



PHILIPS SURVEYORS

BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

SITE:

OATHALL COMMUNITY
COLLEGE, APPLIEDORE
GARDENS, HAYWARDS
HEATH, WEST SUSSEX.
RH16 2AQ

PROJECT:

REPLACEMENT 4-BAY
CRICKET PRACTICE
FACILITY

2741/25/PLS

Rev 1

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PLANNING STATEMENT



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1.0 INTRODUCTION

1.1 This application refers to:

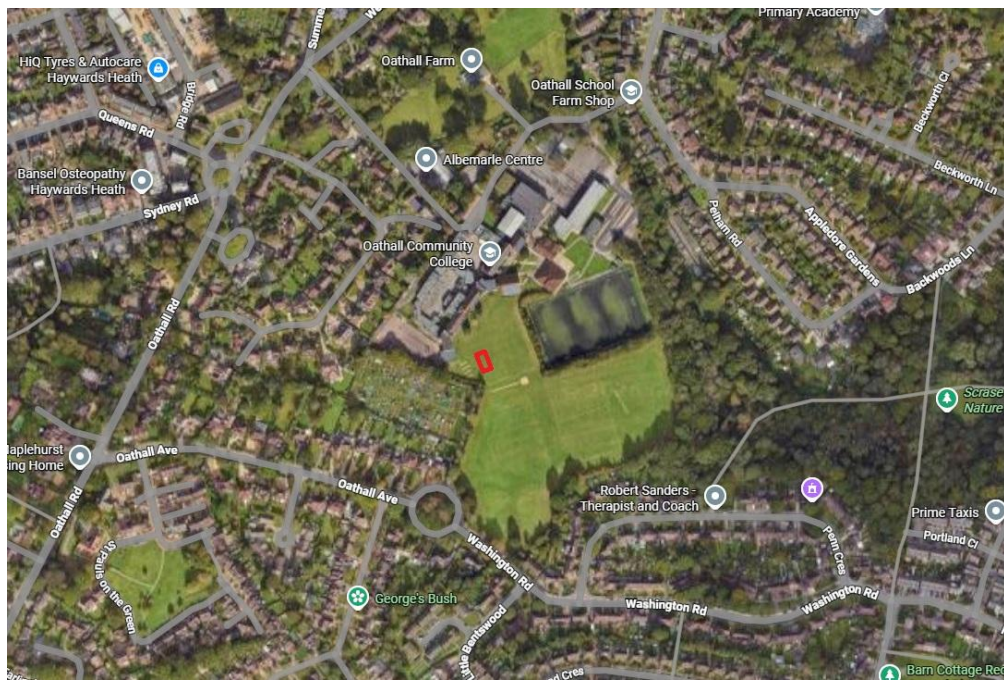
- Installation of a new 4-bay cricket practice facility with 4m high side netting and artificial surface to replace an existing facility.

1.2 Please refer to and consider all application documents when reading this statement including drawings, appendices and references.

2.0 SITE ASSESSMENT

Location & Site

2.1 The site is located within the playing fields of Oathall Community College.



2.2 Aerial map [Google©], location of proposed works area shown in red.

Access

- 2.3 Once established, the new facility will be accessed through the school grounds. Temporary vehicular access associated with the installation process will be through a pair of double gates to the south of the school.

Environment

- 2.4 *Topography & Features* – The site is formed over a level site with no major inclines or falls.
- 2.5 *Flood risk* – The site is located within the environment Agency's Flood Zone 1 – a low risk of flooding. Because of this low risk, a Flood Risk Assessment FRA has not been undertaken as part of this process.
- 2.6 *Ecology / BNG* – Given the site location, the adverse impact on any protected species should be considered low / negligible. This is reflected in the BNG calculation.

3.0 EXISTING SITE

- 3.1 The site is a well-established secondary school.
- 3.2 The existing sports facilities – which include a 3G pitch, playing fields and a sports hall – are also available for hire by the wider community.
- 3.3 The existing cricket facility consists of 4no separate areas of hard-standing approximately 18sq.m each. This facility is poor condition and in need of replacement.



3.4

Existing cricket practice facility



3.5

Existing cricket practice facility

Existing operational hours

3.6

The sports facilities are currently available for school use as follows;

- 08:00 – 17:00 weekdays

- 3.7 The sports facilities are currently available for use by the community as follows;
- 17:00 – 21:00 weekdays for all sports facilities [sports hall, 3G pitch & playing fields]
 - 09:00 – 18:00 Saturdays for all sports facilities [sports hall, 3G pitch & playing fields]
 - 09:00 – 18:00 Sundays for sports hall, playing fields
 - 10:00 – 16:00 Sundays 3G pitch
- 3.8 All sports facilities are not available for use on Bank Holidays.

