

Slinfold Cricket Club

Slinfold cricket club is applying for retrospective planning consent for a combined score hut and storage shed as shown in the position edged red on the attached plan.

Introduction to Slinfold Cricket Club

Slinfold Cricket Club has been a thriving community club and celebrated its 250 year anniversary in 2025. The club house and ground is well used by the local community for a wide variety of functions and village events in addition to cricket matches.

We have over 200 playing members and a further 150 social members, and during the Summer months, our ground is used almost every day for cricket. This includes 6 adult teams, two Women's teams and teams at six different age groups from Under 9s to Under 16s. Summer Friday evenings are our busiest day with 200 children ranging from Reception Year to Under 16s attending weekly coaching sessions. This also includes the opening of our pavilion bar and outside BBQ to parents and members. We also have partnerships with local schools (including Penthorpe, Farlington and Bohunt) where we offer our ground for their use supporting their physical education programmes.

Our pavilion is opened every Friday morning throughout the year offering a café, particularly to the older members of the community. The facility is also hired out for events.

The clubhouse is also used by a club darts team and our local football club after their games during the winter months and the ground for other events such as Slinfold C of E primary School annual sports day.

As can be seen, the club and club premises/ground play a significant role in village life in Slinfold.

Background and overview of retrospective planning application

1.1 In 2023, as part of the Crosby Farm housing development behind the cricket club house, the cricket club was fortunate in having a new pavilion provided as part of the planning consent for the houses.

1.2 The photograph below shows the old pavilion on the right hand side. There has been a storage shed on the site (shown circled on the photo) in the same location since the 1920s. The photograph below shows the replacement shed erected in the early 1990s.



1.3 I believe the shed has been replaced various times on the approximate footprint/ location since circa 1920, or at the very least since the 1990s, as they have become dilapidated. The shed has been used in later years for the storage of outside furniture and BBQ equipment.

1.4 The last shed which was in existence when the new pavilion was built in 2023 (see next photos in Figure 1) was approximately 4.2 m x 2.4 m and had a double pitched roof.

1.5 When our new pavilion was constructed, we were also fortunate enough to have an electronic scoreboard constructed as part of the project. As can be seen, this was located adjacent to the shed.

1.6 Following a ground review in 2025, it was noted by the cricket league in which our adult teams participate (Sussex Cricket League), that our current scoring facilities do not meet League requirements. They state that 'designated suitable area must be provided for the official scorers away from players and spectators with sufficient tables and chairs for the purpose'.

1.7 Our committee decided that the best and obvious place for a purpose-built score hut would be next to the score board. This would also address previous wi-fi signal interruptions previously experienced when the scoring duties had been performed from the main pavilion area.

