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REFINE + RESOLVE ARCHITECTS

Project 416 – 25

Supporting Statements
(**PLANNING** Statement)

For

Demolition of the existing club house and changing building and the construction of a new single storey pavilion
and part 1.5 storey changing facility with associated landscaping and storage areas

At

STEYNING CRICKET CLUB (SITE)
CHARLTON STREET, STEYNING, BN44 3LE

REV.-.01 – DRAFT PLANNING STATEMENT – 25.11.21
REV.A.01 – FINAL PLANNING STATEMENT – 26.05.01

Town and Country Planning Act 1990 (Section 79)

Town & Country Planning (Written Representations)

England (Rules 2000)

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Record of Review

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1.0 INTRODUCTION

OVERVIEW OF STATEMENT

- 1.1 This Planning Statement has been prepared by Refine and Resolve Architects Ltd on behalf of Steyning Cricket Club to be read in relation to the proposal for the; demolition of the existing club house and changing building and the construction of a new single storey pavilion and part 1.5 storey changing facility with associated landscaping and storage areas at the site known as; Steyning Cricket Club, Charlton Street, Steyning, BN44 3LS.
- 1.2
- 1.3 The site falls within the administrative boundaries of Horsham District Council
- 1.4 The application proposes a new and enhanced pavilion design approach that promotes a vibrant community sport and social hub, with considering applied to the neighbouring properties behind the site. It features an integrated layout that joins together sporting and social activities.
- 1.5 The statement has been prepared in accordance with the requirements of the *Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010*.
- 1.6 The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

PROJECT BRIEF

- 1.7 The brief for this application is:
- 1.8 This application involves the provision of a new cricket pavilion and changing facility, thoughtfully designed to respond the curve of the cricket pitch and integrate with the surrounding landscape with a referential scheme. The design creates a strong connection between sporting and social spaces, extending outwards toward views of the South Downs. A purpose built interior programme of space will better support the current activities and better accommodate the growing needs of the local community.
- 1.9 The project will use existing site access (Via Charlton Street) with the existing parking facilities to remain untouched, thereby minimising disruption to the surrounding area.

- 1.10 The applicant's goal is to deliver a high- quality sustainable design that sits comfortably within its setting, is resilient to weather conditions from across the downs and provides a welcoming space to support and encourage Steyning's growing community.
- 1.11 The design of the proposed development has been influenced by the conditions and features of the site, with a consideration to surrounding residents being key as well as responding to the styles and design vernacular of the area as well as the phasing needs to not have a loss of playing facility.

BACKGROUND

- 1.12 The existing design consists of a 1970s club house building with a separate changing room facility which is located to the south of the club house. The changing facility is a more recent addition to the site and was constructed in the late 2000s. Ancillary to the buildings, there are also areas of storage of equipment and plant located to the rear and sides.
- 1.13 Steyning Cricket Club was established in 1721 and is one of the oldest clubs in Sussex. It is well established with around 600 members. Due to the expanding membership and increase demands for sporting provision, the existing club house is no longer fit for purpose, requiring continuous maintenance to remain operational and lacking the capacity to support the club and community's ongoing growth.

APPLICATION AIM

- 1.14 The purpose of this planning statement and the accompanying supporting design documents is to introduce the LPA to the applicant's early intentions and considerations as well as demonstrating that the proposed scheme is appropriate for this area and to also provide supporting information to show how the design phase, from a conceptual scheme to a resolve design approach, can respond to its setting and environment.
- 1.15 The aim of this submission is to introduce the Local Authority to the application proposal which outlines a strategy for a new purpose-built club house and changing facility which restores a community hub and responds to the setting and wider context.

2.0 SITE AND SURROUNDINGS

SITE LOCATION

2.1 See supporting documentation



2.2 Site location plan outlined in Purple

2.3 The application site is located adjacent to and west of Charlton Street, with residential dwellings to the northeast and an open expanse of the cricket field and memorial playing field surrounding the remainder of the site.

2.4 The site is well connected to Steyning High Street via multiple pedestrian routes, effectively serving as an extension of the High Street community. This strong connectivity also ensures easy access for those arriving via public transport.



