Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2261
Storrington Cricket Club, Pulborough Road, Storrington, Pulborough, West Sussex, RH20 4HJ

DESCRIPTION:
Erection of a single storey rear extension to cricket pavilion to accommodate disability access, 2 additional changing rooms, spectator toilets, storage, and through access into leisure centre.

RELEVANT PLANNING HISTORY:

DC/17/1834	Proposed installation of 9.7 x 32m batting cage with surrounding security fence and associated artificial turf	Application Permitted on 12.01.2018
SR/74/59	Pavilion (From old Planning History)	Application Permitted on 06.01.1960
SR/7/59	Sports pavilion (From old Planning History)	Application Permitted on 04.03.1959
SR/2/50	Sports pavilion (From old Planning History)	Application Permitted on 08.03.1950

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

The cricket club is a small single-storey building that adjoins the wider leisure club on its south-east corner, owned by the Sullington & Storrington Parish Council. The current cricket club includes an entrance on its eastern side, a glazed clubhouse 'room', 2 x changing rooms both leading to the men's WCs and shower room, a single ladies WC, stock and kit rooms and a bar and kitchen area.

The cricket club runs a number of different teams, including a large youth section, girls and ladies teams, a 'DIScoverABILITy' team, as well as launching ladies softball cricket in 2024. Members can also access the training nets and summer kid's camps. The clubhouse is open at the following times:

- Match Days / Saturdays and Sundays
- Cricket Training Season / once or twice per week in the evenings

DETAILED DESCRIPTION
The proposal seeks to create a single-storey extension to the cricket club building along its south-western side, facilitating not only a new accessible ramped access in the eastern elevation, but also to create new changing rooms, lockers, shower and WC facilities which can serve all teams: disabled, men's and ladies, and accommodate both the home and away treams.

The proposals are part of the requirements set out by Sport England and the ECB (English Cricket Board)

The proposed extension would be 8.9m x 6.9m in area with matching building lines and rooflines to the existing building (some 61.4sq.m). The works would involve new and replacement fenestration and

doors, along with the overcladding of the existing brickwork elevations with new white timber-effect fibre cement cladding.

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 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:
Storrington, Sullington & Washington Neighbourhood Plan, 'Made' September 2019
Policy 1 – A Spatial Plan for the Parish
Policy 12 – Recreation Facilities
Policy 14 - Design

Parish Design Statement:
Storrington & Sullington 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

Consultations:
INTERNAL CONSULTATIONS
HDC Environmental Health: Comments – Conditions advised

OUTSIDE AGENCIES
WSCC Highways: Advice

- Following an inspection of the submitted application documents, the proposed works are not anticipated to give rise to a material intensification of movements to or from the site. Existing vehicular access and parking arrangements will remain unaffected by the proposed development - no transport grounds to resist the proposal.

Southern Water: Comments

- Formal permission required for any new connection to the public sewer main

Sport England: No Objection

- Proposal would meet exception 2 of the Playing Fields Policy and para 103 of the NPPF
- Understood that the extension impacts on an area of hardstanding contiguous with the skate park, where bench seating is currently provided – these could be relocated for the skate park

- Important to note that the proposals would not meet the ECB funding criteria at this state, which is understood to be part funding the scheme *(involving internal layout – matters are under discussion between EBC, Sussex Cricket and the club)*

Parish Comments: No Objections

- As owners of the site, it was agreed at the Full Council Meeting not to object to the Cricket Club's application. However, the Parish Council reserves the right to make comment as a Statutory Consultee during the Planning Process. Members do have ongoing concerns about some aspects of the plans submitted and request clarification of ownership rights.

Representations:
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

Background:
At the current time, the cricket club provides only two changing rooms which lead from the main clubhouse through to the current men's wash-room (WC / urinals / showers). The submitted Design and Access Statement describes that the existing facilities fail to meet the expectations of the ECB and Sport England as part of the mandatory requirements to provide facilities for different user groups, as well as currently having low u-values and insulation.

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

Design and Appearance:
Policy 25 of the HDPF states that the natural environment and landscape character of the district, including landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. Policies 32 and 33 of the HDPF seek to ensure high quality and inclusive design for all development in the District and ensure that it will complement locally distinctive characters and heritage; that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings; is locally distinctive in character; respects the character of the surrounding area; and uses high standards of building materials and finishes.

In this instance, it is recognised that the development would take place within the confines of an established cluster of sporting facilities, including a leisure centre, tennis court, football club, playground and skate park.

