



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0946

Steyping Cricket Club, Charlton Street, Steyping, West Sussex, BN44 3LE

### **DESCRIPTION:**

Demolition of the existing club house and changing building and the construction of a new single storey pavilion and part 1.5 storey changing facility with associated landscaping and storage areas

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                                                                                                                                                                                                               |             |             |    |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|----|
| DC/22/1349 | Installation of a 30m x 2.74m artificial turf cricket pitch.                                                                                                                                                                                                                                                                                  | Application | Permitted   | on |
|            |                                                                                                                                                                                                                                                                                                                                               | 28.09.2022  |             |    |
| DC/25/0828 | Demolition of existing cricket club house building. Construction of a part single, part two-storey cricket club house building and a single storey conservatory link building. Refurbishment of existing changing room building together with associated landscaping, cycle parking, bin store and alterations to part of the existing fence. | Withdrawn   | Application | on |
|            |                                                                                                                                                                                                                                                                                                                                               | 20.08.2025  |             |    |

### **DESCRIPTION OF THE SITE**

The application relates to Steyping Cricket Club at the Memorial Playing Field, Charlton Street, Steyping. The site lies immediately to the west of Charlton Street and accommodates the established cricket club pavilion, changing facilities and associated storage, with the cricket and memorial playing fields extending principally to the west and south. Residential properties lie in relatively close proximity to the north and east. The site is accessible from Charlton Street and is well connected by pedestrian routes to Steyping High Street and public transport facilities.

The existing clubhouse dates from the 1970s, with a separate changing facility to its south dating from the late 2000s. Ancillary equipment and plant are also stored around the existing buildings. The applicant advises that the existing accommodation is no longer adequate to meet the operational requirements of the club, which has approximately 600 members.

The site lies within the Steyping Conservation Area, and consequently the relationship of the replacement buildings to the established townscape, neighbouring development, open playing field and the significance and character of the Conservation Area is an important consideration. The setting is distinctive in that the buildings form a transition between the residential development along Charlton Street and the extensive open recreational land to the west.

### **DESCRIPTION OF THE APPLICATION**

Planning permission is sought for the demolition of the existing clubhouse and changing building and the construction of a new predominantly single-storey pavilion together with a part 1.5-storey changing facility, associated landscaping and storage areas.

The development would provide purpose-built sporting, changing, social and ancillary accommodation for the Cricket Club. The pavilion has been designed to establish a stronger functional relationship

between the internal sporting/social spaces and the cricket field, while retaining use of the existing Charlton Street access and parking arrangements.

The proposal follows withdrawn application DC/25/0828, which proposed a part single/part two-storey clubhouse, conservatory link and refurbishment of the existing changing accommodation. That application was withdrawn on 20 August 2025. The present proposal was subsequently developed through pre-application discussions under PE/25/0293.

Importantly, this is therefore not simply a resubmission of the withdrawn scheme. The design has been materially reviewed. In particular, an entire floor has effectively been removed, the building height has been reduced by more than two metres, the function room has been reduced in size and capacity, openings have been orientated away from neighbouring dwellings and plant has been positioned towards the police station side of the development.

## **RELEVANT PLANNING POLICIES**

### **The National Planning Policy Framework (NPPF)**

#### **Horsham District Planning Framework (2015):**

Policy 1 - Strategic Policy: Sustainable Development  
Policy 2 - Strategic Policy: Strategic Development  
Policy 3 - Strategic Policy: Development Hierarchy  
Policy 7 - Strategic Policy: Economic Growth  
Policy 9 - Employment Development  
Policy 11 - Tourism and Cultural Facilities  
Policy 31 - Green Infrastructure and Biodiversity  
Policy 32 - Strategic Policy: The Quality of New Development  
Policy 33 - Development Principles  
Policy 34 - Cultural and Heritage Assets  
Policy 35 - Strategic Policy: Climate Change  
Policy 37 - Sustainable Construction  
Policy 40 - Sustainable Transport  
Policy 41 - Parking  
Policy 42 - Strategic Policy: Inclusive Communities  
Policy 43 - Community Facilities, Leisure and Recreation

