



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2110

Storrington Squash Club , Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:

Upgrading and resurfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping.

RELEVANT PLANNING HISTORY:

DC/20/2143	Upgrading and re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping.	Application Permitted on 17.02.2021
DC/22/2297	Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)	Application Permitted on 30.05.2025
DC/25/1951	Removal of Conditions 9 and 13 of previously approved application DC/22/2297 (Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)) relating to water neutrality.	Application Permitted on 08.01.2026

DESCRIPTION OF THE SITE

The application site comprises an existing car park serving the former Storrington Squash Club and the adjoining Storrington Lawn Tennis Club, located off Greyfriars Lane, Storrington. The site lies within the built-up area settlement boundary and is accessed via an established private access road leading from Greyfriars Lane.

The car park is currently laid to tarmac and is in a deteriorated condition, with areas of patch repair and no formalised parking bay markings. The site is bounded by residential properties along the private access road, with community uses in the wider vicinity including the Storrington Community Centre and Museum to the north.

The northern and eastern boundaries adjoin the edge of the Storrington Conservation Area. Heritage assets in the wider setting include St Mary's Parish Church (Grade II*), The Horsecroft and St Joseph's Dominican Convent (both Grade II Listed). The site therefore sits within a sensitive historic context, albeit the works relate to an existing hard-surfaced area.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the upgrading and resurfacing of the existing car park serving the Lawn Tennis and Squash Club facilities.

The proposal includes:

- Renewal and resurfacing of the existing hardstanding;

- Re-marking and delineation of parking bays;
- Installation of an entrance barrier;
- Minor hard and soft landscaping works.

No changes are proposed to the existing vehicular access from Greyfriars Lane, and the number of parking spaces would remain unchanged. The development represents a resubmission of a previously approved scheme (DC/20/2143) which was not commenced within the required time period and has now therefore lapsed.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development.

Policy 32 - Strategic Policy: The Quality of New Development.

Policy 33 - Development Principles.

Policy 34 - Cultural and Heritage Assets.

Policy 40 - Sustainable Transport.

Policy 41 - Parking.

Policy 42 - Strategic Policy: Inclusive Communities.

Policy 43 - Community Facilities, Leisure and Recreation.

Storrington, Sullington and Washington Neighbourhood Plan 2018- 2031 (2019):

Policy 1 A Spatial Plan for the Parishes

Policy 12 Recreation Facilities

Policy 14 Design

Policy 17 Traffic & Transport

Community Aim – Car Parking

Storrington and Sullington Parish Design Statement 2010

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:

HDC Conservation: No Objection, is a resubmission of a previously permitted scheme.

WSCC Highways: No Objection - The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

Representations:

None Received

Parish Comments:

Storrington and Sullington Parish Council: No objection.

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 site lies within the built-up area of Storrington where development is acceptable in principle, subject to compliance with the relevant policies of the Development Plan.

The proposal relates to the upgrading and resurfacing of an existing car park serving established leisure and recreational facilities, namely the Storrington Lawn Tennis Club and former Squash Club. Policy 43 of the Horsham District Planning Framework and Policy 12 of the Storrington, Sullington and Washington Neighbourhood Plan support the retention and enhancement of community and recreation facilities, and the improvement of associated infrastructure is therefore acceptable in principle.

It is also material that the application represents a resubmission of a previously approved scheme (ref. DC/20/2143) which was granted planning permission but has since lapsed due to non-implementation. The current submission is materially identical to that earlier consent and does not introduce any new operational, spatial, or environmental impacts.

The proposal would not result in an expansion of the car park, an increase in parking numbers, or an intensification of the existing use. Instead, it seeks to improve the condition, usability and safety of an established parking area.

In light of the extant planning history, the absence of any material change from the previously approved scheme, and the policy support for enhancement of community facilities, the principle of development is considered acceptable, subject to detailed assessment of other material planning considerations.

Design and Appearance:

Policy 32 and Policy 33 of the Horsham District Planning Framework require development to achieve a high standard of design and to respect the character and appearance of its surroundings. In addition, Policy 34 requires development to conserve and, where appropriate, enhance the significance and setting of heritage assets, including Conservation Areas and Listed Buildings.

The site lies adjacent to the Storrington Conservation Area and within the wider setting of nearby Listed Buildings. However, the proposal is limited to the resurfacing and formalisation of an existing area of hardstanding and does not introduce new built form, alter site levels, or result in visually prominent structures.