4.0 PROPOSAL

Rationale

- 4.1 The proposed development aims to provide the school with a designated, all-weather cricket practice / training area. This will involve removing the existing 72sq.m provision.
- 4.2 The project involves the creation and installation of 3-4 non-turf practice cricket nets and 1 non-turf cricket pitch (square) within a grass boundary all set on the school field. The locations do not impinge on any existing facilities or buildings.
- 4.3 The proposed facility will help to improve cricket development in the curriculum, cricket coaching for students and staff training / development. The aim being to increase participation and skills in cricket at secondary school level. The project also has the potential for wider community use and income generation for the school.
- 4.4 One of the main aims of the proposal is to promote cricket within the college and wider community – particularly, but not exclusively – within women and girl groups and in doing so, could strengthen links with both regional (Sussex) and national (ECB) level clubs.
- 4.5 The proposed facility will also be fully accessible, providing people with physical disabilities the opportunity to be able to train and compete with their able-bodied peers.

Promoting A Healthy Community

- 4.6 The creation of a cricketing 'hub' at Oathall is part of a pan Sussex Cricket project known as 'Breaking Boundaries'. This project is aimed specifically at state secondary schools. Oathall has been chosen as one of 4 schools in Sussex.
- 4.7 The benefits of participating in sport can bring many positives aside from physical wellbeing. It can improve mental wellbeing, encourage individual development and encourage social development.

Hours of operation

- 4.8 The school would like to use the new cricket facility in conjunction with the existing operation hours.
- 4.9 In addition to this, the school would also like to be able to offer the facility – including any associated playing field – the ability to hold matches up until dusk [typically 21:00]. Please bear in mind this additional use would be associated with the cricket season – i.e. summer months only, so would not be an all year-round occurrence.

Size & Layout

- 4.10 The overall size of the practice pitches totals an area of 511sq.m, measuring 14.6m wide by 35m long. The area is enclosed using 4m high netting, fixed to steel uprights at 3.65m centres.
- 4.11 The area is broken down into 4no individual pitches which are separated using netting.

Construction

- 4.12 The playing surface is made up as follows
- [a] Green 'Cricketweave' carpet
 - [b] 40mm 'T' base [porous macadam]
 - [c] 75mm aggregate subbase
 - [d] Geotextile membrane
 - [e] Surface enclosed with a 50mm wide concrete edge.

4.13 The steel uprights will be galvanised steel tube, encased within a concrete pad foundation.

4.14 Please refer to the application drawings for further / full information.

5.0 PLANNING POLICY

5.1 Both national and local planning policy has been consulted during the design of this application. This includes;

[a] National Planning Policy Framework 2024 revised Feb 2025 [NPPF 2024]

[c] Mid Sussex District Plan 2014 – 2031 [MSLP]

NPPF 2024

5.2 The national policy is built around sustainable development. That is encouraging good design that considers not only the environment and surrounding area but also implements development that will not adversely impact on future generations. Indeed, unless this is contradicted by the proposal – regardless of whether an up-to-date local plan is in place, planning decisions should be granted in favour of *sustainable* design [para. 11 NPPF 2024].

5.3 The national policy dictates that local planning authorities should take a proportionate approach to the request of information required from an applicant – especially where aspects of the existing site are not being altered. Furthermore, *‘local planning authorities should only request supporting information that is relevant, necessary and materials to the application in question’*.

5.4 Section 8; Promoting healthy and safe communities. Para. 96; Planning policies should aim to achieve healthy, inclusive and safe places which;
[c] enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

- 5.5 Section 8; Promoting healthy and safe communities. Para. 98; To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should;

[a] plan positively for the provision and use of shared spaces, community facilities [such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship] and other local services to enhance the sustainability of communities and residential environments.

[d] ensure that established shops, facilities and services area able to develop and modernise and are retained for the benefit of the community.

MSLP

- 5.6 The relevant policy for consideration is as follows;

POLICY DP24 – Leisure and Cultural Facilities and Activities;

[a] The Mid Sussex Playing Pitch Strategy (2015) identifies that it is essential for existing facilities to be retained and improved in order to meet increasing demand as a result of additional housing and population growth. This policy supports the provision of additional facilities as well as protecting existing facilities. The activities and facilities referred to in this policy include:

- *Artificial turf and grass playing pitches and ancillary facilities.*

[b] Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.

Summary

- 5.7 The proposed cricket practice nets will provide the college and wider community with an improved sports facility, potentially benefitting people of all ages and abilities.
- 5.8 New sports facilities are widely encouraged by those who provide and use them, which is reflected within both National and Local policy.
- 5.9 The proposal is therefore deemed to be in accordance with both National and Local planning policy.