PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/0721

King George V Recreation Ground Shermanbury Road Partridge Green West Sussex

Creation of a new multi-use games area.

RESOLVED:

At its meeting on 4th November 2025, the Planning Committee resolved to approve the application, in accordance with the Officer recommendation, including the list of conditions as drafted in the Officer Report, subject to an additional condition to secure a management plan, as below:

Pre-Occupation Condition: The development hereby permitted shall not be first brought into use until a management plan has been submitted to and been approved in writing by the Local Planning Authority. The management plan shall be implemented thereafter at all times.

Reason: In the interests of amenity in accordance with Policy 33 of the HDPF.

On the basis of the above, the conditions have been re-arranged as follows:

1 **Approved Plans**

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 commence until a drainage strategy detailing the proposed means of 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 to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development shall commence until details of the design and layout of the pitch construction including carpet and infill and pitch markings have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The multi-use games area shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition**: No development shall commence until details of the design and layout of infill containment for the artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement Condition**: The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:

(a) a non-technical summary;
(b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and
(c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.

has been submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after the completion of development, 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 the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: The development hereby permitted shall not be first brought into use until a management plan has been submitted to and been approved in writing by the Local Planning Authority. The management plan shall be implemented thereafter at all times.

Reason: In the interests of amenity in accordance with Policy 33 of the HDPF.

8 **Regulatory Condition**: No 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).

9 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

It is noted that further comments were received from HDC Ecology relating to BNG, recommending conditions, these conditions were attached to the permission and matters relating to the BNG will be submitted to discharge the biodiversity net gain condition at a later stage.

The application can now be approved.

Case Officer: Bethan Tinning	**Date:** 18.11.2025
Authorising Officer: Tamara Dale	**Date:** 18.11.2025