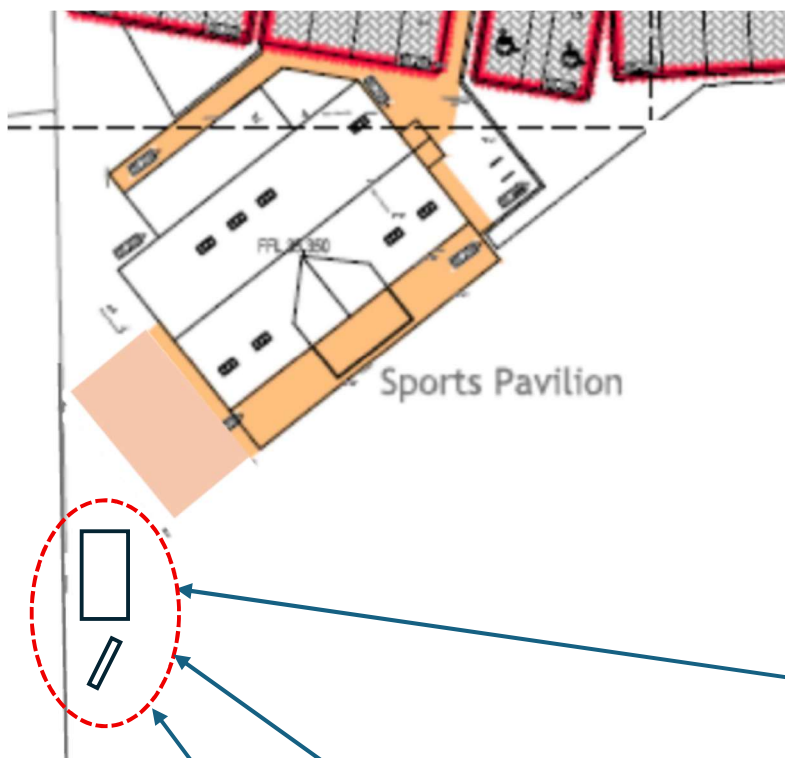


Figure 1 – Photos taken in 2024 showing location of digital scoreboard and previous shed taken from the direction of the arrows

1.8 Our Committee looked into the matter. We did think that as a shed had been on the site for so many years that we would not be prohibited from replacing the shed with another one. However, as it was going to be a bit larger to incorporate a similar size shed and a scoring hut, the Committee checked the permitted development rules.

1.9 Looking at the publicly available information, our understanding was that our new proposed structure came within permitted development rights. We did not appreciate that this did not apply to sporting facilities. This matter was clarified by the Planning Compliance Officer via an email of 13th May 2025 explaining that our grounds fall under Use Class F2 where there is no general permitted development.

1.10 Under the mistaken belief that planning permission was not required, the Committee's plan to make the necessary alterations to become compliant with the League by dismantling the shed to make way for a concrete base to accommodate both score hut and repositioned shed on an internal footprint area of 6.8m x 2.0m (external footprint area of 7m x 2.3m) was started.

1.11 During early April this year we dismantled the shed and laid the new concrete base. During the early hours of 9th April 2026, our dismantled shed was stolen. The entrance gate to our ground was forced open, and a vehicle and trailer and four persons were seen on our CCTV footage loading the shed and outside furniture onto the trailer. The theft and CCTV footage was reported/provided to the police under crime reference number 47260095072. To date, the stolen items have not been recovered.

1.12 The Club was lucky to have a sponsor who was funding the new shed base and score hut. This sponsor very kindly agreed to purchase and build a new shed which would house both the score hut area and storage space following the theft.

1.13 As you will appreciate, the Club was then anxious to progress the works as quickly as possible to enable the safe locked storage of the items that had not been stolen to prevent any further theft.

1.14 On 29th April 2026, the Club received a letter from Horsham District Council advising of a planning breach where there was alleged erection of a large structure without planning permission following a complaint.

Planning permission now required

2.1 As you will hopefully see, the Club's intention was not to do anything which breached planning regulations. This was a genuine mistake due to the Club's Committee members not having any professional planning expertise. The Club is keen to regularise the position as soon as possible.

2.2 Planning consent is therefore required for a timber framed, single storey structure of 2.5 metres in height and external dimensions of 7 m by 2.3 m (area of 16.1 sq m) with a slight mono-pitched roof with an EDPM rubber covering. The structure will be clad in Cedral (bt Etex) white Cladding boards to match the new pavilion cladding. The structure will have an openable hatch facing the cricket field for the scorers to observe the game for scoring with an access door to the rear facing the boundary wall surrounding the ground curtilage. There will be a separate field facing window hatch for the storage shed with an access door to the storage on the end of the shed nearest the pavilion.

