

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	24 th April 2024
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	5	WARD: Banstead

APPLICATION NUMBER:	22/01928/F	VALID:	26/09/2022
APPLICANT:	Mr Ian Thorpe	AGENT:	Sports Clubhouses Ltd
LOCATION:	BANSTEAD CRICKET AND SPORTS CLUB AVENUE ROAD BANSTEAD SURREY SM7 2PD		
DESCRIPTION:	Demolition of the existing clubhouse. Construction of a new double storey pavilion requiring the existing cricket nets to be repositioned. Creation of new car parking. As amended on 21/03/2023, 19/04/2023, 24/07/2023, 25/08/2023, 09/11/2023 and on 19/02/2024		
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This application is referred to Committee in accordance with the Constitution as the application is for development which exceeds 250 sq. metres (gross external floorspace).

SUMMARY

The application relates to an existing cricket club and associated ground located at the southern edge of Banstead Village which is partly located within the recreation ground (the northern part of the site) and located to the south-east of Avenue Road, east of the residential road De Burgh Park and to the south-west of the residential developments of Tracery and Rosehill Farm Meadow. There is an existing clubhouse and pavilion on the recreation ground part of the site. A 1.5m hedgerow and several mature trees mark the boundaries of the site. The site is within the Metropolitan Green Belt. The existing pavilion is a locally listed building. The northern part of the ground, is also currently within a draft proposed extension to the Park Road and Mint Road Conservation Area.

This is a full application seeking permission for the demolition of the existing clubhouse. Construction of a new double storey pavilion requiring the existing cricket nets to be repositioned. Creation of new car parking. The proposed clubhouse would be part single part two storeys with a shallow gabled roof. Above the single storey element would be a roof terrace. The materials include a dwarf

plinth of red brickwork, main elevations will be larch timber cladding, grey windows and doors. The roof is proposed to be a grey metal tiles system. The car parking would provide marked spaces for 47 cars, including 8 disabled spaces, and would be located to the west of the clubhouse and to the north-west of the clubhouse, in the location of the existing clubhouse.

The reason for the proposed application is set out in detail in the submitted Design and Access Statement dated January 2022 and letter of Clarification dated July 2023. The existing clubhouse is no longer fit for purpose in terms of meeting the modern standards for sporting facilities for this size club. The club relies on the existing 1970s temporary structure (used as a bar and catering facility) which is also now well passed its planned lifespan and the locally listed pavilion as its changing facilities. The facilities do not meet the demand or diverse nature of the club which has over 320 junior members and growing girls section of over 90 members and four senior league teams, a friendly 5th XI and two friendly Sunday sides.

The Statement goes on to explain that the club's priority is the provision of cricket but that the cricket club cannot survive financially without running other revenue generating activities such as space hire for local businesses, clubs and societies. Without the proposed new facilities, there is a real threat over the long-term survival of this long established, community focused sports and recreational use within Banstead village.

The proposal is considered to constitute inappropriate development because whilst the proposal would constitute appropriate facilities for outdoor sport and outdoor recreation it would, by reason for the size of the clubhouse and its more centralised position in the site, fail to preserve the openness of the Green Belt. Paragraph 152 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 153 states that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Whilst the scheme is inappropriate development in terms of its impact on openness compared to the existing clubhouse the replacement clubhouse should be seen in the context of the existing site i.e. there is an existing clubhouse and cricket club operating at the site and the character of the site is one of an active sports club. The site is well screened from the wider rural fields to the south, south-west and south-east by trees and boundary hedging and there are designated urban areas directly to the west and to the north and north-east of the site. Therefore whilst not within the designated urban area it feels well contained and an integrated part of Banstead Village. Therefore it is considered that the scheme would not conflict with the five purposes of the Green Belt. Whilst this does not weigh in favour of the application this does temper the extent of the green belt harm.

Matters such as impact on character and heritage assets, impact on neighbouring amenity, highway, access and parking considerations, impact on protected species

and trees, flooding, drainage and crime are all considered acceptable subject to the recommended conditions.

