

TOWN & COUNTRY PLANNING ACT 1990

SLINFOLD CRICKET CLUB, WICKET GARDENS, SLINFOLD, RH13 0RY

**ERECTION OF CRICKET SCORE HUT / STORAGE SHED
(RETROSPECTIVE)**



HERITAGE STATEMENT

08 July 2026



CONTENTS

1.	Summary	1
2.	Site and Surrounding Area	2
3.	Proposed Development	8
4.	Planning Policy Context	9
5.	Significance of Heritage Assets	11
	5.1 Slinfold Conservation Area	11
	5.2 Forge House	11
6.	Assessment of Heritage Impacts	13
	6.1 Impact on Setting of Forge House	13
	6.2 Impact on Slinfold Conservation Area	15
7.	Conclusions	16

1. SUMMARY

- 1.1 This Heritage Statement has been prepared to support a planning application for a new score hut and storage shed (hereafter referred to as 'the storage shed') at Slinfold Cricket Club in Slinfold. The shed was erected in April 2026 on the western edge of the field next to the cricket pavilion.
- 1.2 Historical photographs indicate that a cricket storage shed has occupied this part of the cricket ground for many decades, with evidence demonstrating that replacement sheds have existed on or around the same location since at least the early 1990s, and local knowledge suggesting a shed has occupied the site since the 1920s.
- 1.3 The application site is adjacent to the Slinfold Conservation Area, and within the setting of the Grade II listed Forge House, on The Street.
- 1.4 Paragraph 207 of the National Planning Policy Framework (NPPF) requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.5 This statement assesses the significance of the nearby designated heritage assets and considers whether the replacement storage shed gives rise to harm to their significance.
- 1.6 This assessment has been undertaken through a inspection of the site and surrounding area, review of the Slinfold Conservation Area Appraisal and Management Plan, the Historic England List Entry for Forge House, historic photographs of the cricket ground and consideration of the National Planning Policy Framework.
- 1.7 Having regard to Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with Section 16 of the National Planning Policy Framework and Policy 34 of the Horsham District Planning Framework, this assessment has found that the storage shed gives rise to no harm to the significance of nearby designated heritage assets.

2. SITE AND SURROUNDING AREA

- 2.1 Slinfold Cricket Club is a long established and distinguished cricket club, which traces its first recorded match back to 1775. The club is based on the green in the centre of the village (the 'cricket field'). The club recently celebrated its 250th anniversary, and continues to flourish, with Saturday, Sunday and mid-week fixtures throughout the season.
- 2.2 The club's pavilion on the north side of the field was recently re-built, as part of the 24 dwelling housing development on land at Lyons Road to the north, granted in August 2021 (DC/21/0498) ¹. The two-storey pavilion, with its projecting gable and balcony, and clad in white, timber effect weatherboard with steeply pitched slate roof, provides a focus for both the club and village community life.
- 2.3 To the west of the pavilion, beyond an outside seating area, is a flat roofed storage shed, with a footprint measuring 7.0m wide by 2.3m deep, and 2.5m high. The shed has been finished in in the same horizontal, timber effect CedralTM white weatherboard as the new pavilion. It was erected in April 2026 following the removal of a black timber storage shed, which occupied approximately the same location – Figure 1.
- 2.4 The new storage shed contains an area for the storage of cricket equipment at one end, and the scorer's hut at the other.
- 2.5 To the west is The Street, the main thoroughfare through the historic core of the village. Houses on The Street back onto the cricket field, their rear gardens extending down to a brick wall that marks the eastern boundary of the Slinfold Conservation Area.
- 2.6 One of the houses that backs onto the cricket field, Forge House, is a Grade II listed building.
- 2.7 To the north of the cricket field is the new housing development of 24 dwellings, called Wicket Gardens. To the south is Lyons Road.

¹ An earlier outline application for 24 dwellings and a replacement pavilion was allowed on appeal in June 2021 - APP/Z3825/W/20/3265681



Figure 1: The Former Shed, removed in April 2026



Figure 2: The new Score Hut / Storage Shed



Figure 3: The wall behind the storage shed, which marks the boundary of the Conservation Area



Figure 4: End elevation, and seating area



Figure 5: The shed and the pavilion



Figure 6: View of the new storage shed, from the cricket field. Forge Cottage (not listed) is visible on the left side of the photograph, the pavilion on the right side. Forge House can just be seen behind the tree and wall, between the shed and Forge Cottage.



