



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0919
Slinfold Cricket Club, Wicket Gardens, Slinfold, West Sussex, RH13 0BP

DESCRIPTION:

Erection of a cricket score hut / storage shed. (Retrospective).

RELEVANT PLANNING HISTORY:

DC/22/2388	Installation of posts and cricket netting on the west and north boundaries.	Application Permitted on 24.03.2023
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DESCRIPTION OF THE SITE

Slinfold Cricket Club is located to the north of Lyons Road and sits outside of the boundary of the Slinfold Built Up Area. To the western boundary the site adjoins the Slinfold Conservation Area but does not sit within it. Within the Conservation Area to the west are several dwellings, including multiple Listed Buildings which includes Forge House a Grade II listed dwelling. To the north of the site is a residential development of 24 dwellings which gained planning permission in 2021. To the south and southeast of the site are further residential dwellings along Lyons Road.

DESCRIPTION OF THE APPLICATION

Retrospective planning permission is sought for the erection of a cricket score hut and storage shed. The structure is sited adjacent to the existing pavilion and score. The score and storage shed erected is single storey, timber framed, with a slight mono-pitched roof and is larger in size than the previous structure and has been built with matching materials to the cricket pavilion.

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 4 - Strategic Policy: Settlement Expansion
Policy 11 - Tourism and Cultural Facilities
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Slinfold Neighbourhood Plan (2014-2031):

Policy 1: Conservation Area
Policy 5: Development Principles

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

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

Consultations:

INTERNAL CONSULTATIONS

HDC Conservation: No Objection

The structure although modern in form, and of no particular architectural merit has a neutral impact on the setting of the conservation area, being understood in the context of the newly built cricket pavilion. The building is functional in form and would not detract from an appreciation of the significance of the listed buildings or the special historic and architectural character of the conservation area.

OUTSIDE AGENCIES

Southern Water: Comment

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does

not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

Sport England: No Objection

The proposed development meets exception 2 of the Playing Fields Policy and Guidance document, in that: Page 2 of 3 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quality of playing pitches or otherwise adversely affect their use'. The location of the proposed structure does not impact on the cricket pitch and will support the future use of the site for community cricket. The proposed development is therefore considered to accord with paragraph HC7 of the NPPF.

PUBLIC CONSULTATIONS:

Representations:

1 letter has been received from 1 address neither objecting nor supporting the application.

Parish Comments:

None received.

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:

Policy 43 of the Horsham District Planning Framework (HDPF) relates to community facilities, leisure and recreation and states that development of new or improve community facilities or services will be supported, particularly where they meet the identified needs of local communities. In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well related to an existing settlement exists.

The existing sports and recreation facilities make a positive contribution to sports and leisure provision within Slinfold and the wider Horsham District. The proposal would contribute to the continued vitality of the Cricket Club and would ensure that the club is fulfilling their league requirements. Due to this requirement, there is no other suitable site for the proposal, the structure is situated in the most practical location.

The principle of the proposal is therefore considered acceptable and would accord with the above policy.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The application site is located adjacent to the built-up area of Slinfold, with the site being surrounded by relatively dense residential development, with the residential properties to the south and southeast separated by a public highway. The site is therefore read in the context of built form, and against the backdrop of the established cricket field.

The application relates to a timber-framed, single storey structure measuring approximately 7 metres by 2.3 metres, with a height of 2.5 metres and a modest mono-pitched roof finished with an EPDM rubber covering. The building is clad in white Cedral boarding to match the pavilion approved and constructed on the site in 2023, ensuring a consistent appearance across the cricket club facilities.

The structure is designed to provide a combined score hut and storage facility, with a hatch opening towards the cricket field to allow scorers to observe play, together with separate access doors and storage access arrangements. The siting follows the construction of a concrete base with an external footprint of approximately 7 metres by 2.3 metres.

In terms of scale, the development replaces a pre-existing situation and represents only a modest increase in size when compared to the former shed on the site, which measured approximately 4.2 metres by 2.4 metres with a dual-pitched roof. The proposed structure occupies an area of approximately 16.1sqm, compared with 10.1sqm for the previous shed. Despite the increase in footprint, the building is no higher than the former structure and remains low in scale.

Overall, the proposal is considered to be of an appropriate design, scale and appearance for its setting. The use of materials that match the adjacent pavilion ensures that the structure integrates well with the existing site and therefore is considered acceptable.

Heritage Impacts:

The Council's Conservation Officer was consulted as part of the application due to the western boundary of the site adjoining the boundary of the Slinfold Conservation Area and several Listed Buildings. They concluded that the structure has a neutral impact on the setting of the conservation area, being understood in the context of the newly built cricket pavilion, and due to the building being functional in form it would not detract from the significance of the listed buildings or the character of the conservation area.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The building is replacing a pre-existing structure, and neighbouring residential properties have a limited view of the structure due to its limited height and position adjacent to the boundary wall. No rear facing windows are proposed in the direction of neighbouring properties, thereby maintaining the privacy of adjoining dwellings. The structure does not appear visually intrusive within the surrounding area, and given the existing prevailing cricket activities on site, the proposed development is not considered to result in harm to the amenities of neighbouring properties.

The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policies.

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.

The site has an established use for recreation and cricket facilities, the score and storage shed would result in no clear or compelling evidence to suggest the nature and scale of the development would result in an increased consumption of water. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and Policy 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 Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Conclusions:

The proposal would support and enhance sports and leisure provision within Slinfold, helping to maintain the ongoing use and viability of the Cricket Club. The structure is considered acceptable in principle and would be of an appropriate scale, design and appearance within the context of the existing sports facilities on the site and complements the adjacent pavilion. It is a needed structure for the future of a community facility, and it is not considered that the proposal would result in any non-acceptable impact.

The proposal is considered to accord with the relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Regulatory Condition:** The structure hereby permitted shall be used solely for purposes ancillary to the recreational and club needs of Slinfold Cricket Club only, and for no other purpose whatsoever.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
- 2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- 3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
- 4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/0919

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	A.002	20.07.2026
Site plan	Site Plan	A.001	20.07.2026
Elevation plan	Elevation Plans	NONE	21.07.2026
Floor plan	Floor Plan	NONE	30.07.2026

DELEGATED

Case Officer sign/initial Lucy Green Date: 17.09.2026

Authorising Officer sign/initial Tamara Dale Date: 22.09.2026