In terms of matters in support as set out above the scheme meets local and national policy which support the replacement and improvement of existing sports facilities. Both Sport England and the Surrey Cricket Foundation support the proposal. As set out in the report it is accepted that there is a clear need for a replacement clubhouse. The replacement is much larger than the existing clubhouse but given the size and status of the club as one of the top clubs in Surrey and the fact that no significant changes to the existing facilities have taken place for a number of years it is considered understandable and justifiable that a significantly larger clubhouse is proposed which will meet the latest standards for cricket facilities, as well as safeguarding requirements, and help to secure the long term future of the club and allow it continue to meet its aims of growing girls and ladies cricket, to develop young players and being a leading Premier Division club. The position of the clubhouse is more prominent than the existing clubhouse sitting between the two cricket fields but as the applicant has advised this is a requirement of Sport England and the ECB. Therefore the position of the clubhouse is in the only possible location and the size of elements such as the changing rooms and official changing areas are set by the sporting bodies and storage space requirements is set by the need of the club which plays matches on both pitches during the weekend. The replacement clubhouse will also enable the club to provide modern facilities for the wider community to make use of for club/society meetings and other community events and help to continue the community engagement that the club currently undertakes.

There are two planning matters which go above and beyond policy requirements in Biodiversity Net Gain (BNG) and sustainable construction. In the case of BNG the proposal would result in a 39.21% increase in habitat units and 12.27% increase in linear units which are both above the 10% biodiversity net gain (BNG) requirement of the Environment Act 2021. Both of these factors would be of significant benefit to the wildlife within the area and environment by reducing energy and carbon consumption.

The weight to give the various harms and benefits arising from the scheme and whether they amount to very special circumstances is a matter for the decision maker. In this case it is considered that the substantial benefit to the existing cricket club and wider community and the proposed BNG and sustainable construction benefits of the proposal are of sufficient magnitude to outweigh the substantial harm found to the Green Belt. These benefits identified attract very substantial weight in favour of the scheme. In this context, the harm to the Green Belt and other harms identified would be clearly outweighed by the other considerations identified and therefore the very special circumstances necessary to justify the development exist. The application is therefore recommended for approval.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Banstead Village Resident's Association:

Commented as follows on the latest proposals

"Looking at the original plans and the amended ones BVRA still has concerns regarding the size of the proposed building. We accept that the original cricket club house was single storey and that the original listed pavilion, used as changing rooms, is inadequate for the current changing room needs so more space is needed to allow adult changing rooms for home and visiting teams and for social events. All this is covered on the ground floor and would be acceptable in terms of the original one storey building. The proposed two storey building is a means for the club to recoup some of its outlay by offering social events. Policy NHE5 of the Development Management Plan allows replacement buildings in Green Belt providing that c) The design of the of the building and any associated landscape proposals respects the character of the area and openness of the Green Belt and d) the proposed building is not materially larger than that which it is replacing taking account of the footprint, floor area, massing, bulk and height of the replacement building. This replacement building does not take these matters into consideration.

The amended plans show a larger roof terrace than the original which is a matter for concern to BVRA. As the social first floor is more likely to be functioning in the summer months during the cricket season there is every likelihood that the terrace will be well used. Noise travels and an Acoustic Survey undertaken for the Cricket Club stated that 'there should be no undue concerns over noise.' A review of the acoustic report concludes that properties most affected by noise are those to the north east, such as Rosehill Farm and the houses in Rosehill Farm Meadow. The position of the new structure is considerably closer to these properties and the affect is compounded by elevating the noise source which is now located to the first floor both internally, and externally, by way of a large terrace.

Noise from external spaces is of concern especially as the Acoustic Assessment advises that it did not consider noise associated with patrons externally to the clubhouse, nor vehicle arrivals and departures, as part of their design recommendations. The repositioning of the club house might 'take any noise and disturbance away from the neighbouring properties' i.e. De Burgh Park, but the acoustic report concludes that properties most affected by noise are those to the north east, such as Rosehill Farm Meadow.

I would draw your attention to the amendment response by Dave Chauncey who states: 'It is noted that BRA have made a number of mandatory recommendations in order to achieve compliance with their acoustic model. If RBBC propose to grant permission then these will need to be conditions within the approval. He has commented regarding a number of these measures.

- i. Install noise Limiters – It is necessary that the use of such a device is policed as it is understood these can be switched off or circumvented. I would therefore consider this not to be a foolproof provision.
- ii. No music to be played externally – This needs to be part of the BCC management plan and should be published for review prior to planning approval.

- iii. Doors and windows to noisy areas to remain shut at all times while events are taking place and contactors be incorporated and interfaced with the noise limiter – this needs to be incorporated in a proposed management plan.
- iv. Provision of Acoustic Lobby to external terrace it is impossible to envisage how this can be compatible with the proposal for door contacts interfaced with the noise limiter. Therefore there is a high degree of risk that the lobby doors will be opened together, especially in hot summer weather. Again he considers this not a foolproof measure with a high risk for sound leakage.