2.5 Site looking North (Source: Google maps)



2.6 Site looking East (Source: Google Maps)



2.7 Site looking South (Source: Google Maps)



2.8 Site looking West (Source: Google Maps)

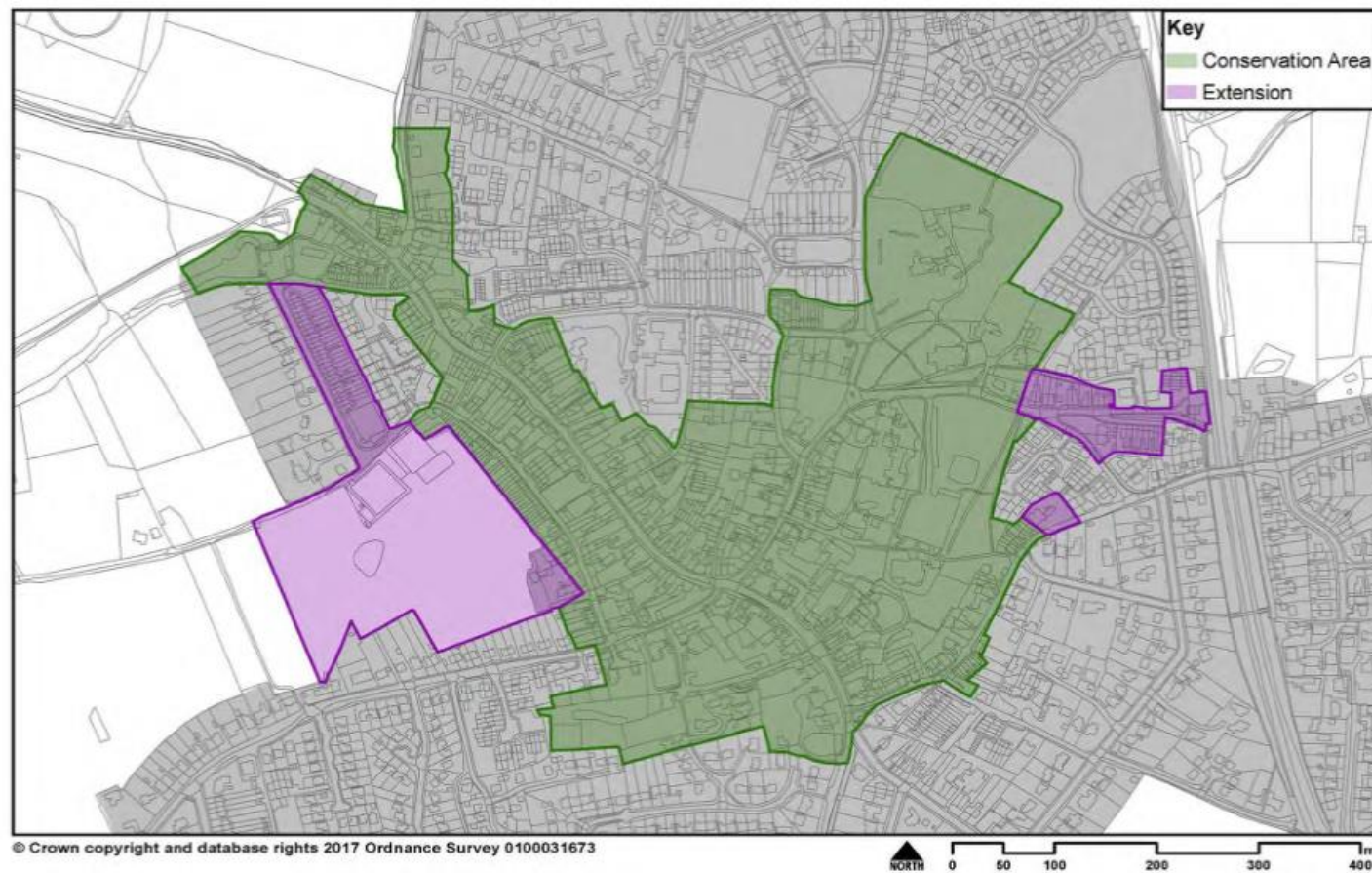
2.9 The site is located within the designated Steyning Conservation Area, as identified in the Steyning Conservation Area Map and the Steyning Conservation Area Appraisal and Management Plan. The proposed design responds sensitively to the character of the area and adheres to the relevant constraints and guidance set out for development within the conservation area.

2.10 See supporting documentation



2.11 Site shown within Conservation Area (Source: Steyning Conservation Area Appraisal and Management Plan)

Map 2: Steyning Conservation Area



2.12 Site shown in Conservation Area Extension (Source: Steyning Conservation Area Map)

SURROUNDING AREA

- 2.17 The proposed site is surrounded by mainly residential dwellings to the northeast and west, comprising largely 2 storey and 2.5 storey houses with some variation in typology.
- 2.18 The site is in close proximity to commercial facilities, the main retail area, sports provision and transport links found in Steyning High Street.
- 2.19 Additional sports facilities, including the tennis and bowls clubs are located along the northern edge of the playing field. With thoughtful design, orientation and landscaping the site has potential to further promote and encourage wider sports participation.

DESCRIPTION OF THE EXISTING SITE

- 2.13 The site is approximately 2240sqm in size and 100m at its widest and 36m at its deepest.
- 2.14 The site contains the existing club house and changing facility, the club house is assumed to be block with the changing facility being of brick construction. The club house features cladding and has outdoor storage located to the rear and sides of the building.
- 2.15 The current main access to the site is via Charlton Street which will remain unchanged.
- 2.16 There a good level of green space and existing trees which offer some level of protection to the neighbouring properties from the activities on site.

3.0 **PROPOSAL**

- 3.1 Accompanying this planning statement is a design and access statement. This will provide more detailed information regarding the site, the context and the proposal. It will explain the rationale behind the design proposal that is being proposed and will provide additional detail and explanation.

USE

- 3.2 The application aims to enhance the existing site through the development of a replacement facility, incorporating a new pavilion, improved changing facilities, appropriate landscaping, equipment storage, and cycle storage. The proposed design is intended to better meet current needs while supporting increased use in the future for local people of all ages to access cricket.
- 3.3 The proposal seeks to make the best use of the existing site by providing a more efficient layout that better accommodates both sporting and social activities. The building is appropriately scaled for its function, with sufficient parking provision, avoiding overdevelopment and minimising potential impacts on neighbouring properties.
- 3.4 The proposed height is lower than that of the previous application, helping to preserve surrounding residents' views toward the Downs and maintain natural light in neighbouring gardens.
- 3.5 The site is approximately 0.22Ha.

LAYOUT

- 3.6 The proposal addresses and responds to the natural curve of the pitch, creating a clear sense of arrival that transitions from sporting facilities into social spaces. These areas are connected by a covered outdoor viewing and socialising zone, designed to blur the boundaries between indoor and outdoor spaces, extending views across the pitch toward the South Downs.
- 3.7 Vehicle access will be maintained via the existing site entrance, with additional bicycle storage provided to encourage sustainable travel. The proposed building will feature improved wheelchair accessibility and a more inclusive design to better accommodate all users.

- 3.8 The building will be sized and organised to meet the national space standards and are to be compliant with Part M4(2) of the Building Regulations.
- 3.9 The positioning of the proposed building and its internal layout have been carefully designed to avoid issues of overlooking or loss of privacy for neighbouring properties. Consideration has also been given to building height to minimise any impact on surrounding views.
- 3.10 The building will be oriented alongside the pitch and playing field, establishing a strong connection to the South Downs National Park. Sports amenities will overlook the pitch, while social spaces will be positioned at the front to facilitate viewing and interaction with the outdoors.
- 3.11 Functional and service areas will be located at the rear of the building, with improved connectivity to storage spaces for ease of access. The proposal also includes an increase in storage capacity, thoughtfully integrated into the overall design.