In addition to the proposed single-storey extension, alterations are proposed to the existing fabric and exterior of the Cricket Club pavilion, including new and replacement windows and doors, disabled ramps, and the external cladding of the existing brick façade. This would enable the extension to blend

into the existing structure of the Cricket Club, and to continue to identify itself as a separate wing of the wider leisure centre, which in itself is a mixture of metal profile cladding, timber cladding and brick.

The proposal is considered to lead to a neutral impact on the character and setting of the open countryside, and would be in keeping with the immediate cluster of sports buildings and facilities, in accordance with HDPF policies 25, 32 and 33.

Amenity Impacts:
Policy 33 of the HDPF seeks to ensure that proposed development does not result in unacceptable harm to the amenities of nearby occupiers/users of land, in terms of privacy, the receipt of natural light and/or disturbance.

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

Therefore, it is considered that the proposal would be in accordance with Policy 33 of the HDPF.

Highways Impacts:
Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.

The proposal would remain served by the existing vehicular access off Spierbridge Road, with no impacts to vehicular access or parking anticipated by way of the proposal. Furthermore, no impacts are expected to any public rights of way.

With the above in mind, Officers are satisfied that the proposal would not result in adverse harm to the safe use and operation of the public highway, in accordance with Policies 40 and 41 of the HDPF

Climate change:
Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Although no specific measures are included in the proposal for the conversion, the proposed Water Neutrality Mitigation measures seek to use flow restrictors, low-flow fittings, which, along with the improved energy efficiency of the building arising from improved glazing and insulation, and the installation of Solar PV panels to the south-facing roof-slope, would suitably reduce the impact of the development on climate change in accordance with local and national policy.

Water Neutrality:
The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

The submitted Water Neutrality Statements calculates that the existing clubhouse results in an average water demand per person of 50l/d, based on an average occupancy of the club at 85 persons, and extrapolated average water use derived from metered water bills. As a result of the proposed works, the capacity of the clubhouse is envisaged to increase to a maximum of 125 persons, although the club would still only have the use of one cricket ground. The refurbishment and extension would be supported by new and water efficient fittings to the changing rooms, WCs and showers. Therefore, based on the calculations submitted and the improvements offered as part of the proposed development, officers are satisfied that there is no evidence to demonstrate that the clubhouse would lead to increased water demand over and above the existing clubhouse.

An Appropriate Assessment has been undertaken and consulted upon with Natural England, who are satisfied with the proposed measures providing they can be secured.

Officers therefore consider that the strategy to demonstrate water neutrality through the incorporation of on-site measures, are capable of achieving water neutrality. Provided these measures are secured in perpetuity, there would be certainty that the proposal would not contribute further to the existing adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. Accordingly, the proposal would not be contrary to policy 31 of the HDPF, NPPF paragraph 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017, and permission could therefore be granted.

Conclusions:
The proposed extension and external works to the existing Storrington Cricket Club pavilion are considered to result in improved and modern sporting facilities for the existing club, enabling a wider sporting offer to be provided for the club and its members, as well as visiting teams and supporters.

The siting and design of the proposed works are considered to be suitable and commensurate to the location of the existing pavilion building in relation to its siting within an existing cluster of modern sports buildings and facilities.

The proposal would not raise any material effects on neighbouring residential properties on account of the separating distances involved. Furthermore, the proposal is capable of achieving a water neutral position on account of the efficiency measures to be achieved by way of the improvements.

The proposal is therefore considered to be in accordance with local and national planning policies, and is recommended for approval subject to the conditions shown.

Recommendation: Application Permitted

Conditions:

1 Plans list

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 (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (by Horsham CAD Services received 13.12.2023) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be

installed in accordance with approved details and shall be retained in operational condition as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the [Design and Access Statement and drawing 'Elevations Option 5' SCCHCS 01 XX D A 3006 P01] unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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

5 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

NOTE TO APPLICANT
Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk .

NOTE TO APPLICANT
If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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/23/2261
(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		1001 REV P01	12.12.2023
Block plan		1002 REV P01	12.12.2023
Layout plan	Site, as proposed	1008 REV P01	12.12.2023
Floor plan	Ground, as proposed	2006 REV P01	12.12.2023
Elevation plan	As proposed	3006 REV P01	12.12.2023
Design & Access Statement		NONE	12.12.2023
Supporting Docs	Water Neutrality Calculations	NONE	12.12.2023
Supporting Statement	Water Neutrality	NONE	13.12.2023
Plans		6005 REV P01	12.12.2023

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 12.07.2024

Authorising Officer sign/initial Adrian Smith Date: 12/07/2024