#### **Steyping Neighbourhood Plan:**

The Steyping Neighbourhood Plan was formally made at Full Council on Thursday 7 September 2022.  
SNDP3 – Design  
SNDP4 – Improving Our Facilities

#### **Supplementary Planning Guidance:**

Planning Obligations and Affordable Housing SPD (2017)  
Community Infrastructure Levy (CIL) Charging Schedule (2017)

#### **Parish Design Statement:**

#### **Planning Advice Notes:**

Facilitating Appropriate Development  
Biodiversity and Green Infrastructure

## **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](http://www.horsham.gov.uk)

#### **Consultations:**

**HDC Conservation Officer:** No Objection - The Conservation Officer is supportive of the proposal, considering it to be a confident and contemporary design that reflects twenty-first century architecture while drawing inspiration from the surrounding built environment. They consider that the development has sufficient regard to its context and historical setting, providing an appropriate sense of continuity and time depth. Overall, the officer concludes that the proposal would not result in harm to the character or appearance of the conservation area, nor would it adversely affect the setting of nearby designated or non-designated heritage assets. However, they emphasise that the quality and integrity of the design must be maintained throughout construction and have therefore recommended the imposition of detailed conditions to ensure the approved design is delivered as intended.

**HDC Environmental Health:** No Objection - The Environmental Health Officer has reviewed the submitted plans and undertaken a site visit, noting that residential properties are located in close proximity to the cricket club pavilion. Whilst no fundamental objection is raised to the proposal, the officer advises that appropriate controls will be required to prevent adverse impacts on neighbouring residential amenity. In particular, measures relating to environmental health matters should be secured through planning conditions to mitigate potential impacts arising from the development and its operation.

**Ecology Consultant:** No Objection - Place Services has reviewed the submitted ecological information and raises no objection to the proposal. The submitted Bat Emergence Surveys and Preliminary Ecological Appraisal conclude that the buildings proposed for development either have negligible bat roost potential or show no evidence of bat roosting activity, and the trees on site contain no features likely to support bats. As such, no further bat surveys are considered necessary.

The consultee supports the proposed Precautionary Method Statement for mobile protected and Priority species, including hedgehogs, and recommends that this is secured through a planning condition and implemented in full. Subject to the recommended mitigation measures being secured and adhered to, sufficient ecological information is available to determine the application and the development is not expected to result in unacceptable impacts on designated sites, protected species, or Priority habitats.

The consultee notes that comments on Biodiversity Net Gain are provided separately by Horsham District Council and that Great Crested Newt matters should be considered by NatureSpace. Overall, it is concluded that, with appropriate mitigation secured by condition, the development can proceed without significant ecological harm and will conserve and enhance protected and Priority species in the locality.

**Southern Water:** Comment – Standard advice.

**WSCC Highways:** No Objection - 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.

## PUBLIC CONSULTATIONS:

### Representations:

5 letters of Objection have been received from 4 addresses, objecting to the application on the following grounds:

- Neighbours support the principle of redeveloping the cricket club facilities and acknowledge that the existing clubhouse and changing rooms are no longer fit for purpose.
- Concerns are raised that the proposed building, particularly the pitched roof element, would appear overly dominant and have an adverse impact on neighbouring residents' outlook and views towards the South Downs.
- Requests have been made to reduce the height and bulk of the development, including replacing the pitched roof with a flat roof or lowering the roof profile.

- Concerns have been raised regarding the design and positioning of the clock tower/lift shaft, which is considered visually intrusive and prominent from neighbouring properties. Suggestions have been made to relocate or redesign it.
- Some neighbours consider that the overall appearance of the building, including the proposed materials, would create a dark and imposing feature within the Conservation Area and surrounding townscape.
- Concerns have been expressed regarding noise disturbance from amplified music, events and entertainment activities held at the club.
- Requests have been made for planning conditions requiring effective sound insulation and restrictions on opening doors and windows during events involving amplified music.
- Concerns have been raised regarding the siting and potential noise impacts of heat pumps, cooling systems and other plant equipment, and requests have been made for these to be located away from neighbouring residential properties.
- Concerns have been raised regarding parking provision and the potential for increased parking pressures on Charlton Street and surrounding residential roads as a result of additional activities at the club.
- Neighbours seek amendments to the design and appropriate planning conditions to minimise visual and amenity impacts whilst enabling the redevelopment of the cricket club facilities.