FORM

- 3.12 The proposal will take into account the surrounding context in both typology and material selection, incorporating more resilient and robust materials to withstand weathering over time. The roof design will be sensitively considered to minimise impact on neighbouring properties to the rear, while integrated canopies will provide sheltered spaces for outdoor activities and movement.
- 3.13 The proposal is designed to sit comfortably within its surroundings, preserving existing views while creating a vibrant hub for the community that brings together sports and social activities
- 3.14 The existing site is relatively flat, allowing for a seamless transition from the interior spaces to the pitch, and further out toward the Downs and surrounding fields.

ENVELOPE

- 3.15 The building envelope has been thoughtfully designed with regard to the existing context surrounding the application site, as well as in keeping with the architectural character of a sports pavilion.

- 3.16 High-performance glazing will be incorporated to create visual connections between indoor and outdoor spaces, enhancing the relationship between sporting and social activities.

LANDSCAPE

- 3.17 The landscape design is an integral element of the proposal, intended to create a strong sense of arrival and encourage natural movement into the building. It also aims to provide a comfortable and enjoyable viewing experience for spectators during the cricket season.
- 3.18 The existing parking area will be retained at its current size, with the addition of improved bicycle storage to promote sustainable travel options.

4.0 PLANNING HISTORY

4.1 All previous formal applications relating to this property which are listed on the LPA's website are shown below:

ERECTION OF REPLACEMENT BUILDING COMPRISING CHANGING ROOM FACILITIES
REF: DC/05/2016
Status: Decided

INSTALLATION OF A 30X2.74 ARTIFICIAL TURF CRICKET PITCH
REF: DC/22/1349
Status: Decided

DEMOLITION OF EXISTING CRICKET CLUB HOUSE BUILDING. CONSTRUCTION OF A PART SINGLE, PART TWO STOREY CRICKET CLUB HOUSE BUILDING AND A SINGLE STOREY CONSERVATORY LINK BUILDING. REFURBISHMENT OF EXISTING CHANGING ROOM BUILDING TOGETHER WITH ASSOCIATED LANDSCAPING, CYCLE PARKING, BIN STORE AND ALTERATIONS TO PART OF THE EXISTING FENCE
Ref: DC/25/0828
Status: Decided - Withdrawn

4.2 The status of all applications are shown adjacent to the relevant reference number.

4.3 *Note as part of the brief, the applicant was keen to identify the key concerns raised during the application process DC/25/828 carried out by another agent. These concerns form part of the brief for the current design proposal. A summary of the concerns are listed below:*

Approximately 127 representations; Support – 93 (73%) and Objection – 34 (27%)

- *Pressures on existing parking.*
- *Noise and light pollution*
- *Overshadowing*
- *Appearance not in keeping with a cricket pavilion*
- *Conservation area*
- *Needs a lower profile/discreet design*
- *Presented as a commercial project – needs to focus on locals*
- *Need for traditional building materials*

- *No cycle storage provision*
- *Improved disabled access required*
- *Focus should be on cricket not events*
- *Better covered outside seating area needed*
- *Design is required to fit; Steyning aesthetic*
- *Over development.*

5.0 PLANNING PROCESS AND CONSULTATION PHASE

PRE APPLICATION CONSULTATION

- 5.1 The Design and Access Statement forms part of the documentation sent to the LPA to engage with them via the pre-application process and is seen by the Applicant as a key stage of the design and engagement process.
- 5.2 Initial consultations with the lead committee, advisers and persons of interest (stakeholders) have been carried as part of the strategic definition and preparation of brief that underpinned the early design process.
- 5.3 Further discussions and financial viability has been reviewed, as well as the needs of the applicant to help inform the brief and the deliverables of the proposal.
- 5.4 A range of consultants have also been instructed and their reports and findings are in process.
- 5.5 Due to the minor scale of the development, a community wide consultation process is not considered to be required. However, based on comments raised, in response to the previously withdrawn applicant (by another agent), an engagement strategy was formed by the Applicant which can be seen below:
- 25/12/09 – DTM with Members of the build sub-Committee to develop brief and strategic definition
 - 25/09/23 – DTM with Members of the build sub-Committee to review conceptual programme and the design approach
 - 25/10/07 – Immediate Neighbours Meeting – (4 of 5 households present) Capture concerns and objections and identify priorities.
 - 25/10/15 – Informal update to Steyning Parish (Town) Council Clerk – Confirmation of design approach and notification of intent to engage once a tangible design is prepared.
 - 25/10/24 – DTM with wider members of Steyning Cricket Club Committee to capture wider considerations and need to incorporate into the emerging design.
 - 25/11/05 – Immediate Neighbours home Visits – (4 of 5 households visited) Assessment of impact and discussions about capturing concern prioritises.

- 25/11/07 – DTM with wider members of Steyning Cricket Club Committee (Online) to finalise pre-application proposals and to include minor amendments and review of how concerns of neighbours have been addressed.
- 25/11/28 – DTM with Members of the build sub-Committee to get sign off on first stage design approach for submission to HDC.
- 25/12/09 – Pre-Application proposal sent to HDC submitted
- 25/12/17 – Meeting with the Chair and Clerk of the Steyning Parish (Town) Council
- 26/01/15 – Pre-Application discussion (telephone) with officer about proposal and general supportive position subject to further review.
- 26/01/27 – Final Pre-Application letter response (Supportive)
- 26/03/05 – Presentation to wider members of Steyning Cricket Club Committee to discuss and agree final design to take forward
- 26/03/25 – Presentation @ AGM for all cricket club members (circa 600 invited) to review, discuss and agree the pre-planning design.
- 26/04/01 – Presentation to Chair's at SPC (Town) involving the future pavilion proposal and the new lease.
- 26/04/08 – Presentation to a small group of SPC (Town) members to discuss details and next steps.
- 26/04/15 – Presentation to Neighbourhood Plan Steering Group SPC (Town) to discuss alignment to the Plan review and take on board any comments.
- 26/04/29 – Immediate Neighbours Meeting – (4 of 5 households present) presentation of the proposal, explain the design approach and to take on board their recent concerns.
- 26/04/30 – Local stakeholder workshop with environmental group to offer opportunities to be involved in the sustainability strategy pre-planning.