Figure 7: Context view of the application site, with visible buildings named



Figure 8: View of the site centred on the pavilion, with the new housing development to the right hand side



Figure 9: Further view of the group from the cricket pitch



Figure 10: Longer distance view of site from Lyons Road. The new storage shed is in the centre of the photograph, to the left of the pavilion

3. PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the erection of a modest, timber framed storage shed measuring 7.0m wide by 2.3m deep, and 2.3m high, on a concrete base, to replace the previous timber shed occupying the same location. The application is retrospective.
- 3.2 The shed is clad in white painted Cedral™ cladding, a fire-retardant wood composite material, with an EDPM rubber roof, and two front windows facing the cricket pitch.
- 3.3 The building combines two existing functions into a single structure comprising a secure storage area and an enclosed scorer's hut required to meet the operational requirements of the Sussex Cricket League. The proposal does not intensify or alter the use of the cricket ground.
- 3.4 The old shed, which was taken down in April 2026 (and sadly stolen by thieves before it could be removed from the field), had a slightly smaller footprint of 4.2m by 2.4m, and a pitched roof –see Figure 1.

4. PLANNING POLICY CONTEXT

- 4.1 Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 lays down that is the statutory duty of local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 4.2 Section 66(1) states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.3 The National Planning Policy Framework requires that that applicants describe the significance of any heritage assets affected' by their application, including any contribution made by their setting (NPPF, 207). In considering impacts on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (NPPF, 212).
- 4.4 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (NPPF, 213), and where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (NPPF, 215).
- 4.5 The NPPF defines the setting of a heritage asset as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 4.6 The Horsham District Planning Framework (HDPF) reiterates heritage protection policies in the NPPF, noting that the Council will sustain and enhance the historic environment through positive management of development affecting heritage assets. Policy 34 seeks to conserve and enhance designated heritage assets, requiring development to reinforce local character and protect the setting of heritage assets.
- 4.7 The Slinfold Neighbourhood Plan (SNP) policy 1 states that proposals within or affecting the setting of the Slinfold Conservation Area must pay special regard to preserving and/or

enhancing its character or appearance. Special regard must also be paid to the setting of the Conservation Area. Policy 13 notes that proposals for replacement community facilities will be supported subject to five criteria, including heritage assets and their settings being protected.

5. SIGNIFICANCE OF HERITAGE ASSETS

5.1 Slinfold Conservation Area

- 5.1.1 Slinfold Conservation Area was first designated by Horsham District Council in 1976. The CA encompasses the historic core of the village, including the parish church to the north, The Street which runs through the centre, and a number of small roads leading off from The Street (i.e. Tannery Close). The CA contains a total of 21 Grade II Listed Buildings.
- 5.1.2 The 2020 Slinfold CA Appraisal and Management Plan evaluated and recorded the features of the CA that give it its special interest. The 2020 Plan reviewed the CA's boundaries and concluded that the boundary should remain as drawn. It noted that the cricket field forms an important open space that gives a landscape setting to the historic core. The cricket field contributes to the character and appearance of the CA, affording long views from the south and east towards the houses at the centre of the village.
- 5.1.3 The significance of the CA derives from the architectural and historic interest of the built heritage, including its many listed buildings, and its historic layout dating back to Medieval times. The rural setting of the CA contributes to its significance, and the cricket field represents part of the open space in which the village has evolved.

5.2 Forge House

- 5.2.1 The official Historic England listing for Forge House reads:
- 5.2.2 SLINFOLD THE STREET 1. 5404 (east side) Forge House TQ 1131 22/89
II
2. Small early C19 house, possibly 2 houses originally. Two storeys. Two windows. Red brick and grey headers alternately. Eaves cornice. Slate roof. Two large bow windows on ground floor. Glazing bars intact. Pair of doorways covered by a joint wooden porch with thin fluted pilasters and an elliptical arch. One doorway has been half-glazed with pointed Gothic panes.
Listing NGR: TQ1185131438
- 5.2.3 Forge House derives its significance principally from its survival as a modest early c19 brick dwelling retaining much of its historic form and architectural detailing. Its significance is primarily architectural and historic.