The existing car park surface is in a deteriorated condition, with areas of patch repair and no formal delineation of parking bays. The proposed works would provide a renewed surface finish, clearly defined parking bays and associated minor hard and soft landscaping. These works would result in a tidier and more organised appearance when compared to the existing situation.

Soft landscaping would assist in visually softening the site, and details of hard surfacing materials and the entrance barrier are secured by condition to ensure they are appropriate to the surrounding townscape and heritage context.

Given the limited scale of the works and the fact that the development relates to an established parking area, it is considered that the proposal would preserve the character and appearance of the area and the setting of nearby heritage assets. The development therefore accords with Policies 32, 33 and 34 of the Horsham District Planning Framework.

Residential Amenity:

Policy 33 (Development Principles) of the Horsham District Planning Framework requires development to protect the amenity of existing residents, ensuring that proposals do not result in unacceptable harm by way of noise, disturbance, overlooking, overbearing impact, or light pollution.

The site is located in proximity to residential properties accessed via the same private drive; therefore, impacts on neighbouring amenity are a key consideration.

However, the proposal would not intensify the use of the site. The number of parking spaces would remain unchanged, and the car park would continue to serve the same recreational uses as existing. As such, vehicle movements, noise levels and general activity are not expected to materially increase compared to the lawful and established use of the site.

The works are confined to resurfacing and formalisation of the existing hard-standing and would not introduce built form. Accordingly, there would be no overlooking, loss of light, or overbearing impacts arising from the development. No new external lighting is proposed, thereby avoiding additional light spill or disturbance to neighbouring properties.

Short term construction impacts may arise during the resurfacing works; however, these can be adequately controlled through conditions relating to construction management and hours of work to safeguard neighbouring amenity during the construction phase.

Overall, the proposal is not considered to give rise to unacceptable harm to the amenities of neighbouring occupiers and is therefore compliant with Policy 33 of the Horsham District Planning Framework.

Highways Impacts:

Policy 40 of the Horsham District Planning Framework requires development to provide safe access for all users, avoid severe impacts on the operation of the highway network, and promote sustainable modes of travel. Policy 41 seeks to ensure that development provides appropriate levels of vehicle and cycle parking in accordance with adopted standards and does not result in overspill parking or highway safety concerns.

The site is accessed via an established private access road from Greyfriars Lane. No alterations are proposed to the access point with the public highway or to the alignment of the private access road. The works are confined to resurfacing and formalising the existing car park layout.

The number of parking spaces would remain unchanged at 13 spaces, consistent with the existing lawful arrangement. The proposal therefore would not intensify the use of the site or result in a material increase in vehicle movements. The resurfacing and delineation of parking bays would improve the organisation, usability and safety of the car park.

West Sussex County Council, as Local Highway Authority, has been consulted. The proposal represents a resubmission of a previously approved scheme (DC/20/2143) which lapsed due to non-implementation. The Highway Authority has confirmed that the development would not have an unacceptable impact on highway safety nor result in 'severe' cumulative impacts on the operation of the highway network and therefore raises no objection.

Given that access arrangements remain unchanged, parking provision is retained at existing levels, and no intensification would occur, the proposal is not considered to give rise to highway safety, capacity, or parking concerns.

The development therefore accords with Policies 40 and 41 of the Horsham District Planning Framework and the relevant provisions of the National Planning Policy Framework.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Ducting to allow future provision of electric vehicle charging points

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.

The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

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

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 development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
 - i. Details regarding location for the parking of site operatives and visitors, loading and unloading deliveries, and storage of plant and materials and storage
 - ii. Provision of wheel washing facilities (if necessary) and dust suppression facilities
 - iii. Details of how residents will be advised of site management contact details and responsibilities.

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, full details shall have been submitted to and approved, in writing, by the Local Planning Authority of:

- i. proposed planting schedule
- ii. hard surfacing materials and finishes
- iii. the entrance barrier and card reader
- iv. provision of a bird or bat box within site

The approved planting and hard surfacing shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the townscape character and built form of the surroundings, and in the interests of visual amenity and ecology in accordance with Policies 31, 32, and 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging point ducting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 7 **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).

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/25/2110

(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		2870/2	17.12.2025
Site plan	Proposed	NONE	17.12.2025
Supporting Docs	Responses from previous application	DC/20/2143	17.12.2025
Supporting Docs	Cover letter	NONE	17.12.2025
Supporting Statement	Planning	NONE	17.12.2025
Site plan	Existing	NONE	06.01.2026
Supporting Statement	Heritage	NONE	05.01.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 24.02.2026

Authorising Officer sign/initial Guy Everest Date: 03.03.2026