66 letters for Support have been received from 58 addresses, supporting the application on the following grounds:

- Strong support has been expressed for the principle of redeveloping the cricket club facilities, with many comments noting that the existing clubhouse is outdated, in poor condition and no longer fit for purpose.
- The proposal would provide a modern, high-quality and attractive facility that would enhance the appearance of the site and wider area.
- It is considered that the proposed design responds positively to its surroundings through the use of locally distinctive materials and architectural features.
- Many comments highlight the importance of the cricket club as a valued community asset and social hub serving residents of all ages.
- The club is recognised as providing significant sporting opportunities through its men's, women's and junior teams, with particular emphasis on the growth of youth participation.
- Support has been expressed for the provision of modern, accessible facilities, including improved disabled access, inclusive changing facilities and compliance with current safeguarding standards.
- The proposal is considered necessary to accommodate the club's growth and future needs whilst securing its long-term viability.
- Comments note that the improved facilities would benefit a wide range of community groups and activities beyond cricket, including social events, local clubs, charitable functions and community gatherings.
- Support for the inclusion of sustainable design measures, including energy-efficient technologies and biodiversity enhancements.
- It is considered that the development would deliver long-term social, recreational and wellbeing benefits for Steyning and the surrounding area.
- Several comments state that approval of the application would help secure the future of the cricket club as an important sporting and community facility for future generations.

#### Parish Comments:

**Steyning Parish Council:** No Objection - The Steyning Parish Council F&GP Committee considered the application in the context of earlier pre-application discussions, during which concerns had been raised regarding the scale of the development, noise and light pollution, impacts on neighbouring residential properties, parking provision, increased social use of the site and the effect on the Conservation Area. Members noted that the revised scheme had been substantially amended in response to these concerns. The changes included the removal of an entire floor from the pavilion, resulting in a reduction in height of more than two metres, together with a reduction in the size and capacity of the function room. The design has also been amended so that doors and windows are positioned away from neighbouring properties, whilst air conditioning and plant equipment have been located on the side of the building facing the police station to minimise impacts on residential amenity.

The Committee further noted that the proposal incorporates materials such as brick, flint and slate, which are intended to reflect the character of the Conservation Area, and that the building has been designed to achieve carbon-negative operation. The development would also provide significantly improved facilities, including accessible changing rooms, toilets and spectator accommodation. Whilst members received an update regarding ongoing lease discussions between the Parish Council and Steyning Cricket Club, it was noted that these matters were separate from the planning application itself. Overall, the Committee considered that the revisions had successfully addressed many of the concerns raised through the consultation process and that a more appropriate balance had been achieved between the Cricket Club's sporting function and its ancillary hospitality and community uses.

Member Comments:

None 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:**

The application seeks planning permission for the demolition of the existing cricket club pavilion and changing room buildings and the erection of replacement facilities to serve the ongoing operation of Steyning Cricket Club. The proposal does not involve the loss of a community facility or the introduction of an alternative land use. Rather, it represents the renewal and enhancement of an established sporting and community asset located within the Memorial Playing Fields.

Policy 43 of the HDPF relates to community facilities, leisure and recreation and supports the provision of new or improved community facilities and services, particularly where these meets identified local needs and contribute towards recreational provision.

Policy 42 of the HDPF seeks to support inclusive communities, including through the provision of accessible community facilities. The proposed replacement accommodation would provide improved accessibility and more inclusive facilities than those currently available and would therefore support the objectives of this policy.