5.2.4 The setting of Forge House comprises its domestic curtilage together with views towards the surrounding historic village and adjoining open land. Although the cricket field forms part of the wider landscape setting, the relationship between the listed building and the application site is filtered by domestic gardens, fencing and mature vegetation.

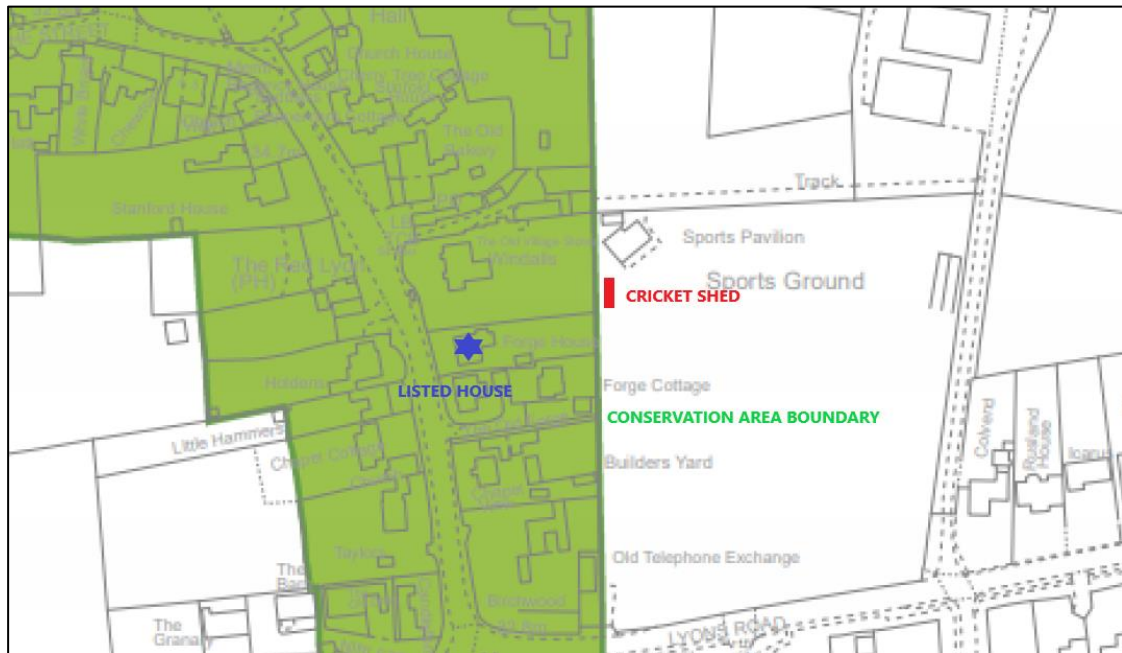


Figure 11: Relationship between the development, Slinfold Conservation Area and Grade II listed Forge House

6. ASSESSMENT OF HERITAGE IMPACTS

6.1 Impact of Setting of Forge House

- 6.1.1 The significance of Forge House derives principally from its architectural and historic interest as an early c19 dwelling, together with its historic relationship with The Street and the surrounding historic settlement.
- 6.1.2 The application site lies within the wider setting of Forge House. However, the contribution made by the cricket ground to the significance of the listed building is limited. The listed building is experienced principally within its domestic curtilage and from The Street. Whilst the rear garden extends towards the cricket ground, the relationship between the listed building and the application site is interrupted by substantial boundary treatment comprising a brick wall and close boarded fence.
- 6.1.3 The development is a small storage shed that replaces a shed of similar massing that previously occupied the site. The replacement score hut/storage shed is positioned on the western edge of the cricket ground adjacent to the recently constructed cricket pavilion. The building is single storey, approximately 2.5 metres in height and is finished in white horizontal weatherboarding to match the pavilion. It is clearly ancillary to the established sporting use of the site and is read visually as part of the wider pavilion complex.
- 6.1.4 When assessing the potential impact of the development on significance, the appropriate baseline for assessing the proposal is not open grassland, but the long-established sporting use of the site, the presence of the cricket pitch, pavilion and ancillary buildings.
- 6.1.5 Historic photos (Figures 12 and 13 below) demonstrate that an ancillary building associated with the use of the field for cricket matches has occupied this part of the ground for many decades. The recently built replacement shed exists in substantially the same location. The former shed removed in April 2026 would have also protruded above the wall, so it would have been visible from within the curtilage of Forge House. The pitched roof of the former storage shed would have made the shed more prominent in views from the west beyond the wall and fence.
- 6.1.6 The proposal therefore represents the continuation of an established feature associated with the long-standing use of the cricket ground, rather than the introduction of a new built form into the setting of the listed building.

