DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0364
Warnham Cricket Club, Church Street, Warnham, Horsham, West Sussex, RH12 3QW

DESCRIPTION:
Replace the existing small paved area to the front and steps up into the pavilion with a larger paved patio area which will provide wide level and step free level access into the pavilion.

RELEVANT PLANNING HISTORY:

DC/20/2525	Erection of netting along the eastern and southern boundary of the cricket field. Netting to be demounted and stored out of season	Application Permitted on 26.04.2022

DESCRIPTION OF THE SITE
The cricket ground site lies within the built-up area of Warnham but lies outside of (to the west of) the Warnham Conservation area. There are trees around the edge of the cricket ground that are protected by a Tree Protection Order. The Sports Pavilion Is located within the northwestern part of the cricket ground. PROW1428 runs across the southwest corner of the cricket ground and PROW1429 runs along the northern boundary of the overall site.

The ground is leased from Warnham Parish Council, and the cricket club is responsible to maintain the grounds, the hedgerows and the pavilion. The site is approximately 5.0 hectares in size, with the car park on the northern edge.

DESCRIPTION OF THE APPLICATION
The current pavilion was built around 1981. There is a slabbed path, one slab wide (60cm) from the south-west corner of the car park to the front doors of the pavilion (south elevation). In front of the central section of the front of the pavilion, the path widens to two slabs, giving a narrow seating area for around 8-10 people to sit. There are two slab steps from this area up to the front doors of the pavilion. The submitted planning statement sets out that due to the steps, there is no disabled access to the pavilion, and is also restrictive for those with limited mobility, young or old. The lack of a communal space by the pavilion, and the fact that the ground in that area slopes down towards the playing field makes it less inviting to spectators, passers-by and potential new players.

Planning permission is sought to replace the existing small paved area to the front of the pavilion and the steps up into the pavilion with a larger and level paved patio area to enhance the appearance of the facility, and provide easier access to the pavilion.

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 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Warnham Neighbourhood Development Plan (**2017 – 2031)**
Policy W5, Design

Warnham Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 1: Sustainable Development
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
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: No Objection.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Representations:
None received

Parish Comments:
Warnham Parish Council: '*The Parish Council has no further comments on this planning application and recommend that the Planning Committee approve*.'

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:

The existing sports and recreation facilities make a positive contribution to sports and leisure provision within Warnham and the wider Horsham District and its use supports inclusive communities in Warnham, contributing toward the aims and ambitions of Policies 42 and 43 of the HDPF.

The enlarged patio area would not impact the playing area of the cricket field, maintaining a safety margin beyond the minimum boundary distance of 45.72 m. (measured from the middle stump of the pitch) which is specified in Sport England's document titled 'Comparative Sizes of Sport Pitches and Courts (outdoor) – September 2015 update'. The proposed development would therefore not impede the use of the recreation ground for cricket, or for other sport or recreational purpose. Sport England have accordingly raised no objection to the proposal.

The principle of the development is supported, subject to detailed 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 replacement paved patio area would provide wide level and step free level access into the pavilion, and although larger than the existing would not encroach onto the cricket outfield, the extent of which is already fixed by the existing site levels in front of the clubhouse. The extent and nature of the external alterations, and related level changes, would ensure they appeared clearly subservient, and the resulting platform and new related sloping levels would not be intrusive or unduly dominant in wider views. It is considered that the proposal is of a design, form and scale which is appropriate to the character and appearance of the existing building and site, and which would not harm the character or appearance of the wider area, including the setting of surrounding heritage assets. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring 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.

It is considered that the siting and layout of the proposed replacement paved frontage to the sports pavilion and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it

cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the site which would necessitate 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 180 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 Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies 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 therefore 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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: 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/25/0364
(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
Supporting Statement	Planning	NONE	26.03.2025
Location plan		NONE	10.03.2025
Section plan	Existing Cross BB	NONE	10.03.2025
Section plan	Existing Cross CC	NONE	10.03.2025
Elevation plan	Proposed Front	NONE	10.03.2025
Plans	Proposed	NONE	10.03.2025
Section plan	Existing Cross AA	NONE	10.03.2025
Section plan	Proposed Cross BB	NONE	10.03.2025
Section plan	Proposed Cross CC	NONE	10.03.2025
Elevation plan	Existing Front	NONE	10.03.2025
Plans	Existing	NONE	10.03.2025
Section plan	Proposed Cross AA	NONE	10.03.2025
Block plan		NONE	26.03.2025
Supporting Docs	Application Form	NONE	10.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 14.05.2025

Authorising Officer sign/initial Guy Everest Date: 21.05.2025