6.0 **PLANNING POLICY**

NATIONAL POLICY

6.1 The Government introduced the National Planning Policy Framework (NPPF) in March 2012 which was revised in July 2018, February 2019, July 2021, September 2023 and then again in December 2024. The framework purpose is to aid the building of a strong competitive economy. The NPPF states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”

6.2 Throughout the NPPF runs a ‘golden thread’ through both plan-making and decision-taking that sets out a presumption in favour of development that is considered sustainable and that any proposal that accord with this should be approved without delay. The NPPF is structured into key policies that seek to achieve sustainable development which is assessed against the economic, environmental and social roles as set out by the government.

ACHIEVING SUSTAINABLE DEVELOPMENT

6.3 The goal of achieving sustainable development has three objectives: economic, social and environmental.

6.4 *“economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure”*

6.5 The proposal meets the economic objective in the following ways:

- It will provide investment and jobs through the construction process.
- It will create job opportunities through a design that allows flexibility and capacity for future growth in use and employment opportunities
- Generating revenue for the Local Authority in both business rates and local contributions.

- Wider benefits to the local economy by allowing future visitors to support the village, local towns and to support the areas businesses and services.

6.6 *“social objective – to support strong, vibrant and healthy communities...”*

6.7 *“...by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”*

6.8 The proposal meets the social objective in the following ways:

- The new proposal will reinforce and continue to act as a vibrant community hub for Steyning residents and surrounding areas
- The vastly improved sports provision will be a high quality asset to the town and surrounding villages and encourage more engagement with cricket at this local level.
- Creating a scheme that is safe and secure
- Provides a space that is accessible and designed to encourage participation in sports and supports development
- Creates and reinforces a green environment with good levels of amenity and biodiversity gains
- Makes use of a site that is in an appealing location and that is in close proximity to provide easy access to health, social and cultural facilities – with links to Steyning High Street
- Supports a conscious improvement to the aesthetics of the immediate area creating a welcoming environment to users

6.9 *“environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”*

6.10 The proposal meets the environmental objective in the following ways:

- It will make more efficient use of the previously developed site, rather than developing green field land.
- The construction process will make use of materials with as a low an environmental impact as is possible.

- Materials and Contractors will be sourced locally to minimise travel distances.
- Off-site construction processes will be used to minimise waste.
- Good levels of energy efficiency products will be used.
- Renewable energy sources will be introduced to the development
- Further rear boundary planting can be introduced to the site and will be enhanced to provide habitats for local wildlife and to boost the biodiversity and ecology of the area.
- The building fabric will be clad in locally sourced and appropriate materials.
- Sedum and wildflower green roof and blue roofing systems introduced.

6.11 The proposal represents a sustainable development to support the broadening of the local economy and deliver a development to support the growing sports needs and community social spaces.

6.12 In line with the National Framework the proposals offer an opportunity to build high quality well designed replacement building that seeks to improve and enhance the character, local context and community of the area. The proposal at; the Steyning Cricket Club, Steyning is a sustainable development through its optimisation of a site and when assessed against its economic, social and environmental properties.

SUPPORTING A PROSPEROUS RURAL ECONOMY

6.13 (Paragraph 83) “Planning policies and decisions should enable: c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

6.14 The application seeks to replace the existing club house, changing rooms and ancillary infrastructure, with a bespoke new pavilion and sporting facility to bring those supporting functions up to community standard as per Sports England and ECB guidance. Therefore the proposal is creating an enhance facility which will benefit the wider community.

6.15 It is suggested that the proposal satisfies this policy.

BUILDING A STRONG, COMPETITIVE ECONOMY

6.16 (Paragraph 85) “Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”

6.17 The proposal supports the local economy by providing an improved sports and social experience, including a dedicated cricket lounge are for the home team and any small community group. This not only enables the club to sustainably expand its activities and cover overheads, but also creates opportunities for local businesses to engage through partnerships and promotional activities aimed at promoting cricket to all ages. The improved amenities are designed to attract visitors from surrounding towns, helping boost tourism and contribute to broader economic growth in Steyning.

6.18 (Paragraph 86) “Planning Policies should: d) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment...”

6.19 The proposal will positively deliver a sustainable development to assist local economic and community growth and will enhance the immediate environment. The existing club house is no longer fit for continued and enhanced use and therefore a purpose built pavilion is the direction of travel.

6.20 It is suggested that the proposal satisfies this policy.

PROMOTING SUSTAINABLE TRANSPORT

6.21 (Paragraph 109) “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”

6.22 It is accepted that private transport maybe preferred for visitors, but there is access to bus networks along the high street with proposed additional bike storage on site to promote active travel. The site is within walking distance to Steyning residents and active travel is very popular in the local area.

- 6.23 (Paragraph 116) “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 6.24 The proposal is appropriately scaled in relation to its intended use and existing adjacent parking. Additional parking needs can be supported by the nearby high street carpark. The site also offers space for dedicated bicycle parking, promoting more sustainable modes of transport and active travel.
- 6.25 (Paragraph 117) “Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- 6.26 The proposal makes best use of its location allowing walkable and cycling active transport options within the immediate context and offering options for both public and private transport into the local area and out into the wider town and local village regions. The proposal makes best use of the excellent road network and access to bus routes available immediately outside the site or within a reasonable walk. There is also good access to public footpaths to access the countryside beyond as a recreational activity.
- 6.27 (Paragraph 117) “address the needs of people with disabilities and reduced mobility in relation to all modes of transport”
- 6.28 The proposal features single-level spaces with level thresholds at all access points, ensuring ease of movement for all users. The location allows for good access to local facilities and into the local villages and Steyning town centre with the bus provision allowing transport options supporting the needs of individuals with varying levels of mobility to access further afield.
- 6.29 (Paragraph 117) “create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards”
- 6.30 There are good levels of landscape buffering that provide clear definition between vehicle and pedestrian areas within and adjacent to the site.