2.3 See details of structure in Figure 4.



Figure 2: Site location plan

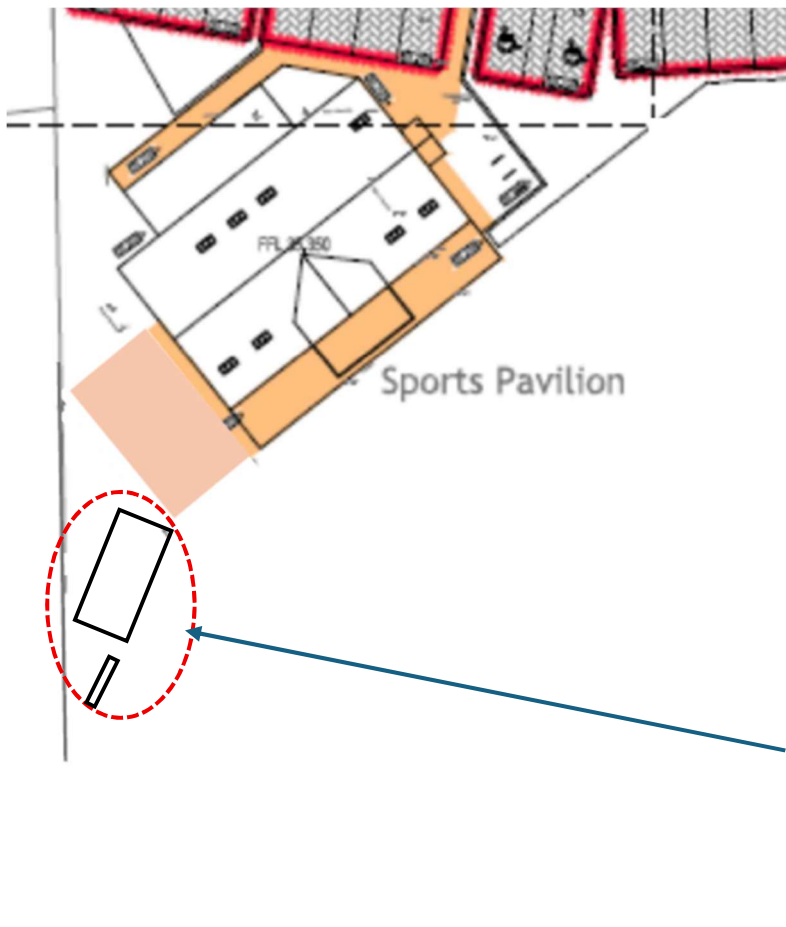
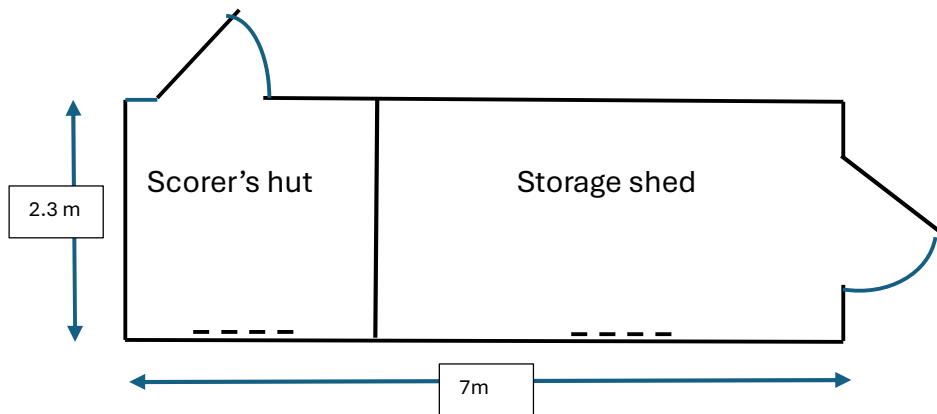


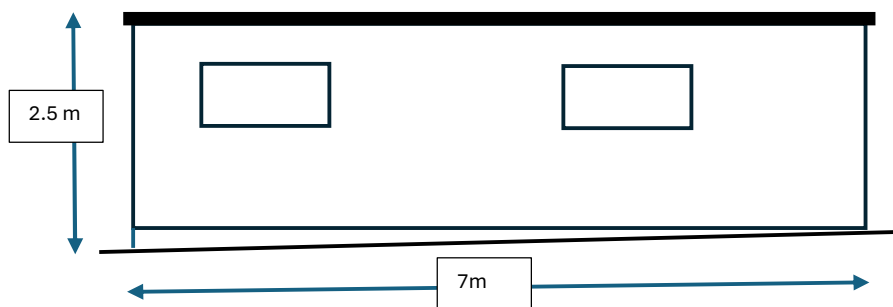
Figure 3 –Digital scoreboard and partially constructed shed