We also have concerns about the current alcohol license which runs from 11am to 1.00 am between Monday and Saturday and 11am to midnight on Sunday. As we have stated noise travels and more so at night and we consider that the licence should be reviewed and brought more into line with other alcohol licenses in the Village. Already there seems to be some discrepancy between the delivery of 'events restricted to their existing opening hours with the exception of a small number of events that would extend to midnight'. The number of events requiring a later finish, especially those involving external hire, need to be quantified and published in the management plan.

Also, we note that despite comments made by concerned neighbours before this amended application there is no light pollution impact assessment.

We are aware that a new clubhouse is needed to satisfy Surrey County Cricket and the English Cricket Board but Banstead Cricket Club is part of the local community and as such needs to pay attention to the concerns of its neighbours so that we all can exist side by side harmoniously.”

Highway Authority:

No objection subject to conditions in relation to parking, electric charging and Travel Statement

Park Road Residents Association

Objection on the following basis

- Too big and impact on green belt
- Noise and disturbance created by additional social activities
- No need for more community facilities
- Consider that a single storey building of appropriate scale for a cricket club is proposed.

Sport England:

Raises no objection because it is considered to accord with exception 2 of their Playing Fields Policy and paragraph 99 of the NPPF.

Surrey County Council Lead Local Flood Authority:

Having reviewed the submitted drainage documents (received March 2023) satisfied that the applicant has considered the surface water flood risk to and from the site and that it has suggested appropriate mitigation measures to inform the application. Condition recommended to secure implementation of proposed drainage strategy.

Surrey Wildlife Trust:

No objection subject to conditions in relation to securing the implementation of the mitigation and enhancement management plan and construction environmental management plan.

The Ramblers Association:

This application has no foreseeable impact on local Public Rights of Way

Representations:

To date 272 responses have been received. 107 letters of objection, 8 representations and 157 letter of support.

The following matters have been raised:

Issue	Response
Alternative locations available/preferred	See paragraph 6.3-6.7
Amendments do not address concerns	Addressed throughout report
Covenant conflict and in conflict with the Banstead Recreation Ground Trust	Not a material planning consideration
Crime fears	See paragraph 6.59-6.60
Drainage/sewerage capacity	See paragraph 6.56-6.58
Flooding	See paragraph 6.56-6.58
Harm to Conservation Area	See paragraph 6.16-6.23
Harm to Green Belt/countryside	See paragraph 6.8-6.15
Harm to listed building	See paragraph 6.16-6.23
Harm to wildlife habitat	See paragraph 6.47-6.51
Hazard to highway safety	See paragraph 6.35-6.43
Health fears	See paragraph 6.24-6.34
Inadequate parking	See paragraph 6.35-6.43
Inconvenience during construction	See paragraph 6.24-6.34
Increase in traffic and congestion	See paragraph 6.35-6.43
Loss of/harm to trees	See paragraphs 6.44-6.46
Loss of private view	Not a material planning consideration
Loss of buildings	See paragraph 6.3-6.7
No need for the development	See paragraph 6.3-6.7
Scheme goes beyond the need of the Cricket club	Addressed throughout
Noise & disturbance	See paragraph 6.24-6.34
Out of character with surrounding area	See paragraph 6.16-6.23
Overbearing relationship	See paragraph 6.22-6.34

Overdevelopment	See paragraph 6.16-6.23
Overlooking and loss of privacy	See paragraph 6.24-6.34
Overshadowing and loss of light	See paragraph 6.24-6.34
Poor design	See paragraph 6.16-6.23
Property devaluation	Not a material planning consideration

The following support comments have been received

Community/regeneration benefit
Benefit existing club and local community
Existing facilities inadequate
Economic growth / jobs
Visual amenity benefits

1.0 Site and Character Appraisal

1.1 The application relates to an existing cricket club and associated ground located at the southern edge of Banstead Village which is partly located within the recreation ground (the northern part of the site) and located to the south-east of Avenue Road, east of the residential road De Burgh Park and to the south-west of the residential developments of Tracery and Rosehill Farm Meadow. There is an existing clubhouse and pavilion on the recreation ground part of the site. A 1.5m hedgerow and several mature trees mark the boundaries of the site. The site is within the Metropolitan Green Belt. The existing pavilion is a locally listed building. The northern part of the ground, is also currently within a draft proposed extension to the Park Road and Mint Road Conservation Area.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not submit a pre-application enquiry.
- 2.2 Improvements secured during the course of the application: Reduction in the size of the proposed club house (84 sq metres reduction in floor area from 681 sq metres to 597 sq metres), additional information regarding the needs of the Cricket Club and additional drainage, highways, ecology and arboricultural information.
- 2.3 Further improvements to be secured through conditions or legal agreement: Further details of materials, hours of use/operation controls, highway considerations, lighting, drainage, construction management statement, ecology, trees and sustainable construction.

