

Mr Russell Barnes
Refine and Resolve Architects Ltd
The West Wing Studio
Rosemary Avenue
Steyning
BN44 3YS

**Steyning Cricket Club Charlton Street Steyning West Sussex
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**

Your application DC/26/0946 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Russell Barnes
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Application Number: DC/26/0946

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Paul Shippam Steyning Cricket Club

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

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

Steyning Cricket Club Charlton Street Steyning West Sussex

to be carried out in accordance with Application No. DC/26/0946 submitted to the Council on 14/07/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 29/09/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Ground	101	11.06.2026
Elevation plan	Existing	102	11.06.2026
Location & Block plan		001 REV A	11.06.2026
Floor plan	Proposed Ground Masterplan	301	11.06.2026
Floor plan	Proposed First Masterplan	302	11.06.2026
Roof plan	Proposed Masterplan	303	11.06.2026
Floor plan	Proposed Ground B01	304	11.06.2026
Roof plan	Proposed B01	305	11.06.2026

Floor plan	Proposed Ground B02	306	11.06.2026
Floor plan	Proposed First B02	307	11.06.2026
Roof plan	Proposed B02	308	11.06.2026
Elevation plan	Proposed - B01	309	11.06.2026
Elevation plan	Proposed B02	310	11.06.2026
Section plan	Proposed	311	11.06.2026
Section plan	Proposed	312	11.06.2026
Materials	Brickworks	315	11.06.2026
Plans	Hard and Soft Landscaping	300	11.06.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:
 - Roof details including sections through:
 - roof ridge
 - eaves
 - verges
 - verges and bargeboards
 - flat roof perimeters
 - parapets
- b) Specifications of external materials and surface finishes.
- c) A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-commencement Condition:** No development shall commence until a scheme detailing the measures to control and mitigate noise arising from amplified music, acoustic music, speech, public address systems, and any other sound-generating activities associated with the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of acoustic insulation, noise attenuation measures, sound limiting devices and/or other suitable mitigation measures to prevent noise breakout from the

premises. The approved scheme shall be implemented in full prior to the first use of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the amenities of neighbouring occupiers and other noise-sensitive receptors from unacceptable noise disturbance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-commencement Condition:** No development shall commence until details of all commercial kitchen extraction, ventilation and odour control systems, including the position and height of any extract flues, have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate that the proposed systems are capable of effectively controlling and minimising cooking odours so as to prevent harm to the amenities of neighbouring occupiers. The approved scheme shall be installed and fully operational prior to the first use of the commercial kitchen and shall thereafter be retained, operated and maintained in accordance with the approved details.

Reason: To safeguard the amenities of neighbouring occupiers from odour nuisance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Bat Emergence Surveys (The Ecology Partnership, May 2026) and Preliminary Ecological Appraisal (The Ecology Partnership, May 2026) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2026 and s40 of the NERC Act 2006 (as amended).

- 7 **Pre-occupation Condition:** No part of the development shall be first used until secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015)..

- 8 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Surveys (The Ecology Partnership, May 2026) and Preliminary Ecological Appraisal (The Ecology Partnership, May 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected and

Priority species in Section 4.4 of the Preliminary Ecological Appraisal (The Ecology Partnership, May 2026), which avoids impacts on protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations

- 9 **Regulatory Condition:** No additional 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).

- 10 **Regulatory Condition:** At all times during the use of the development to which this permission relates, the cumulative noise impact of any operational activities or plant, including kitchen extraction, mechanical ventilation plant, heat source pumps, all ducting and flue terminals, etc, shall not increase the background sound level as determined at the boundary of the nearest noise sensitive receptors, in line with:

- Plant noise emissions - assessed using BS 4142:2014+A1:2019 methodology with a limit of a rating level of -10 dB compared to background noise level at the nearest noise sensitive receptor for the new additional kitchen extract fan and associated ducting and terminal.
- Operational noise emissions - the cumulative noise rating of operational noise emissions from all building services, plant machinery and equipment shall be controlled to a level of equal to the existing background level (LA90) between 0700-2300 hours and 5 dBA below the existing background noise level between 2300 and 0700 hours at the boundary of the nearest noise sensitive receptors. The rating level and background level shall be assessed in accordance with BS4142:2014+A1:2019 "Methods for Rating and Assessing Industrial and Commercial Sound.

Reason: To safeguard the amenities of neighbouring occupiers and other noise-sensitive receptors from unacceptable noise disturbance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** No public address (PA) system, loudspeaker, tannoy, or other amplified external sound equipment shall be installed at the site unless details of the equipment, including its specification, location, orientation, operating hours, and any associated noise mitigation measures, have first been submitted to and approved in writing by the Local Planning Authority.

Any approved system shall be installed and operated only in accordance with the approved details and shall thereafter be retained as such.

Reason: To safeguard the amenities of neighbouring occupiers and other noise-sensitive receptors from unacceptable noise disturbance and to ensure a satisfactory standard of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** No demolition, site clearance, construction works, deliveries, collections, loading or unloading of materials, plant operation, or associated vehicle movements serving the development shall take place except between the following hours:

- 08:00 to 17:00 Mondays to Fridays;
- 09:00 to 13:00 on Saturdays; and
- At no time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of neighbouring occupiers from noise and disturbance associated with demolition, construction and servicing activities, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** No demolition, refurbishment, or alteration works shall take place until an asbestos survey has been undertaken by a suitably qualified person. Where asbestos-containing materials are identified, a scheme for their safe removal, handling and disposal shall be submitted to and approved in writing by the Local Planning Authority. Any identified asbestos-containing materials shall be removed and disposed of in accordance with the approved scheme and all relevant legislation.

Reason: To protect the health and safety of construction workers, future occupiers and the wider public during the development process, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** All demolition debris, clearance materials and construction waste arising from the development shall be removed from the site by a suitably licensed waste carrier and disposed of at an appropriately licensed waste management facility.

Reason: To ensure the satisfactory management of waste and to protect the amenities of the area and the environment, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** Throughout the construction period, appropriate measures shall be implemented to minimise the emission of dust from the site. Such measures shall include, where necessary, the damping down of exposed surfaces, the covering of vehicles carrying dusty materials, and the use of suitable screening or other dust suppression techniques. The approved measures shall be maintained for the duration of construction works.

Reason: To safeguard the amenities of neighbouring occupiers and the local environment from dust and airborne particulates arising from the construction process, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** No burning of demolition materials, construction waste, vegetation, or any other materials shall take place on the site at any time.

Reason: To safeguard the amenities of neighbouring occupiers from smoke, odour and airborne pollution, and to protect local air quality, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant - Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- a Biodiversity Gain Plan has been submitted to the planning authority, and
- the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

[Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.