Figure 4: Plans and elevations of shed and photos of construction to date

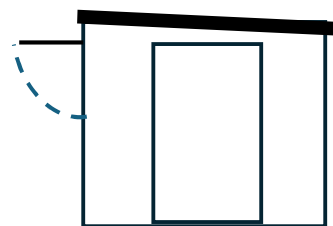
Floor plan



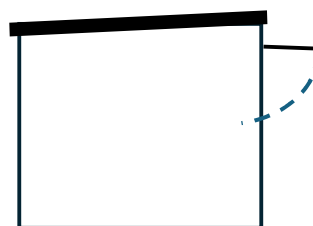
Front Elevation



Side Elevations



Storage shed end



Scorer's hut end

Rear Elevation



Materials to be used

- Cedral (bt Etex) Cladding boards to be used on external to match existing pavilion cladding
- EDPM rubber roof
- Security doors as per photo



Photos of shed under construction and current partially built state



Planning policy context

3.1 Planning permission is therefore sought for the single storey structure measuring 7m x 2.3 m with a height of 2.5 m as shown in Figure 4 and in the location shown in Figure 2.

3.2 The site is used for recreational use as a cricket club by the local community and local schools who lack the required recreational outside space for their cricket sports curriculum.

3.3 The application does not involve any change or intensification of use of the cricket ground or the club house. The new part of the structure (the scorer's hut) is required in part to ensure the Club's facilities meet the Sussex Cricket League requirements to enable cricket matches to be played on the facility and the storage area will replace a storage shed that was there previously for the storage of outside seating and BBQ equipment.

3.4 The former shed now forms part of the application as the former shed was stolen and so now has to be re-provided. As a shed of the former size had been on the site since circa 1920s (or at the very

least the early 1990s for which we have photographic evidence), this was arguably covered by the 10 year rule as this had not been challenged and would have been immune from enforcement action.

3.5 The application is supported by Policy 43 of the Horsham District Planning Framework (HDPF) which supports the provision of new or enhanced community facilities including leisure and recreational uses, particularly where they meet evident local need, they are accessible by the community which they serve and their scale is not of an inappropriate scale in the context of their location and surroundings.

3.6 The proposed development only represents a relatively modest increase in size compared to the former shed (the former shed was 4.2 m x 2.4 m =10.08 sq m) and the new structure will be 16.1 sq m (7 m x 2.3 m). The structure is no taller than the former shed and is not visible from the adjoining properties. As can be seen from the photo, the structure is about the same height as the adjoining residential properties garden walls. There are no windows in the structure to the rear to overlook the neighbours gardens/properties and this is not possible in any event due to the low height of the structure and the same height of the adjacent wall.

3.7 Therefore, given the scale, use and siting of the development, there are no adverse impacts on adjoining properties in relation to loss of light, outlook or privacy.

3.8 The development does not represent any intensification of use of the cricket facility and so will not result in any material harm to the amenity of any adjoining properties (in accordance with Policy 33 of the HDPF).

3.9 The new structure will have the same finishes as the new club house constructed in 2023 and approved by Horsham District planning department. It therefore reflects the local character and surrounding built environment. It is sympathetic to the materials and appearance of the adjacent main pavilion building. This complies with Policy 32 of the HDPF.

3.10 Under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, every planning permission is granted subject to the condition that development may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and this has been approved by that authority.

3.11 Although development has already commenced, the scale of this development means that it qualifies as a 'de minimus' development under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

3.12 The development does not have any effect on any surrounding trees or landscaping-no vegetation removal or clearance is required as the area is an open grassed area of the cricket outfield.