



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0764

Chanctonbury Leisure Centre, Spierbridge Road, Storrington, West Sussex, RH20 4PG

DESCRIPTION:

Erection of a single-storey extension to existing storage area, installation of new first floor windows and internal alterations.

RELEVANT PLANNING HISTORY:

DC/22/2241	Proposed upgrade involves the replacement of the existing 15m monopole with 1no. 20m monopole supporting 6no. antennas, the installation of 1no. cabinet, and ancillary work thereto.	NO OBJECTION to Notification on 20.12.2022
DC/23/0673	The proposed upgrade comprises the removal of 1no. 15m monopole to be replaced with 1no. 20m monopole supporting 6no. antennas, the installation of 1no. cabinet, cabinet works, and ancillary works thereto.	NO OBJECTION to Notification on 10.05.2023
DC/24/0965	Installation of a storage container for equipment.	Application Permitted on 13.01.2025
DC/25/1989	Upgrade of existing telecommunications base station comprising the removal of the existing 20.0m high column and replacement with a 20m high column, associated 9no. antennas and radio units, the siting of 3no. equipment cabinets, with 2no. existing equipment cabinets to be removed and ancillary works.	NO OBJECTION to Notification on 16.12.2025
DC/26/0622	Installation of 1No SUEZ CVX-165 omni-directional antenna, 1No SUEZ modem (with integrated ventilation valve) and associated ancillary equipment, all mounted onto a proposed equipment support bracket.	NO OBJECTION to Notification on 29.04.2026
DC/26/0785	Installation of 1no. omni antenna at 12.57m on an existing 20m telecommunications base station and 1no. new cabinet at ground level, and ancillary development thereto.	NO OBJECTION to Notification on 10.06.2026

DESCRIPTION OF THE SITE

Chanctonbury Leisure Centre is owned by Storrington & Sullington Parish Council, and the facility is managed and operated by a not-for-profit charity for the benefit of the local community. The site is to the east of Spierbridge Road. Vehicular access to the complex is the northeast corner of the overall site, the main car parking area runs along the northern boundary of the site. The site is within the Storrington Built Up Area Boundary, and not within the Storrington conservation area.

DESCRIPTION OF THE APPLICATION

Planning permission is sought to erect a single-storey extension to the north elevation of Chanctonbury Leisure to existing storage area, and installation of new first floor windows and internal alterations.

The proposal includes additional first-floor windows on the south (side) elevations to serve new studio and associated spaces.

The application also includes a 13sqm single-storey extension to the existing storage room adjoining the main sports hall, using matching materials and construction. The additional storage is required to support the operational needs of the sports hall and wider centre.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Storrington, Sullington and Washington Neighbourhood Plan 2018-2031:

Policy 6: Development in Storrington Village Centre
Policy 12 Recreation Facilities
Policy 14 Design

Parish Design Statement:

Storrington & Sullington Parish Design Statement

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Strategic Policy 1: Sustainable Development
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

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:

Sport England: Comment - The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, therefore, Sport England has not provided a detailed response in this case

Southern Water: No objection / advisory

PUBLIC CONSULTATIONS:

Parish / Member Comments:

Support

Representations:

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:

Policies 42 and 43 of the Horsham District Local Plan (HDPF) encourage 'positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users...' and support new and improved community facilities which 'meet the identified needs of local communities..'. Therefore, the desire to improve an existing well-used community, and sports and recreation facility would accord with the principles set out in local planning policy, and which is furthermore embedded in Policy 12 (Recreation Facilities) of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) 2018-2031.

The existing sports and recreation facilities make a positive contribution to sports and leisure provision within Storrington, and the wider Horsham District and its use supports inclusive communities in Storrington, contributing toward the aims and ambitions of Policies 42 and 43 of the HDPF. The proposed single-storey extension to existing storage area, installation of new first floor windows and internal alterations would facilitate existing provision of sports facilities and provide additional storage.

The proposal would contribute to the continued use and enjoyment of the leisure centre facilities and would not impede the use of the facilities at the site, or for other sport or recreational purposes, and the principle of development is considered acceptable and supported, subject to all other material considerations.

Design and Appearance:

Policy 25 of the HDPF states that the natural environment and landscape character of the district, including landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. 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.

Policy 14 (Design) of the SSW Neighbourhood Plan 2018-2031 states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed is located on the northern elevation, in close proximity to an existing storage container permitted under DC/24/0965 and red metal storage area. While the extension is not of any particular design merit in this particular context it would be seen alongside and in conjunction with existing buildings and structures which are relatively functional in form and appearance. It is therefore considered that the proposed would not cause any demonstrable visual harm above and beyond the existing arrangement. In addition, the materials of the extension will be similar in appearance to the existing element of the building.

The visual impact of the proposal is therefore considered to be acceptable and would not result in any harm to the character or appearance of the area, in accordance with the above policy.

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 application site lies within an existing sports complex and is sited approximately 65m off the nearest residential property, with an intervening A-road (Pulborough Road / A283). Owing to its location and relationship to adjacent residential properties, there are no anticipated adverse impacts on residential amenities to nearby properties, in accordance with the above policy.

Highways Impacts:

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety.

The site is accessed from Spierbridge Road, an unclassified road subject to a speed restriction of 30 mph. The proposal would facilitate existing provision of sports facilities and provide additional storage. Such proposals in this case are not anticipated to give rise to a material intensification of use. Vehicle access and parking arrangements will remain as existing. The proposal is not considered to materially increase parking demand and would not result in adverse harm to the safe use and operation of the public highway, in accordance with Policies 40 and 41 of the HDPF.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed storage use would result in a more intensive occupation of the use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG), unless the development qualifies as exempt under the Biodiversity Gain Requirements

(Exemptions) Regulations 2024.

The development is considered to qualify as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

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 shall be begun 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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and 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) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
- 2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- 3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
- 4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding

("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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.

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/26/0764

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location & Site Plan	A 0001	11.05.2026
Plans	Topographic Survey	A 0002	11.05.2026
Plans	Topographic Survey	A 0003	11.05.2026
Elevation plan	Elevations as Existing	A 0004	11.05.2026
Floor plan	Ground Floor Plan as Existing	A 0005	11.05.2026
Floor plan	First Floor Plan as Existing	A 0006	11.05.2026
Block plan	Block Plan as Proposed	A 0007	11.05.2026
Elevation plan	Elevations as Proposed	A 0008	11.05.2026
Floor plan	Ground Floor Plan as Proposed	A 0009	11.05.2026
Floor plan	First Floor Plan as Proposed	A 0010	11.05.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.06.2026

Authorising Officer sign/initial Tamara Dale Date: 03.07.2026