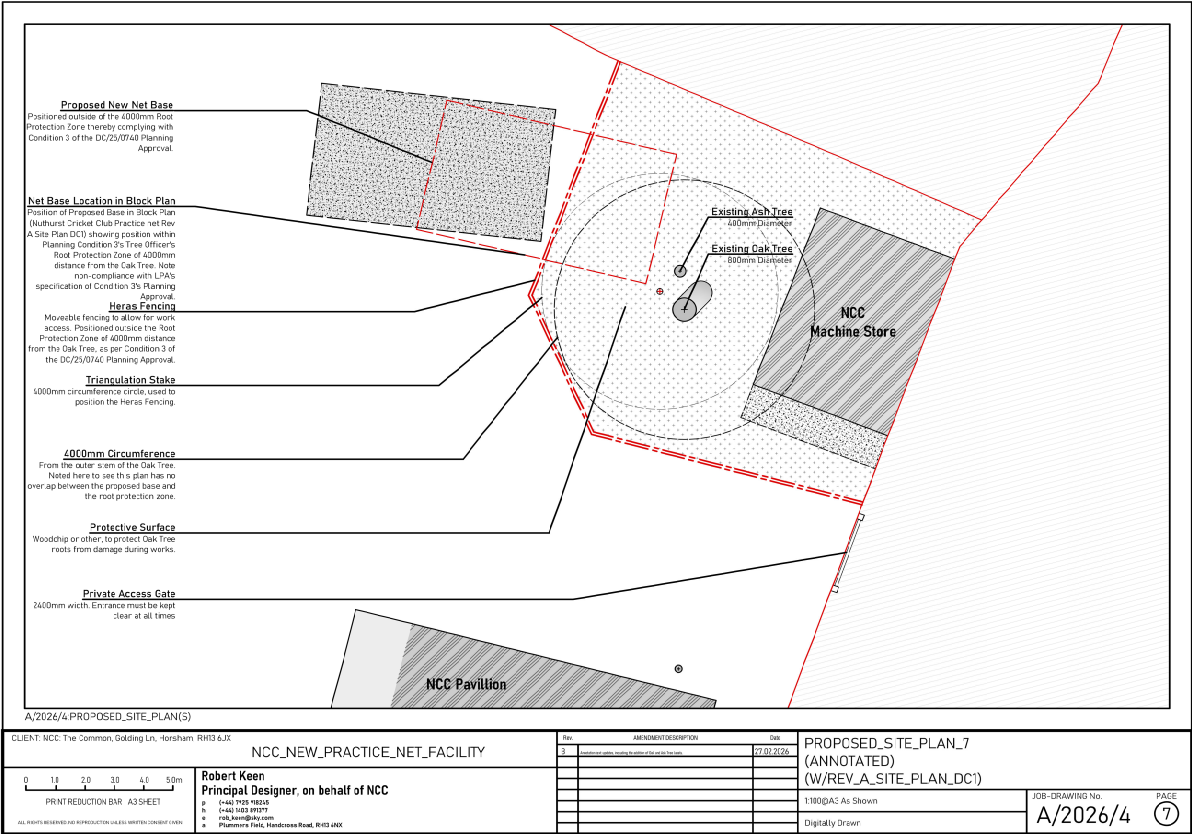
PLANNING STATEMENT

1. INTRODUCTION

- 1.1. Nuthurst Cricket Club is a quintessential Sussex village cricket club which was established in the 1830s and whose ground at Golding Lane is owned by Nuthurst Parish Council.
- 1.2. A major improvement to the club's facilities was the new pavilion to serve an increasing playing membership and expanding junior section. This received planning permission in 2016 (DC/16/2806) and is now in full use.
- 1.3. The Management Committee has undertaken a risk assessment of its practice areas to conclude that the current cricket net is no longer fit for purpose. It comprises temporary netting placed around a concrete base measuring 9m long x 2m wide which is breaking up causing dangerously uneven bounces. This represents a serious safety hazard to those using the net. The alignment is also hazardous, facing directly towards the cricket pavilion.
- 1.4. In May 2025, Nuthurst Cricket Club submitted a planning application (DC/25/0740) for a new realigned astroturf surface with concrete base to replace an existing concrete base. Planning permission was received on 17 October 2025.
- 1.5. In early 2026, when reviewing the associated conditions applied to DC/25/0740, Nuthurst Cricket Club observed that the approved location of the new astroturf surface (detailed in Condition 1 of the Planning Approval for DC/25/0740) conflicted with Condition 3 (the tree root protection zone).
- 1.6. Following discussions with the LPA, it is necessary for Nuthurst Cricket Club to apply for a variation of Condition 1 as set out in the following section.

2. THE PROPOSAL

- 2.1. Nuthurst Cricket club is applying to vary the location of the astroturf surface with concrete base such that this is situated outside of the nearby Oak Tree’s 4 metre root protection zone, as detailed in Condition 3 of DC/25/0740.
- 2.2. The proposal is to move the astroturf surface and its concrete base by 3.8 metres outside of the root protection zone per the new detailed and dimensioned Block Plan accompanying this application.
- 2.3. The following detailed and dimensioned Block Plan highlights the movement of the astroturf surface and concrete base in the context of the 4 metre root protection zone and the required Heras Fencing to be erected for the duration of the build:



- 2.4. The wider considerations to this proposal remain consistent with those set out in DC/25/0740, namely:

- 2.4.1. The revised orientation prevents cricket balls damaging the pavilion roof and walls, minimises balls going over the boundary hedge between the ground and The Cottage and provides a longer “run-up” area for the bowlers. The new net will be retractable and taken down outside the playing season.
- 2.4.2. The proposal does not change the use of the land. The net, measuring 8.0m long x 3.6m wide x 3.6m high, will be on wheels and transportable: it is therefore not a development within the meaning of development found in s55 of the Town and Country Planning Act 1990.
- 2.4.3. The operational development for which planning permission is required involves carefully removing the existing concrete base by the “no dig” method without harming the nearby protected Oak Tree and reseeding the area to grass.
- 2.4.4. The site of the new concrete base measuring 8.0m x 4.5m will be stripped of turf and subsoil and excavated to a depth of between 150mm-300mm depending on ground conditions found at the time. The site comprises a mixture of clay and shale soils. The exact depth of excavation cannot be established before commencement of the work but this is not essential to determination of this application, given that the finished surface (and therefore its outward appearance) will be at existing ground level. The perimeter will be bounded by concrete kerbing enclosing a base layer of crushed stone and concrete with the astroturf laid to meet the existing ground level.
- 2.4.5. On completion of the base, the playing surface is installed. The playing surface is a permeable synthetic green “carpet”, as detailed in DC/25/0740.
- 2.5. Nuthurst Cricket Club received many letters of support for DC/25/0740 from local residents. It has kept Nuthurst Parish Council fully informed of this matter and our intention to apply for a variation of Condition 1 of DC/25/0740. Nuthurst Cricket Club has shared dimensioned plans with the Parish Council.
- 2.6. For the reasons stated in this Planning Statement, the Local Planning Authority is requested to look favourably on the proposal.