Policy SNDP4 of the made Steyning Neighbourhood Development Plan supports proposals which improve local community infrastructure and recreational facilities. The development would retain and improve an established recreational facility within Steyning and provide upgraded accommodation for sporting and associated community use.

Policy HC4 of the NPPF 2026 states that substantial weight should be given to the benefits of new or improved community facilities and public service infrastructure. The proposal would represent investment in an established sporting and community facility and would enable the continued provision of cricket and associated community activities from the site.

The site is already in established recreational use and the proposal would not result in the loss of the playing field or displacement of the existing sporting activity. Rather, it would replace the existing pavilion and changing accommodation with facilities intended to meet the operational requirements of the Cricket Club. The nature of the use would therefore remain consistent with the established recreational function of the site.

Having regard to the established use of the site and the policy support for the improvement of community and recreational facilities, the principle of development is acceptable. The proposal accords with HDPF Policies 42 and 43, Policy SNDP4 of the Steyning Neighbourhood Development Plan and Policy HC4 of the NPPF 2026. The detailed effects of the development are considered in the subsequent sections of this assessment.

### **Design, Appearance & Heritage:**

The application site occupies a prominent position within the Steyning Conservation Area, adjoining the Memorial Playing Fields and forming part of the wider historic townscape. The HDPF Policy 32 requires development to contribute positively to local distinctiveness, reinforce a sense of place and respond appropriately to the character of its surroundings. HDPF Policy 33 further requires development to demonstrate an appropriate relationship with its context with consideration of scale, massing, height, appearance, orientation and layout. These objectives are reinforced by HDPF Policy 34, which seeks to ensure that development conserves and where possible enhances the significance of designated and non-designated heritage assets, including Conservation Areas.

Policy SNDP3 requires new development to respond positively and sensitively to the prevailing character of Steyning, including the scale, form, massing, proportions and materials of surrounding development. Collectively, these policies seek to ensure that new development is informed by local character whilst allowing for high-quality architectural design that reflects contemporary needs.

Policy DP3 of the NPPF requires development proposals to respond positively to the history, character and defining features of their surroundings, whilst heritage policies, including Policy HE9 relating to Conservation Areas, seek to ensure that development preserves or enhances the character and appearance of designated heritage assets.

The current application follows the withdrawal of DC/25/0828, which proposed a part single-storey, part two-storey clubhouse together with a single-storey conservatory link and refurbishment of the existing changing building. The current scheme differs materially from that proposal. The two-storey element has been removed, and the development now comprises a predominantly single-storey pavilion with part 1.5-storey changing accommodation. The resulting reduction in height and revised roof form reduce the overall scale and massing of the development when compared with the previous scheme.

The replacement building would remain largely within the part of the site presently occupied by the clubhouse and changing facilities. Consequently, the development would remain concentrated on the established developed part of the site rather than extending substantially further into the adjoining playing field.

The pavilion would be contemporary in appearance. The external palette incorporates brick, flint and slate, alongside lower-level elements and areas of green/sedum roof. These materials and the articulation of the elevations provide variation across the building and respond to materials evident within the surrounding area. The detailed finish and specification of external materials are important given the site's Conservation Area location and can be secured by condition.

The pitched roof would increase the height of part of the building relative to the predominantly single-storey elements and would be visible from the playing field and surrounding properties. However, it would form part of a varied composition of roof forms rather than extending across the full footprint of the development. Having regard to its scale, position and relationship with the lower elements of the pavilion, the pitched roof would not result in an unacceptable degree of visual dominance within the site or the wider Conservation Area.

The proposed clock tower/lift shaft would introduce a vertical element above the principal roof form and would be visible from surrounding viewpoints. However, it would occupy a relatively small proportion of the overall building and would be read in conjunction with the remaining roof forms. Given its limited width and position within the overall composition, it would not materially alter the predominantly low-rise character of the development or appear unduly prominent within the wider streetscene and playing-field setting.

Concerns have also been raised that the darker elements of the proposed material palette would result in an imposing appearance. The proposed combination of brick, flint, slate, glazing and green-roof elements would provide variation in colour, texture and form. Subject to the submission and approval of precise material specifications and samples, the external treatment would be compatible with the character of the site and its surroundings.