- 6.31 (Paragraph 117) “allow for the efficient delivery of goods, and access by service and emergency vehicles”
- 6.32 The proposal has been designed to ensure that delivery vehicles, waste collection vehicles and emergency services vehicles are all able to access and manoeuvre within close proximity to the site, as per the existing condition. The waste collection point and entrances have all been located for safe and convenient access and are not projected to change.
- 6.33 (Paragraph 117) “be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations”
- 6.34 The proposal does not seek any changes to the existing parking arrangement, but the club would be supportive of Steyning Town Council providing active EV charging in close proximity to the new development.
- 6.35 It is suggested that the proposal satisfies this policy.

MAKING EFFECTIVE USE OF LAND

- 6.36 (Paragraph 117) “Planning policies and decisions should promote an effective use of land in meeting the need for homes and **other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”
- 6.37 The proposal makes more effective use of the former club house site, delivering an efficient use of land while significantly enhancing the appearance and functionality of the facility. It represents a major improvement in infrastructure to support both sporting activities and broader community use.
- 6.38 (Paragraph 122) “..... d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change;”
- 6.39 The proposal draws inspiration from surrounding materials and typologies to ensure it integrates with the wider context. The low-profile roof design has been carefully considered to avoid impacting light levels or any overshadowing to neighbouring properties. No existing ‘feature trees’ will be removed, and additional boundary planting and landscaping will enhance biodiversity while contributing to a more

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pleasant and attractive environment. A wildflower and sedum roof is also proposed to deliver ecology and biodiversity gains.

6.40 It is suggested that the proposal satisfies this policy.

6.41 (Paragraph 129) “..... c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;”

6.42 The proposal is well-positioned to capitalise on its proximity to the High Street and is ideally situated to make effective use of the existing transport network not to mention the opportunities present but existing and future active travellers.

6.43 (Paragraph 129) “.....e) the importance of securing well-designed, attractive and healthy places”

6.44 The application proposes a new sustainable development that is appropriately sized and well designed. There is good sized amenity spaces and the proposal is organised to create defensible spaces and a secure environment.

6.45 It is suggested that the proposal satisfies this policy.

ACHIEVING WELL-DESIGNED PLACES

6.46 (Paragraph 124) “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

6.47 The application follows a comprehensive design development process to deliver a high-quality replacement development that supports the long-term sustainability of the club and its associated facilities. The proposal is sensitively designed to respond to its context and remains appropriately subservient to its setting.

6.48 (Paragraph 127) “Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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6.49 The proposal has been developed to create a scheme that supports and enhances both the current use and long-term future of the cricket club. It offers sufficient flexibility and capacity to adapt to the club’s evolving needs over time.

6.50 (Paragraph 127) “b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;”

6.51 The design will be refined and detailed to produce a well-considered proposal that makes best use of site and produces a high-quality proposal with contextually appropriate landscaping.

6.52 It is suggested that the proposal satisfies this policy.

MEETING THE CHALLENGES OF CLIMATE CHANGE, FLOODING AND COASTAL CHANGE

6.53 (Paragraph 161)” The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change”

6.54 The proposal benefits from its proximity to the established public transport network, helping to reduce the carbon footprint associated with private car travel. Additionally, the potential for the Town Council to take forward opportunities for on-site EV charging facilities on the adjacent car park is high recommended. Bike storage will be provided to encourage the use of cycling, further supporting sustainable, low-carbon transportation options.

6.55 The development will maximise the use of daylight and make best use of new energy efficient construction techniques and materials to ensure that the proposal is as energy sustainable as possible.

6.56 The building’s position and orientation have been considered to support on-site generation through either recessed PV panels or ideally PV slates to be more in keeping with the conservation area. Battery storage has also been included within the design which will support the day-to-day running of the new club.

6.57 ASHP and MVHR systems are also part of the design to create a managed comfortable space for staff, players and visitors. Solar control on the glazing and solar shading are also key parts of the building fabric and offer additional opportunities to control the internal environment.

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- 6.58 A sustainable drainage and harvesting system is also an area being explored within the proposal.
- 6.59 Overall the new pavilion is seeking to achieve carbon/net zero with the changing facility to be of a high performance, sustainability wise.
- 6.60 The proposal sits within Flood zone 1 and is low risk.

LOCAL POLICY INTRODUCTION

HORSHAM DISTRICT PLANNING FRAMEWORK 2015

- 6.61 The statutory development plan for this area comprises **the Horsham District Planning Framework November 2015**.
- 6.62 The Horsham District Local Plan 2023 - 2040 was formally submitted to the Planning Inspectorate on **Friday 26 July 2024** with the Inspector Luke Fleming BSc (Hons) MRTPI being appointed, on the 20th of July, to hold an independent examination of the Horsham Local Plan.
- 6.63 Between July 2021 and January 2024, the Draft Plan was amended into the Plan which was submitted for Examination. It was published under regulation 19 of the Local Planning Regulations in January 2024 and submitted for Examination.
- 6.64 However in April 2025, the Inspector questioned areas of the plan and it appears it was put on hold whilst the LPA sort to respond. Recently, on the 11th of November 2025, the LPA wrote to the inspector to request to reopen the process to move the Plan forward follow developments relating to the Plan.
- 6.65 Section 38(6) of The Planning & Compulsory Purchase Act 2004 requires that planning applications and appeals shall be determined with regard to the Development Plan unless material considerations indicate otherwise.
- 6.66 Therefore the current plan is out-of-date but an emerging Plan is in progress.

POLICY 1

STRATEGIC POLICY: SUSTAINABLE DEVELOPMENTS

- 6.67 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- 6.68 Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

- 6.69 This has been covered within the national policy points raised and therefore it is suggested that the proposal satisfies this policy.