3.0 Relevant Planning and Enforcement History

3.1 No previous history is considered relevant to this application.

4.0 Proposal and design approach

4.1 This is a full application seeking permission for the demolition of the existing clubhouse. Construction of a new double storey pavilion requiring the existing cricket nets to be repositioned. Creation of new car parking.

4.2 The proposed clubhouse would be part single part two storeys with a shallow gabled roof. Above the single storey element would be a roof terrace. The materials include a dwarf plinth of red brickwork, main elevations will be larch timber cladding, grey windows and doors. The roof is proposed to be a grey metal tiles system. The car parking would provide marked spaces for 47 cars, including 8 disabled spaces, and would be located to the west of the clubhouse and to the north-west of the clubhouse, in the location of the existing clubhouse.

4.3 The reason for the proposed application is set out in detail in the submitted Design and Access Statement dated January 2022 and letter of Clarification dated July 2023. The existing clubhouse is no longer fit for purpose in terms of meeting the modern standards for sporting facilities for the size club. The club relies on the existing 1970s temporary structure (used as a bar and catering facility) which is also now well passed its planned lifespan and the locally listed pavilion as its changing facilities. The facilities do not meet the demand or diverse nature of the club which has over 320 junior members and growing girls section of over 90 members and four senior league teams, a friendly 5th XI and two friendly Sunday sides.

4.4 In summary, the proposed building will include the following:

- 4 team changing rooms that would accommodate the technical standards of both the ECB and the FA.
- An official's changing room for each pitch
- A ground floor meeting/social space of approximately 118 square metres served by a kitchen and bar which would be sufficient to support matchday catering and social support.
- Male, female and disabled toilet space over and above that provided in the changing rooms.
- Staircase and lift to the first floor.
- A first-floor meeting/social space of approximately 83 sq metres (reduced from original submission of approximately 140 sq metres) with a bar and holding kitchen. Three further toilets, one male, one female and one disabled
- An external viewing balcony/terrace area (reduced by approximately 70 sq metres from original submission) with steps, leading down, to both playing areas.
- Adequate storage and plant room space.

- 4.4 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant’s design approach is set out below:

Assessment	The project overview and statement of need are set out in sections 1 and 2 of the Design and Access Statement. A further clarification document dated July 2023 which provides further information and clarification on the project
Involvement	No detailed information has been provided regarding community involvement but Section 3 sets out that the proposal has been worked on for over 10 years and included consultation meetings with the Planning Department, although there are no formal pre-applications on the planning file.
Evaluation	The DAS at section 4 sets out how the scheme has evolved as a response to pre-application discussions and response to the historic discussions with the planning department and the needs of the Cricket Club
Design	Section 6 of the DAS considered layout design and principles, drainage and services, landscaping and construction method statement

- 4.6 Further details of the development are as follows:

Site area	0.33 Hectares
Existing use	Cricket club and playing pitches
Proposed use	No change
Existing parking spaces	47
Proposed parking spaces	27 (approximately)
Existing floor area	151 m2
Proposed floor area	597 m2 (net gain)

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt - whole site
Existing pavilion – locally listed building

5.2 Reigate and Banstead Core Strategy (CS)

CS1 (Sustainable Development)
CS2 (Valued landscapes and the natural environment)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure Delivery)
CS17 (Travel options and accessibility)

5.3 Reigate and Banstead Local Plan: Development Management Plan (DMP)

DES1 (Design of New Development)
DES8 (Construction Management)
DES9 (Pollution and contaminated land)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees)
NHE5 (Green Belt)
NHE9 (Heritage assets)
TAP1 (Access, parking and Servicing)
INF1 (Infrastructure)
INF2 (Community facilities)
OSR3 (Outdoor sport and recreation)
CCF1 (Climate change mitigation)
CCF2 (Flood Risk)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

A Parking Strategy for Surrey
Parking Standards for Development
Local Character and Distinctiveness
Design Guide SPD
Climate Change and Sustainable
Construction SPD

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Principle of development within Green Belt
- Design and heritage considerations
- Neighbour amenity
- Access, parking and traffic generation
- Trees
- Ecology
- Sustainable construction
- Flooding and Drainage matters
- Other matters (Crime)
- Very Special Circumstances and Balancing Exercise