The Council's Conservation Officer raises no objection and considers that the contemporary approach has sufficient regard to the surrounding built environment and historic context. The Conservation Officer concludes that the proposal would not harm the character or appearance of the Steyning Conservation Area or the setting of nearby designated and non-designated heritage assets, subject to detailed control over materials and execution.

Having regard to the scale, height, massing, roof form, architectural treatment and proposed materials, the development would preserve the character and appearance of the Steyning Conservation Area. The proposal would also maintain an acceptable relationship with the adjoining open recreational land and surrounding development.

As such, subject to conditions securing external materials and architectural detailing, the proposal accords with HDPF Policies 32, 33 and 34, Policy SNDP3 of the Steyning Neighbourhood Development Plan and Policies DP3 and HE9 of the NPPF 2026.

### **Residential Amenity:**

HDPF Policy 33 requires development to avoid unacceptable harm to the amenities of occupiers and users of neighbouring property, including through its scale, massing, orientation and relationship to surrounding development. SNDP3 similarly requires proposals to respect the amenity of properties in their immediate locality. At national level, NPPF 2026 design and living-conditions policies similarly require development to create satisfactory living conditions and respond appropriately to its context.

Four objections from four addresses have been received. In amenity terms these principally concern the visual dominance and outlook effects of the roof and clock/lift feature, noise from amplified music and functions, doors and windows being opened during events, and noise from air-conditioning, heat pumps and other mechanical plant. Parking concerns are considered separately below.

### **Outlook, overlooking and overshadowing**

The revised building is substantially lower than the previous proposal and retains a broadly similar relationship with the existing developed part of the site. The submitted neighbour-distance analysis identifies separation distances ranging from approximately 11.5m at the closest relationship to considerably greater distances elsewhere. More importantly, the analysis records that the proposed sedum/wildflower roof would sit up to approximately 500mm below the existing roof level.

The accompanying seasonal shadow analysis concludes that the proposed building itself would not generate additional shading impacts on neighbouring properties, with the limited shading shown principally arising from existing trees and boundary treatments.

While outlook across the playing field and towards the South Downs is clearly valued by neighbouring occupiers, there is no general planning right to retain a private view. Having regard to the reduced height, predominantly single-storey character, separation distances, orientation and the comparative relationship with the existing buildings, the development would not result in an unacceptable loss of outlook, daylight or sunlight.

Likewise, the arrangement of openings and revised orientation reduces opportunities for direct overlooking towards neighbouring dwellings. The proposal would therefore maintain acceptable privacy.

### Noise and activity

The objections concerning amplified music and social events are material. However, the site is an established cricket club with an existing clubhouse and social function. The proposal does not introduce such activity to a previously quiet residential site.

The revised function accommodation has been reduced in size and capacity, and doors/windows have been positioned away from the nearest residential properties. Mechanical plant has similarly been directed towards the police station side of the building. These are meaningful changes from the earlier design. The Environmental Health Officer raises no objection following consideration of the plans and a site visit, subject to appropriate controls to prevent unacceptable effects on neighbouring amenity. Conditions relating to plant noise and, where necessary, operational/noise-control measures would therefore provide an appropriate and proportionate means of addressing the concerns raised regarding amplified music, ventilation equipment and the operation of the building.

Taken as a whole, the revised physical relationship and the ability to control operational noise through condition mean that the development would not result in unacceptable harm to neighbouring living conditions. The proposal consequently accords with HDPF Policy 33, SNDF3 and the relevant living-conditions and design provisions of the NPPF 2026.

### **Highways Impacts:**

HDPF Policies 40 and 41 seek to ensure that development provides safe and suitable access for all users, makes appropriate provision for sustainable transport, and does not give rise to unacceptable impacts on highway safety or the efficient operation of the transport network.