POLICY 2

- 6.70 Support development which protects, conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions.

- 6.71 The application draws inspiration from surrounding typologies, incorporating a thoughtful and purpose-built design that fosters a safe, welcoming, and inclusive environment. There is a clear and conscious effort to use contextually appropriate and robust materials, within the design, with interest added in the manner in which they are applied through high quality application and decorative traditional skill sets.

- 6.72 It is suggested that the proposal satisfies this policy.

POLICY 3

STRATEGIC POLICY: DEVELOPMENT HIERACHY

- 6.73 Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.

- 6.74 Steyning Cricket Club serves as a vital sports and social hub for the local community. The new proposal has been developed to be fit-for-purpose and to support the future growth of the club and the needs of the community. Spaces have been intentionally designed to accommodate the latest spatial requirements and sports guidance, of which the current facility was falling short as an existing condition.

6.75 It is suggested that the proposal satisfies this policy.

POLICY 24

STRATEGIC POLICY: ENVIRONMENT PROTECTION

Minimise the air pollution and greenhouse gas emissions in order to protect human

6.76 New installations which form part of the proposed development and will meet the latest energy conservation and low energy consumption standards.

6.77 It is suggested that the proposal satisfies this policy.

POLICY 31

GREEN INFRASTRUCTURE AND BIODIVERSITY

6.78 Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

6.79 Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4. b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and,

ii. That appropriate mitigation and compensation measures are provided.

6.80 The application has been carefully designed to minimise impact on existing soft landscaping, while balancing the need to deliver essential infrastructure that supports the growing needs of the community. The proposed development is appropriately scaled to ensure that it limits its encroachment upon the existing green space to the north whilst not negatively affecting the playing field. Biodiversity enhancements will be achieved through sensitive landscaping, green roof systems and where possible, additional boundary planting.

6.81 It is suggested that the proposal satisfies this policy.

POLICY 32

STRATEGIC POLICY: THE QUALITY OF NEW DEVELOPMENT

3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit.

4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses.

6.82 The proposal presents a thoughtful and well-considered design that addresses both the social and sporting needs of its users, supporting the long-term sustainability of the club and its role within the community. It is sensitive to the surrounding residential context, with carefully selected materials and a scale that allows it to sit comfortably within the existing landscape.

6.83 It is suggested that the proposal satisfies this policy.

POLICY 33

DEVELOPMENT PRICIPLES

1. Make efficient use of land and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist.

6.84 Proposals will also need to take the following into account where relevant:

PLANNING STATEMENT

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings.

6.85 The application aims to make more efficient use of the site, which includes the provision of appropriately sized storage zones that are both practical and discreet in comparison to the existing condition, while remaining easily accessible. The existing parking provision will be retained as per its current layout.

6.86 It is suggested that the proposal satisfies this policy.

POLICY 34

CULTURAL AND HERITAGE ASSETS

6.87 Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

6.88 Retain and improves the setting of heritage assets, including views, public rights of way, trees, and landscape features, including historic public realm features.

6.89 The redevelopment on the site will improve facilities and enable a respectful approach to the historic public realm. The site is within the conservation area with the building being aware of local landscape features and the unique qualities of the setting.

6.90 It is suggested that the proposal satisfies this policy.

POLICY 36

APPROPRIATE ENERGY USE

6.91 The development of renewable and low carbon energy is a key means of reducing the district's contribution to climate change. This policy sets out the requirement for development to minimise its energy use in accordance with the energy hierarchy and to incorporate renewable and low carbon

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energy supplies where technically and financially feasible. This policy will benefit residents and businesses in the following ways: Reduced energy costs for businesses and residents; Improved energy security for Horsham by reducing the dependence on fossil fuels; Reduced fuel poverty and increased health benefits; Reduction in CO2 emissions and pollution energy generated through fossil fuels; Reduced vulnerability to climate change; and Local job creation and the development of a low carbon economy.

6.92 The proposal will demonstrate awareness within the design to climate change issues and all should contribute to a lower energy usage and less demand on the grid supporting decarbonising strategies.

6.93 It is suggested that the proposal satisfies this policy.

POLICY 37

SUSTAINABLE CONSTRUCTION

6.94 Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development. (Relevant points listed below)

1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;
3. Use design measures to minimise vulnerability to flooding and heatwave events;
5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;
6. Minimise construction and demolition waste and utilise recycled and low-impact materials;
7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;
8. Incorporate measures which enhance the biodiversity value of development.

6.95 The proposal seeks to make use of renewable energy generation and low carbon construction methods.

6.96 The site is in a sustainable location and will benefit for green methods of transport.

- 6.97 The new design will offer flexibility to accommodate a diverse range of users and activities, ensuring the club remains a vibrant and inclusive space that continues to serve the community into the future.
- 6.98 It is suggested that the proposal satisfies this policy.

POLICY 40

SUSTAINABLE TRANSPORT

- 6.99 There is commitment to developing an integrated community connected by a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.

Development will be supported if it:

3. Is integrated with the wider network of routes, including public rights of way and cycle paths.
4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions.
5. Is located in areas where there are, or will be a choice in the modes of transport available.
6. Minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians.

- 6.100 The new club is positioned in an ideal location to encourage wider active travel, notably walkers that are seeking to access the gateway to the national park. There are numerous access points into the MPF and the new sports and social aspects of the design will encourage more engagement with the club and the wider landscape.
- 6.101 The proposal includes covered secure cycle parking provision whilst also being well placed to support walkers.

- 6.102 If people are coming from further-a-field, then the bus stop, in the centre of the town, is a short walk from the new pavilion. Local distances are considered achievable with wider opportunities provided via the existing infrastructure.

- 6.103 It is suggested that the proposal satisfies this policy.

POLICY 41

PARKING

- 6.104 Adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired.

- 6.105 While parking is not part of this application, the existing provision is an existing condition which supports the proposed development. In addition, the site benefits from sustainable transport links and pedestrian access to Steyning High Street, encouraging alternative modes of travel.