Principle of development within Green Belt

- 6.3 Part 8 of the National Planning Policy Framework 2023 (NPPF) seeks to promote healthy and safe communities. Paragraph 96(c) requires planning policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst other things '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'.
- 6.4 Paragraph 97 (a and b) encourages Local Planning Authorities to 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 and; take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Established facilities should be able to develop and modernise, in order to be retained for the benefit of the community.
- 6.5 Paragraph 103 states that 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'
- 6.6 Policy OSR3 of the Development Management Plan 2019 (DMP) Proposals for new or upgraded provision for outdoor sports and recreation, including buildings, structures, synthetic pitches and play equipment should: 1. Be of a

scale and form which is appropriate to their location. 2. Be designed and sited to minimise visual obtrusion, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected. 3. Preserve the openness of the Green Belt and not conflict with the purposes of including land within it. 4. Not have an adverse effect on the features of nature conservation, geology and biodiversity value or landscape value character of the site. The existing clubhouse is a 1970s building which is not statutory listed or locally listed and therefore there is no objection to its loss and replacement with a new clubhouse.

- 6.7 Therefore, broadly national and local policy supports and encourages applications for improved sports facilities. The site-specific matters such as scale and form, character impacts impact on local nature conservation and biodiversity listed in policy OSR3 will be considered in more detail in the relevant sections of the below report. In terms of need and green belt harm this will be considered in the next paragraphs.
- 6.8 The site of the cricket club is within the Metropolitan Green Belt. The NPPF paragraph 152 states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 153 states that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.
- 6.9 Paragraph 154 of the NPPF explains that there are certain forms of development within the Green Belt that are not inappropriate. This includes under paragraph 154 b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The NPPF also allows for under paragraph 154 d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. This is echoed within policy NHE5 of the Council's Development Management Plan 2019 (DMP), which states that replacement buildings within the Green Belt are permitted provided the existing building is lawful and permanent, the proposed building is in the same use, the design reflects the character of the area, is not materially larger than the one being replaced and is sited on or in close proximity to the existing building.
- 6.10 The existing club house was constructed in the 1970. Therefore, the view is taken that by virtue of the passage of time the existing building is lawful and permanent. The proposed building would be for the same use as existing.
- 6.11 The replacement would be significantly larger than the existing clubhouse with a 446m² increase (295% increase) in floor area and the provision of a 2 storey clubhouse. Therefore clearly the replacement would be materially larger than the one it is replacing. The other NPPF exception is the provision

of appropriate outdoor sport facilities as long as the facilities preserve the openness of the Green Belt.

- 6.12 As set out in the applicant's submitted Design and Access Statement dated January 2022 and Clarification letter dated July 2023 there is clear need for replacement facilities with the existing clubhouse being far too small and unfit for purpose as a modern-day cricket clubhouse. The ground floor would provide four changing rooms in line with current ECB standards to serve the two cricket pitches used at the club. The remainder of the ground floor would include a ground floor bar/meeting/social area to accommodate match teas, and other necessary facilities including storage, toilets and changing rooms for the match officials. The upstairs would include a further bar/meeting/social area and a meeting room as well as further toilet facilities. Given the size of the club with over 320 junior members, over 90 members in the girls section, 5 Saturday senior teams and 2 Sunday senior teams I do not consider that the size of the clubhouse to be excessive or unjustified. Indeed, the Surrey Cricket Foundation have written a letter to the Council advising that the existing facilities are dated and not of sufficient size or specification to meet current playing requirements and that "the new facilities are what we would expect to see to support a club of this size. We know that a welcoming environment is a key part of sustaining and growing the game and as such we are fully supportive of the proposed development." The spaces will, as the club sets out in their submissions, be used for other community uses and non-cricket activities but based on the information submitted I am satisfied that the proposal can be considered as appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation.
- 6.13 The second issue under the green belt test (para. 154 b)) is whether the proposed clubhouse preserves the openness of the Green Belt and do not conflict with the purposes of including land within it. In this case the existing clubhouse is a low-profile single storey building located along the western boundary of the site. Therefore the existing clubhouse is relatively discreet in its location and visual impact. The proposed clubhouse would be two storey rather than single storey and have a footprint which is 270m² (179% larger than the existing and a total floor area 295% larger than the current clubhouse. The clubhouse would also be positioned in a centralised position within the site, between the two cricket pitches. The need is understood as it allows for the clubhouse to successfully serve both pitches when matches are taking place but from a visual and spatial point of view the proposed location would be more visible within the site. From an intensity point of view the application states that the amount of activity at the site is limited by the number of pitches at the site and they do not propose to increase the size of the club as a result of this development with still only two pitches available. However the car park is increasing in size to address existing demand so there would be more car movements within the site. Whilst it is understood that the existing clubhouse is used for some non-cricket related activities the nature of the new facilities means that the site is likely to be busier with the use of the site for non-cricket related activities such as exercise classes and birthday parties. This will likely lead to an increase in the intensity of the use