Concerns have been raised by neighbouring residents regarding existing parking pressures on Charlton Street and surrounding residential roads, together with the potential for increased activity associated with the cricket club. However, the proposal relates to the replacement and improvement of an existing and well-established cricket club facility rather than the introduction of a new use. The development would continue to utilise the existing access arrangements via Police Station Access Road and would not alter the established vehicular access serving the site.

The LHA notes that Police Station Access Road is a private road connecting to Charlton Street, an unclassified road subject to a 30mph speed limit. No changes are proposed to the existing access arrangements and a review of collision data supplied by Sussex Police for the previous five-year period identified no recorded personal injury collisions within the vicinity of the site. Consequently, there is no evidence to indicate that the existing access operates unsafely or that the proposed redevelopment would exacerbate an existing highway safety concern.

The proposal would also retain the existing parking arrangements at the site. The LHA notes that the existing car park has operated for a considerable period without known highway safety issues and considers that the redevelopment is not anticipated to result in a material intensification of use. Accordingly, the existing parking provision is considered capable of accommodating the likely demand generated by the proposal. In addition, the scheme includes the provision of ten secure and covered cycle parking spaces, which would support opportunities for sustainable travel and encourage access by means other than the private car.

Most significantly, WSCC Highway Authority raises no objection to the proposal. The Highway Authority concludes that the development would not result in an unacceptable impact on highway safety and would not give rise to severe cumulative impacts on the operation of the highway network. It further advises that there are no transport grounds upon which planning permission should be withheld.

Whilst the concerns raised by residents regarding parking and traffic are understood, particularly during periods of peak activity, these concerns are not substantiated by technical evidence from the statutory

highway consultee. In the absence of evidence demonstrating that the proposal would result in an unacceptable impact on highway safety or severe impacts on the operation of the highway network, there is no sustainable highways reason to resist the development. The proposal is therefore considered to accord with HDPF Policies 40 and 41 and the transport-related objectives of the NPPF 2026.

### **Ecology:**

Policy 31 of the HDPF seeks to conserve and enhance biodiversity and requires development to avoid unacceptable ecological effects and, where appropriate, incorporate ecological enhancement.

The submitted ecological information, including the Preliminary Ecological Appraisal and Bat Emergence Surveys, has been reviewed by the Council's ecological consultant. The existing buildings have either negligible bat-roost potential or showed no evidence of bat-roosting activity, while the affected trees contain no features considered likely to support roosting bats. No further bat survey work has therefore been requested.

A Precautionary Method Statement is proposed in respect of mobile protected and Priority species, including hedgehogs. The ecological consultant raises no objection, subject to the recommended mitigation being secured and implemented by condition. On that basis there is sufficient ecological information to determine the application and no unacceptable effect on designated sites, protected species or Priority habitats has been identified.

The proposal therefore accords with HDPF Policy 31 and the natural-environment objectives of the NPPF 2026, subject to securing the identified mitigation and enhancement measures.

### **Water Neutrality:**

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and N6 of the NPPF.

### **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 development is subject to the statutory Biodiversity Net Gain requirement and must achieve at least a 10% increase in biodiversity value.

The submitted Statutory Biodiversity Metric records an existing on-site baseline of 0.332 habitat units and post-intervention provision of approximately 0.3693 habitat units. This represents an on-site increase of approximately 0.0373 habitat units, or 11.23%. No hedgerow or watercourse units arise in this case, and no off-site biodiversity units are required. The metric also confirms that the applicable trading rules are satisfied.

The proposal therefore exceeds the statutory 10% requirement through on-site provision. The detailed delivery, management and maintenance of the habitat enhancements can appropriately be secured through the statutory biodiversity gain condition and the associated Biodiversity Gain Plan. Subject to those requirements, the BNG provisions are satisfactory.

### **Conclusions:**

The redevelopment of the established Steyning Cricket Club facilities is supported in principle by HDPF Policies 42 and 43, SNDP4 and NPPF 2026 Policy HC4. The development would replace accommodation which is no longer adequate with modern, accessible sporting and community facilities while retaining the established recreational use of the site.