- 6.106 It is suggested that the proposal satisfies this policy.

POLICY 42

STRATEGIC POLICY: INCLUSIVE COMMUNITIES

- 6.107 Positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported.

- 6.108 The proposal aims to create an improved vibrant community hub that encourages both sporting and social engagement, while promoting wider participation in physical activity. Flexible, multi-use spaces have been incorporated to accommodate a variety of uses and user needs.

- 6.109 It is suggested that the proposal satisfies this policy.

POLICY 43

COMMUNITY FACILITIES, LEISURE AND RECREATION

- 6.110 Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as; appropriate marketing, the demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that:
- a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or
 - b. a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.
- 6.111 The proposal is designed to enhance and greatly improve the quality and standard of the previous buildings and facilities to encourage use through inviting environment.
- 6.112 Improved facilities will be up to standard to meet the latest guidance set out by Sports England and the ECB.
- 6.113 It is suggested that the proposal satisfies this policy.

STEYNING NEIGHBOURHOOD PLAN 2022

The Steyning Neighbourhood Plan was formally made at Full Council on Thursday 7 September 2022 and contains a range of local level policies which the proposed development has sought to align itself with.

GREEN INFRASTRUCTURE

- 6.114 **SNDP1.1** - Development proposals which protect and, where practicable, enhance the green infrastructure, natural capital and valued landscape features of the parish, and/or add to the potential for carbon sequestration will be supported.
- 6.115 **SNDP1.2** - Development proposals, which result in a biodiversity net gain will be supported, particularly when such proposals would increase the amount of publicly accessible green infrastructure.
- 6.116 The development seeks an improved replacement sports and social provision on previously developed land, therefore protecting valued landscape from unnecessary building impact.
- 6.117 Biodiversity enhancements will be achieved through sensitive landscaping and additional boundary planting where possible along with a new green roofing system of sedum and wildflowers which it is hoped will encourage ecology and biodiversity gains.
- 6.118 It is suggested that the proposal satisfies this policy.

RESPONSIBLE ENVIRONMENTAL DESIGN

- 6.119 **SNDP2.1** - As appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime.
- 6.120 The proposed development is appropriately scaled for the needs and uses proposed. Consideration has also been applied to the design approach to ensure it does not needlessly encroach upon the existing playing field whilst minimising the extended impact to the north.
- 6.121 The current design seeks a significant reduction in overall height, from the previous agent's proposal, (circa 2m reduction in ridge line levels for the pavilion) reducing the useable space to ground floor zones,

with a small area of roof space being utilised above the change rooms, as this is the furthest part of the development from the neighbouring properties.

- 6.122 **SNDP2.2** - As appropriate to their scale and nature, and taking account of the findings of the Steyning Character Assessment 2019, development proposals should:
- a) Incorporate existing hedgerows, trees, woodlands, banks, ponds, watercourses and other natural features, such as green corridors, into the design.
 - b) Provide additional indigenous habitat on site where possible through planting and the creation of new wildlife corridors.
 - c) Incorporate indigenous plant species into landscaping schemes, avoiding species which would not normally be found within the parish.
 - d) Utilise landscaping to minimise negative visual impacts and actual urbanising impacts of any new built form.
 - e) Incorporate permeable hard landscaping and sustainable urban drainage solutions.
 - f) Design buildings so that they are energy efficient, ensuring they are sited and orientated to optimise passive solar gain, use high quality and thermally efficient building materials.
 - g) Be energy self-sufficient, utilising renewable energy sources wherever possible.
 - h) Promote the use of non-motorised or zero-emission transport modes.
- 6.123 The proposal seeks to protect the 'feature trees' which are established on site or in close proximity. The BNG report seeks to offer off-site credits to further improved ecology and biodiversity gains, which potential planting within the MPF an opportunity to explore.
- 6.124 The scheme also includes a sedum and wildflower green roofing system which will seek to provide an appropriate habitat away from human interference.
- 6.125 The new buildings are appropriately scaled and sensitively designed to sit comfortably within its context, without detracting from the existing site. Landscaping will provide a successful transition into the adjacent playing field, enhancing the overall setting.

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- 6.126 The building's position and orientation have been considered to support on-site generation through either recessed PV panels or ideally PV slates to be more in keeping with the conservation area. Battery storage has also been included within the design which will support the day-to-day running of the new club.
- 6.127 ASHP and MVHR systems are also part of the design to create a managed comfortable space for staff, players and visitors. Solar control on the glazing and solar shading are also key parts of the building fabric and offer additional opportunities to control the internal environment.
- 6.128 A sustainable drainage and harvesting system is also an area being explored within the proposal.
- 6.129 Overall the new pavilion is seeking to achieve carbon/net zero with the changing facility to be of a high performance, sustainability wise.
- 6.130 The function of the build has informed the form and therefore the building offers a responsive proposal to the needs. In addition, the inclusion of covered secure cycle parking, and multiple level pedestrian access routes will promote the use of sustainable modes of transport.
- 6.131 It is suggested that the proposal satisfies this policy.

STEYNING'S DISTINCTIVE CHARACTER

- 6.132 **SNDP3.1** - Development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported.
- 6.133 **SNDP3.2** - Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.
- 6.134 The proposal draws upon the surrounding context to inform its design, ensuring it reflects the materials, local forms and the character of Steyning. Following engagement exercises, the scale and massing have been carefully considered to fit comfortably within the site and to respect the amenity of neighbouring properties.
- 6.135 It is suggested that the proposal satisfies this policy.

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IMPROVING OUR FACILITIES

SNDP4.1 - Development proposals will be supported which:

- a) Improve the health and wellbeing of our community; OR
- b) Improve recreational facilities; OR
- c) Improve public / non-motorised transport infrastructure; OR
- d) Provide new or improved essential infrastructure to serve our community.