of the site. Therefore it is considered, when taking in to account all the above factors it is not possible to conclude that the proposal will preserve the openness of the green belt.

- 6.14 The proposal would therefore constitute inappropriate Green Belt development. Paragraph 152 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 153 states that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'
- 6.15 The application will therefore be assessed against the other planning considerations before an assessment of whether 'very special circumstances' exist which outweigh the harm caused by reason of inappropriateness and any other harm identified, at paras 6.61 onwards.

Design and heritage considerations

- 6.16 The proposed clubhouse and parking area would be located close to the existing pavilion which is a locally listed building and therefore considered a non-designated heritage asset. The northern part of the ground is also currently within a draft proposed extension to the Park Road and Mint Road Conservation Area. As the proposed extension is only in draft form this currently carries limited weight when assessing the application. The site is also within the metropolitan green belt, between two areas that are within the designated urban area. Therefore, consideration must be given to the edge of urban area location of the site and wider landscape impacts.
- 6.17 With regard to the impact on the setting of the non-designated heritage asset the Council's Conservation Officer has advised the following: "*The locally listed pavilion is retained in the proposals. Most of the historic hedge line is also retained. The car park appears to be screen by a new hedge line from further views. Therefore in terms of the historic assets the proposals appear to be reasonable.*" Therefore it is concluded that the proposals would not have a detrimental impact on the setting of the pavilion.
- 6.18 In terms of the impact of the proposal on the character of the site and surrounding area it is acknowledged that the location of the clubhouse in the centre of the site, between the two cricket fields and the two storey scale of the building would result in a significant change to the character of the existing site. In terms of the design and appearance of the building the clubhouse is not of a traditional form or design with a shallow pitched roof, with deep soffits, and the use of larch cladding and metal roofing materials. However the surrounding area is characterised by a mix of traditional form dwellings, more modern buildings along the Avenue such as the Waitrose and the extension to the Pavilion within the Lady Neville Recreation Ground. To the east the residential dwellings within The Tracery are flat roof terrace

properties with a mix of brick and some form of white cladding or white render. The existing clubhouse is also a flat roofed 1970 structure which is of poor appearance.

- 6.19 The location of the site, which is, with the exception of the pavilion, well away from nearby buildings and which is well screened from the north, west and south, by the existing trees that border the cricket ground and the recreation ground means that the site is not overly prominent and well screened from wider views from the south, south-east and south-west.
- 6.20 The shallow roof, whilst not traditional, would ensure that the building at 7.5m high is not overly tall. The larch cladding would provide a softer more rural appearance which does not appear obtrusive and will to some extent help the clubhouse site more comfortably within the treed surroundings compared to a rendered or full brick facing elevation. The scheme has also been reduced in size at the first-floor level with a reduction in its width and depth which has reduced some of its bulk at first floor level.
- 6.21 The proposed car parking is large with 47 spaces proposed however it is, by its very nature, low profile and given the proposed hedging would screen the car park from the wider recreation ground no concerns are raised with regard to the proposed car park. The proposed cricket nets would be in a similar place to the existing.
- 6.22 It is acknowledged that if the site was partly within a Conservation Area a more traditional and sensitive design may be sought but as set out above the site is not currently within a designated Conservation Area, only a proposed draft extension of one, and so only limited weight can be given to the potential impact of this current scheme.
- 6.23 Therefore based on the designations on the site at the time of determination and taking in to account the relatively well screened nature of the site from the wider townscape and recreation ground, the varied nature of the architecture of the surrounding area, the low profile nature of the building with a sympathetic and more rural cladding it is considered that the proposed building and associated car parking and reposition cricket nets would not cause unacceptable harm to the character and appearance of the site and wider area.

Neighbour amenity

- 6.24 Development Management Policy DES1 expects all new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way or overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy. Policy DES9 relates to pollution and contamination land and covers matters such as noise and light.
- 6.25 To the north/north-west and south/south-east of the application site are the existing cricket fields with no residential properties beyond. To the south-west

and north-east/east of the site and cricket ground are residential properties within De Burgh Park, The Tracery and Rosehill Farm Meadow.