The proposed building would be larger in scale and, in part, taller than the existing clubhouse and changing facilities and would consequently have a greater visual presence within the site. However, having regard to its predominantly single-storey and part 1.5-storey form, siting, massing, roof form and proposed materials, the increase in scale would not result in unacceptable harm to the character and appearance of the area or the significance of the Steyning Conservation Area. The development would remain appropriately related to the established built part of the site and the adjoining open recreational land.

The proposal would not result in unacceptable overlooking, overshadowing or overbearing impacts upon neighbouring properties. The neighbour-distance and shadow information supports this conclusion, while matters relating to operational noise and plant can be satisfactorily controlled by condition.

No unacceptable ecological or highway impacts have been identified, and the development would provide approximately 11.23% on-site Biodiversity Net Gain, exceeding the statutory minimum.

The proposal is therefore considered acceptable when assessed against the development plan and the NPPF 2026, subject to the recommended conditions.

### **Recommendation: Application Permitted**

#### **Conditions:**

- 2     **Standard Time Condition:** The development hereby permitted shall begin 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     **Pre-commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a)     Drawings to a scale not smaller than 1:5 fully describing:
  - Roof details including sections through:
    - roof ridge
    - eaves
    - verges
    - verges and bargeboards
    - flat roof perimeters
    - parapets
- b)     Specifications of external materials and surface finishes.
- c)     A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4     **Pre-commencement Condition:** No development shall commence until a scheme detailing the measures to control and mitigate noise arising from amplified music, acoustic music, speech, public address systems, and any other sound-generating activities associated with the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of acoustic insulation, noise attenuation measures, sound limiting devices and/or other suitable mitigation measures to prevent noise breakout from the premises. The approved scheme shall be implemented in full prior to the first use of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the amenities of neighbouring occupiers and other noise-sensitive receptors from unacceptable noise disturbance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5     **Pre-commencement Condition:** No development shall commence until details of all commercial kitchen extraction, ventilation and odour control systems, including the position and height of any extract flues, have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate that the proposed systems are capable of effectively controlling and minimising cooking odours so as to prevent harm to the amenities of neighbouring occupiers. The approved scheme shall be installed and fully operational prior to the first use of the commercial kitchen and shall thereafter be retained, operated and maintained in accordance with the approved details.

Reason: To safeguard the amenities of neighbouring occupiers from odour nuisance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Bat Emergence Surveys (The Ecology Partnership, May 2026) and Preliminary Ecological Appraisal (The Ecology Partnership, May 2026) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2026 and s40 of the NERC Act 2006 (as amended).

- 7 **Pre-occupation Condition:** No part of the development shall be first used until secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Surveys (The Ecology Partnership, May 2026) and Preliminary Ecological Appraisal (The Ecology Partnership, May 4 Place Services is a traded service of Essex County Council 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected and Priority species in Section 4.4 of the Preliminary Ecological Appraisal (The Ecology Partnership, May 2026), which avoids impacts on protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations

- 9 **Regulatory Condition:** No additional 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).

- 10 **Regulatory Condition:** At all times during the use of the development to which this permission relates, the cumulative noise impact of any operational activities or plant, including kitchen extraction, mechanical ventilation plant, heat source pumps, all ducting and flue terminals, etc, shall not increase the background sound level as determined at the boundary of the nearest noise sensitive receptors, in line with:
- Plant noise emissions - assessed using BS 4142:2014+A1:2019 methodology with a limit of a rating level of -10 dB compared to background noise level at the nearest noise sensitive receptor for the new additional kitchen extract fan and associated ducting and terminal.
  - Operational noise emissions - the cumulative noise rating of operational noise emissions from all building services, plant machinery and equipment shall be controlled to a level of equal to the existing background level (LA90) between 0700-2300 hours and 5 dBA below the existing background noise level between 2300 and 0700 hours at the boundary of the nearest noise sensitive receptors. The rating level and background level shall be assessed in accordance with BS4142:2014+A1:2019 "Methods for Rating and Assessing Industrial and Commercial Sound.