- 6.1.7 The pavilion remains the dominant structure within this part of the cricket ground. The proposed shed is visually subordinate to the pavilion in both height and scale and sits comfortably alongside the existing scoreboard and other ancillary cricket infrastructure. The building does not compete with Forge House for prominence, nor does it interrupt any important views towards or from the listed building.
- 6.1.8 Accordingly, the proposal preserves the setting of Forge House and does not harm its significance.



Figure 12: Historic photograph showing the old pavilion and the old storage shed to the left side.



Figure 13: 1947 aerial photograph of Slinfold. A building on the cricket field is clearly visible – circled red

6.2 Impact on Slinfold Conservation Area (CA)

- 6.2.1 The site lies immediately outside the CA boundary, which follows the brick wall along the western edge of the cricket field.
- 6.2.2 The significance of the Conservation Area derives from the survival of the historic village core, its listed and locally important buildings, traditional building materials, mature landscape, and the clear distinction between the historic settlement and the surrounding countryside. The Conservation Area Appraisal identifies these characteristics as fundamental to its special interest.
- 6.2.3 Although adjacent to the CA, the replacement shed is experienced as part of a group with the modern cricket pavilion, not as part of the historic village. The pavilion, replacement shed, electronic scoreboard, seating area and associated recreational infrastructure together form a coherent group associated with the long-established recreational use of the cricket ground.
- 6.2.4 The shed is modest in scale and simple in appearance. Its white weatherboard cladding deliberately reflects the materials and detailing of the adjacent pavilion, creating a harmonious and complementary appearance rather than introducing an incongruous feature. The building is largely screened from the CA by the boundary wall, fencing and vegetation, and is not readily perceived from public viewpoints within The Street.
- 6.2.5 The cricket ground has been part of village life for generations and there has been an historic relationship between ancillary buildings associated with the cricket club and this corner of the cricket field for nearly a century. This is illustrated by the image in Figure 12, which shows the cricket pavilion and storage shed within the village context. The site has always included a small ancillary building, and the replacement shed continues that pattern albeit in a slightly different and more attractive form.
- 6.2.6 The replacement shed does not erode the historic pattern of Slinfold, or harm the character of the CA. Instead, it replaces an existing ancillary building serving the same long-established recreational function.
- 6.2.7 The proposal preserves both the character and appearance of the Slinfold CA, satisfying the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. CONCLUSIONS

- 7.1 This Heritage Statement supports a retrospective planning application for a replacement cricket storage shed / scorer's hut on Slinfold cricket field. The site is adjacent to Slinfold Conservation Area and within the setting of the Grade II listed Forge House.
- 7.2 The site has been the location the club's storage shed for many decades. The replacement shed is in essentially the same location as the previous shed. It is clearly ancillary to the historic recreational use of the cricket ground, and is visually subordinate to the much larger cricket pavilion.
- 7.3 The shed does not compete with, or interrupt views of, Forge House, nor does it alter the character of the Slinfold Conservation Area.
- 7.4 An assessment of the potential effects of the proposed development on the settings of these designated heritage assets within the wider surroundings of the site has established that the proposed development would not affect the significance of the listed building, and would not impact upon the historic character and appearance of Slinfold Conservation Area.
- 7.5 Having regard to Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with Section 16 of the National Planning Policy Framework and Policy 34 of the Horsham District Planning Framework, the replacement score hut/storage shed gives rise to no harm to the significance of either Forge House or the Slinfold Conservation Area. The proposal preserves the setting of the listed building and preserves the character and appearance of the Conservation Area.