- 6.26 Due to the location of the proposed building and distance away from these residential properties (nearest property to south-west, The Willows, approximately 106m from the clubhouse and approximately 95m to the nearest property in The Tracery, no.13) and the low level nature of the proposed hardstanding it is considered that the proposed development would not result in adverse impact to the occupants in terms of overbearing impact, loss of light and overlooking.
- 6.27 In terms of impact from proposed lighting no details have been provided regarding the proposed lighting but no lighting is shown on the plans within the proposed parking area. Were the application granted a condition could be included which secures a lighting strategy to ensure that external lighting will be kept to a minimum and away from the residential properties, particularly those to the south-west.
- 6.28 In terms of noise from the proposed clubhouse it is firstly important to note that the site is already an operating cricket club with a clubhouse and car park that has been operating for many years. As has been set out in the submitted clarification letter the club is not seeking to expand their cricket programmed with regard to the number of teams it operates or the amount of coaching sessions it runs. Therefore it is not anticipated that the replacement clubhouse will result in a significant increase in noise from the cricketing activities.
- 6.29 However the replacement clubhouse does provide a greater floor area for non-cricket events as well as a terrace/balcony area which has the potential for causing amenities issues from noise and disturbance, particularly if late night events are taking place. In order to help assess the potential impacts The applicant has provided an Acoustic Technical Note by RBA Acoustics. The report concludes that subject to a number of acoustic control measure that the noise emissions from the proposed clubhouse should be considered acceptable and unlikely to cause any disruption to local residents. This report has been considered by the Council's Noise Consultants Regulatory Support Services (RSS) who have advised that they are satisfied with the assessment and the conclusions that subject to adequate measures there would not be unacceptable harm to neighbouring occupants from events taking place within the building. A condition is recommended to secure finalised details of the proposed mitigation measures.
- 6.30 This does not however address the potential impact from patron noise in the car park and late night egress with doors slamming and vehicles driving past the residential premises. RSS has advised that they consider the best may is to limit the closing hours and the number of large events of more than 100 people and ensuring that external spaces such as the terrace and patio areas are closed at 22:00 and a condition which seeks to secure a management plan from the applicant prior to occupation of the building. Since the response from RSS the applicant has the applicant has confirmed that they

do not intend to alter the existing premises licence at the site which restricts the hours to 11:00 to 00:00 Sundays to Thursdays and 11:00 to 01:00 Fridays and Saturdays and they have further clarified that they do not intend to increase the amount of large events that take place at the site. They have also advised that they will look to restrict non-cricket events to close at 23:30. Therefore there will be limited change to the existing situation. However to ensure that the premises only remains in use during the current licencing hours and to limit disturbance during late night events it is considered that the inclusion of conditions to limit the hours of use and a management plan are reasonable and necessary. The management plan could include details of the maximum number of large late night events during the year, how the building and car park will be managed to limit the disturbance and noise. Therefore it is considered that the development can be adequately conditioned to ensure that there is not an unacceptable impact on neighbouring residents.

- 6.31 In terms of inconvenience during the construction period. Whilst it is acknowledged there will be a degree of disruption during the construction phase to nearby residents the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced as much as possible a condition is recommended to secure a Construction management Plan (CMP) which will secure further information in relation to matters such as noise, dust and other pollution, and working hours.
- 6.32 As set out in the below transport section a condition is also recommended to secure further details of construction traffic, parking and storage management through a Construction Transport Management Plan (CTMP).
- 6.33 In terms of contamination given the historic use of the site and the current recreational use there is considered to be limited risk with regard to contamination and no investigations is considered necessary.
- 6.34 The proposal would therefore comply with policies DES1 and DES9 of the DMP.

Access, parking and traffic generation

- 6.35 Development Management Plan Policy TAP1 requires all types of development to provide safe and convenient access for all road users taking account of cumulative impacts, which would not unnecessarily impede the free flow of traffic, or compromise pedestrians or other transport modes. Traffic resulting from a development must not materially impede traffic congestion on the highway network or increase the risk of accidents.
- 6.36 The National Planning Policy Framework at paragraph 109 confirms that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