Reason: To safeguard the amenities of neighbouring occupiers and other noise-sensitive receptors from unacceptable noise disturbance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** No public address (PA) system, loudspeaker, tannoy, or other amplified external sound equipment shall be installed at the site unless details of the equipment, including its specification, location, orientation, operating hours, and any associated noise mitigation measures, have first been submitted to and approved in writing by the Local Planning Authority.

Any approved system shall be installed and operated only in accordance with the approved details and shall thereafter be retained as such.

Reason: To safeguard the amenities of neighbouring occupiers and other noise-sensitive receptors from unacceptable noise disturbance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** No demolition, site clearance, construction works, deliveries, collections, loading or unloading of materials, plant operation, or associated vehicle movements serving the development shall take place except between the following hours:
- 08:00 to 17:00 Mondays to Fridays;
  - 09:00 to 13:00 on Saturdays; and
  - At no time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of neighbouring occupiers from noise and disturbance associated with demolition, construction and servicing activities, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** No demolition, refurbishment, or alteration works shall take place until an asbestos survey has been undertaken by a suitably qualified person. Where asbestos-containing materials are identified, a scheme for their safe removal, handling and disposal shall be submitted to and approved in writing by the Local Planning Authority. Any identified asbestos-containing materials shall be removed and disposed of in accordance with the approved scheme and all relevant legislation.

Reason: To protect the health and safety of construction workers, future occupiers and the wider public during the development process, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** All demolition debris, clearance materials and construction waste arising from the development shall be removed from the site by a suitably licensed waste carrier and disposed of at an appropriately licensed waste management facility.

Reason: To ensure the satisfactory management of waste and to protect the amenities of the area and the environment, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** Throughout the construction period, appropriate measures shall be implemented to minimise the emission of dust from the site. Such measures shall include, where necessary, the damping down of exposed surfaces, the covering of vehicles carrying dusty materials, and the use of suitable screening or other dust suppression techniques. The approved measures shall be maintained for the duration of construction works.

Reason: To safeguard the amenities of neighbouring occupiers and the local environment from dust and airborne particulates arising from the construction process, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** No burning of demolition materials, construction waste, vegetation, or any other materials shall take place on the site at any time.

Reason: To safeguard the amenities of neighbouring occupiers from smoke, odour and airborne pollution, and to protect local air quality, 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.

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#### **Plans list for: DC/26/0946**

Schedule of plans/documents **approved:**

| Plan Type             | Description                | Drawing Number | Received Date |
|-----------------------|----------------------------|----------------|---------------|
| Floor plan            | Existing Ground            | 101            | 11.06.2026    |
| Elevation plan        | Existing                   | 102            | 11.06.2026    |
| Location & Block plan |                            | 001 REV A      | 11.06.2026    |
| Floor plan            | Proposed Ground Masterplan | 301            | 11.06.2026    |
| Floor plan            | Proposed First Masterplan  | 302            | 11.06.2026    |
| Roof plan             | Proposed Masterplan        | 303            | 11.06.2026    |
| Floor plan            | Proposed Ground B01        | 304            | 11.06.2026    |
| Roof plan             | Proposed B01               | 305            | 11.06.2026    |
| Floor plan            | Proposed Ground B02        | 306            | 11.06.2026    |
| Floor plan            | Proposed First B02         | 307            | 11.06.2026    |
| Roof plan             | Proposed B02               | 308            | 11.06.2026    |
| Elevation plan        | Proposed - B01             | 309            | 11.06.2026    |
| Elevation plan        | Proposed B02               | 310            | 11.06.2026    |
| Section plan          | Proposed                   | 311            | 11.06.2026    |

|              |                           |     |            |
|--------------|---------------------------|-----|------------|
| Section plan | Proposed                  | 312 | 11.06.2026 |
| Materials    | Brickworks                | 315 | 11.06.2026 |
| Plans        | Hard and Soft Landscaping | 300 | 11.06.2026 |

**DELEGATED**

Case Officer sign/initial      Shazia Penne      Date: 25.09.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 28.09.2026