



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0568

Nuthurst Cricket Club Pavilion, Golding Lane, Mannings Heath, West Sussex, RH13 6JX

DESCRIPTION:

Variation of condition 1 of previously approved application DC/25/0740 (Proposed new base for an astroturf surface) to revise siting of astroturf surface.

RELEVANT PLANNING HISTORY:

DISC/20/0247	Approval of details reserved by condition 3 on DC/16/2806	Application 11.11.2020	Permitted	c
DC/18/1378	Variation of condition 1 to previously permitted application DC/16/2806 (Proposed demolition of cricket pavilion and construction of new pavilion with associated works and machinery store). Amendments sought to approved arboricultural statement to facilitate revised foundation design.	Application 23.08.2018	Permitted	on
DISC/17/0471	Approval of details reserved by condition 3 on DC/16/2806	Application 24.01.2018	Permitted	on
DC/16/2806	Proposed demolition of cricket pavilion and construction of new pavilion with associated works and machinery store	Application 01.03.2017	Permitted	on
DC/06/0452	Erection of replacement clubhouse and ground store including works to 2 protected Oak trees	Application 28.09.2006	Permitted	on

DESCRIPTION OF THE SITE

The application site (Nuthurst Cricket Ground) is located within the Nuthurst Recreational Ground, to the east of Golding Lane, and lies within the built-up area boundary of Mannings Heath. The cricket pavilion is positioned on the eastern side of the grounds, with the existing and proposed cricket surface and practice net situated to the north of the pavilion. To the northeast, there are a number of existing outbuildings used for the storage of recreational and grounds maintenance equipment.

The eastern boundary of the recreation ground is defined by a mature line of trees. The nearest residential property, *The Cottage*, is located to the north of the site. Golding Lane lies to the west, with the village hall situated on the opposite side of the road. A children's play area is located to the far southwest of the recreation ground, with additional residential properties positioned to the south of the site and to the west of Golding Lane.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the variation of Condition 1 of application DC/25/0740 to amend the siting of the approved astroturf cricket practice surface and associated concrete base. The amended proposal seeks to relocate the approved development by approximately 3.8 metres to ensure it sits outside the root protection area of the adjacent Oak tree, in accordance with Condition 3 of the original permission.

The development itself remains unchanged and comprises the removal of the existing concrete base (using a 'no dig' method) and the installation of a new base measuring approximately 8.0m by 4.5m, with a permeable astroturf surface laid at ground level. The associated cricket net remains a retractable, moveable structure. The rationale for the scheme remains as previously approved, to improve safety and functionality by replacing the existing deteriorating practice surface and providing a better-aligned and more usable facility.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:

Nuthurst Parish Neighbourhood Plan 2015-2031 has been Made.

Policy 1 - A Spatial Plan
Policy 11 - Community Facilities

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Nuthurst Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Arboricultural officer: No Objection

Subject to the revised siting and implementation of the proposed tree protection measures, no adverse impact on the nearby Ash and Oak trees is anticipated, and no arboricultural objections are raised to the variation of Condition 1 of permission DC/25/0740.

Sport England: Sport England raises no objection to the proposal. They consider that the relocation of the astroturf surface is acceptable in principle as an ancillary facility and complies with Exception E2 of their Playing Fields Policy, with no impact on the quantity or quality of the playing field. While some concerns were raised by the ECB regarding the design and orientation, Sport England overall considers that the proposal broadly meets the E2 exception of their Playing Fields Policy.

PUBLIC CONSULTATIONS:

Representations:

X1 letter for Support has been received from x1 address, supporting the application on the following grounds:

- The proposal is fully supported, as the new astroturf surface and net would provide a safe and suitable practice area for both junior and senior players. It would particularly benefit junior training by supporting progression into hard-ball cricket, while also allowing senior players to prepare effectively for matches. The siting of the base is considered appropriate and does not interfere with the main pitch, reflecting a sensible use of the available space within the ground.

Parish Comments:

Nuthurst Parish Council: None received.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Nuthurst Parish Neighbourhood Plan 2015–2031 – Policy 11: Community Facilities supports proposals that improve the viability of established community facilities, including the cricket pavilion at Mannings Heath, provided the design is appropriate and there is no unacceptable harm to neighbouring amenity.

Nuthurst Cricket Club is a long-established community facility, and the proposal seeks to improve the safety and functionality of its practice facilities by replacing an existing deteriorating concrete base with a relocated astroturf surface and practice net. The revised siting has been designed to avoid conflict with the root protection area of the adjacent Oak tree, while maintaining the operational benefits of the previously approved scheme, including improved alignment, reduced risk of damage to the pavilion and neighbouring boundaries, and enhanced usability for players.

Sport England has confirmed that the proposal is acceptable in principle as an ancillary facility supporting the playing field under Exception E2 of its Playing Fields Policy, with no impact on the quantity or quality of the pitch.

The proposal would support the continued use of this established recreational facility, improving safety and quality of provision, and is therefore considered acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

The proposal seeks to amend the siting of the previously approved astroturf practice surface and associated facility. The repositioned development would replace the existing deteriorating net area base, which is to be removed with the land restored to natural turf. The revised scheme has been designed to improve the safety and functionality of the practice area, including a realigned orientation that reduces the risk to the pavilion and neighbouring boundaries, while also improving usability for players.

The scale, form and appearance of the development remain modest and appropriate within the context of the existing recreational site. The proposal would be contained within the established cricket ground and would not introduce any visually intrusive features. As such, it is considered that the development would not harm the character or appearance of the site or the wider area, and the visual impact is therefore acceptable.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposal seeks to amend the siting and orientation of the previously approved cricket practice facility. Whilst the angle of the facility would be altered, the repositioned development would remain suitably separated from neighbouring properties and public areas. The revised alignment has been designed to improve the operation of the practice area, including reducing the risk to the pavilion and nearby boundaries.

Given these separation distances and the established use of the site, it is considered that the proposed siting and layout would not result in any unacceptable harm to neighbouring amenity, in accordance with the relevant policies.

Arboriculture:

The application has been assessed in consultation with the Council's Arboricultural Officer. There are two trees located in close proximity to the proposed development, namely an Ash and an Oak.

Subject to the revised siting of the astroturf base and the implementation of appropriate tree protection measures, as outlined in the supporting Block Plan, the proposed works are not expected to result in any direct harm to the trees. On this basis, no arboricultural objections are raised in relation to the variation of Condition 1 of the previously approved application DC/25/0740.

Conclusions:

The proposal would positively contribute to sports and leisure provision within an appropriate area without undue harm arising onto identified amenities and is recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 17.10.2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The tree protection measures shall be executed in full accordance with the submitted block plan (A/2026/4).

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The existing concrete base shall be removed by way of a 'no dig' method with the land restored to the same level as the surrounding field and subsequently reseeded to grass.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the proposed 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).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0568

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Block plan	Proposed	A/2026/4 REV B	02.04.2026
Supporting Statement	Planning	NONE	13.04.2026
Supporting Docs	Cover letter	NONE	13.04.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 02/06/2026

Authorising Officer sign/initial RHERMITAGE Date: 08.06.2026