- 6.136 The proposal offers a welcoming and well-considered design that encourages participation in sports and social spaces for the wider community, promoting health and well-being.
- 6.137 The facilities will be built to current standards and fit-for-purpose, supporting increased recreational use and broader community involvement.
- 6.138 The development aims to provide a safe and inclusive space for both local residents and visitors from the wider area.
- 6.139 It is suggested that the proposal satisfies this policy

7.0 MATERIAL CONSIDERATIONS

7.1 It is important that the decision makers assess the application against the relevant material considerations which include;

- National Planning Policy
- Local Planning Policy
- **Improved** design, appearance and materials
- **Improved** landscaping
- **Improved** sports and social opportunities
- No Overlooking and loss of privacy
- No Loss of light and over shadowing
- Good access for disabled persons and inclusive design

7.2 It is felt that the application has consider these points and proposed a design that has appropriately responded to each. The proposal has been progressed to create a sustainable development that maximises the site potential whilst referencing and limiting the impact on the surrounding area.

7.3 For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay;
or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

8.0 CONCLUSION

- 8.1 Throughout this planning statement, and within all supporting documents and drawings, we have demonstrated that the proposal will have a positive impact on the site, its long-term sustainable use, and its wider setting. This application represents a thoughtful and sensitive enhancement, bringing local sports provision and the necessary facilities up to the standards/guidance set by Sport England and the ECB and ensuring the site meets the current and future needs of the community.
- 8.2 We believe this proposal delivers a high standard of architecture through a thoughtful and context-sensitive design. It has been mindful to reduce the overall height of the development, from the previous agent's application and to completely remove any first floor space from the main pavilion so as to significantly reduce the impact on the neighbours to the rear.
- 8.3 The proposal aims to establish an improved community hub that promotes the existing sporting and social activities, while also supporting local businesses and contributing to the area's social and economic vitality. It is felt that this new facility will help cricket become accessible to more of the local community both as players and spectators.
- 8.4 The application has carefully considered the specific characteristics of the immediate area and proposed a final scheme that has responded to these conditions, mainly focusing on contextually appropriate and robust materials, such as; decorative brickwork, flint, slates as well as the use of perforated Corten panels to add interest, protection and a nod to the SDNP.
- 8.5 The delivery of this project will perform well against the social, economic and environmental dimensions of sustainable development and the future educational and health benefit needs not only of the local community but from the wider area.
- 8.6 Careful consideration has been given to the scale and massing of the development to ensure it is appropriately sized for its intended use. The proposal delivers a coherent, flexible, and, most importantly, viable scheme for the local area.

- 8.7 In terms of planning merits, it is our view that this statement and accompanying packages demonstrates that the proposal is acceptable in the light of relevant development plan policies and other material considerations. Therefore, it is on this basis that this application has been submitted to the LPA for determination following a positive pre-application process with the LPA.
- 8.8 Early community engagement has played a key role in the design, helping to identify and address concerns raised in the previous application. The proposal has been carefully developed to respond to these, with a considerate design that provides for the growing needs of the community whilst mitigating potential impacts to surrounding neighbours as best as possible, taking a balanced approach to neighbours preferences and the needs of the club.
- 8.9 Of the key concerns raised by neighbours and the previous application objectors, the applicant has addressed the following within this submission:
- *Noise and light pollution – Improved building programme around spatial positioning of rooms and focus on high performance acoustic building fabric as well as restricting opening windows positioned near neighbours. All external lighting to be down lit and below the canopy areas to prevent impact on dark sky's.*
 - *Overshadowing – Reduced overall building height in relation to neighbouring properties as well as a reduction in the flat roof areas below the existing condition. The pitch roof systems are set over 20m from the any of the adjacent neighbours, which is considered to be a significant distance to protect them from any potential overshadowing which is covered within the drawing pack.*
 - *Conservation area – The design is aware of its positioning within the conservation area and has responding with contextually appropriate materials and forms.*
 - *Needs a lower profile/discreet design – The building heights have been significantly reduce from the previous application, submitted by another agent, with the main pavilion being reduced to a single storey building with a substantial ridge line reduction of circa 2m.*
 - *Presented as a commercial project – needs to focus on locals – The improved sport provision is the number 1 focus of the development but this is supplemented with an improved facility to*

support the social needs of the community and the benefits that can bring. The design provides better interaction between the internal social elements and the external landscaping and sport provision.

- *Need for traditional building materials – The buildings are proposed to be constructed in robust traditional materials as a central ethos of the design approach. The use of decorating and skilled brickwork, traditional flint work, slate roofing systems and also the introduction of Corten decorative protection panels as a reference to the SDNPA have been included.*
- *No cycle storage provision – Cover secure cycle parking has been included in a visible area of the scheme, providing better security opportunities.*
- *Improved disabled access required – The majority of the development is focused at ground floor with level thresholds for the access. The proposal also includes better disability provisions for toilets and changing facilities. The Presidents Lounge and viewing area is accessed via a lift system making the building 100% accessible.*
- *Focus should be on cricket not events – This is certainly the case, with an improved sport provision and no independent large events space included within the design strategy.*
- *Better covered outside seating area needed – The design includes a large wrap and covered canopy area which provides protection for users whilst also assisting in achieving the sustainability credentials set as a target of a zero carbon pavilion.*
- *Design is required to fit; Steyning aesthetic – The design has been contextually driven and as such the materials and forms reference the emerging NP design code, but more importantly reflect the immediate conservation area.*
- *Over development – The quantum of development is informed by the needs for the club to continue the increased needs of the community as well as the requirement to meet the spatial needs of both Sports England and ECB guidance.*

8.10 In addition, the existing parking arranged is not part of the vision and is therefore not amended as part of this proposal. But as the proposal will promote active travel and is located close to the town centre, whether there are 3no. public car parks within a short wall, not to mention the car park adjacent, it is

felt that there is sufficient parking capacity locally to support the new development which will channel active travel by the local community.

8.11 In light of the above, it is our view that the local area can support the proposal through the deliverables highlighted within the planning pack and detailed within this planning statement, and on this basis the applicant respectfully requests the Local Planning Authority positively support this application.