- 6.37 There would be no new access proposed as part of the development and no changes to the access point that serve the cricket club with pedestrian access from Avenue Road and vehicular access via De Burgh Park. The existing car park which is not formerly marked has a capacity of approximately 27 cars. Part of the existing car park would be lost through the erection of the new clubhouse. It is proposed to lay a new car park to the front of the new clubhouse and to the north-west in the area where the existing clubhouse is. The new car parking would have 47 spaces, would include 8 disabled spaces. There is also further space to park 16 vehicles along the private access road/driveway that leads to the clubhouse. This access road will remain unchanged so parking along here can continue.
- 6.38 Initially, other than the submitted Design and Access Statement, the applicant did not submit specific transport information. The initial response from Surrey County Council as the County Highway Authority (CHA) raised a number of queries in relation to the existing parking demand for the site, what streets are used for overflow parking, and sight lines on the De Burgh Park junction with Court Road and Avenue Road. In response the applicant engaged a Transport Consultant who has provided a Transport Note to address the queries raised.
- 6.39 In terms of trip generation and parking demand the submitted transport note advises that there is not anticipated to be a material change in the number of trips to the site once redevelopment when compared to the existing situation because there would be no change to the existing operations of the cricket club from a training and match point of view. Friday is currently the busiest time for parking demands with a cricket match and training sessions taking place. As no proposed change to the cricket operations this will remain the busiest day. The submitted information identifies a maximum arrival and departure of 66 cars, with a peak demand for 48 spaces. Therefore, currently at the busiest time of the week car parking demand currently significantly exceeds the ground's parking supply with a knock on effect on surrounding roads of De Burgh Park, Court Road and Avenue Road. The proposed car park of 47 spaces plus the option of 16 additional spaces would therefore help to accommodate the cars that already travel to the ground. Therefore, the amount of overflow parking should be reduced and take pressure of the surrounding roads that are currently used by club members and visitors. If not the transport note sets out at that a parking beat survey undertaken identified that there was capacity on the surrounding roads of De Burgh Park, Avenue Road and Court Road for 22 spaces. It is also of note that for a proposal of this type Annex 4 sets out maximum parking standards. For a sporting club the standard is a maximum of 1 car space per 2 playing Participants. Which in this case on a Friday (the busiest time) would mean 11 cars for the match, around 30 for training, so a total of 41. If it was purely a community venue for a building of this size then the standards require a maximum of 1 car space per 30m², which is a total of 20 spaces. Therefore, the proposed parking is well above what is normally expected for a community facility. If you were to add them together the proposed new

parking plus the access road parking would be 2 spaces above the 63 available on site.

- 6.40 In terms of sight lines on the De Burgh Park junction it is acknowledged that these are substandard however the Transport Note identifies that as set out above the proposals are not seeking to increase the number of teams or increase the coaching sessions at the club. Therefore, on the busiest day it is anticipated that there is likely to be a similar level of car movements (66 to and from) to the current situation. The increase in parking demand would likely reduce the traffic circulating around the site and local streets to find a space. A speed survey was also undertaken which identified the average 85th percentile speeds on Court Road/Avenue Road to be below 20 miles per hour. The Transport Note also advises that there have been no recorded personal injury collisions at this junction in a over a 5-year period (2017-2021). Therefore, the Transport Note considers that the proposal would not result in an adverse impact to highway operations and instead would remove an element of on-street parking.
- 6.41 It is noted that the Transport Note does not detail parking or car movements from non-cricket events however as set out in the Clarification Letter dated July 2023 and letter from the Chairman of Banstead Cricket Club the applicant has stressed that the club's priority is cricket and therefore during the summer cricket season it is not anticipated that the club will hold large events that conflict with the operation of the cricket club. The larger non-cricket events are proposed outside of the cricket season, which is understood to be the current situation. The club has advised that it will continue to deliver a broad range of relatively low-key club events and that, with the exception of the fireworks night, traffic arising from non-cricket related activities is not expected to be as high as when cricket is being played. The number of large events could also be controlled by condition as discussed above. As such it is considered that the submitted information is adequate to be able to assess the potential impacts from the replacement clubhouse.
- 6.42 In terms of construction traffic the initial Design and Access Statement made mention of creating a second access point from Avenue Road. However following concerns raised by both Surrey County Council as the County Highway Authority (CHA) and local residents the applicant has now confirmed that all contractor vehicular access will be via the main club access and will be restricted to set times for deliveries which fall outside of these key times. The site plan drawing has been modified, removing reference to the second vehicular access point. Were the application to be approved a condition securing a Construction Transport Management Plan (CTMP) would be recommended to secure further details.
- 6.43 Surrey County Council as the CHA has considered the submitted information and has raised no objection to the scheme subject to conditions, it is considered to have an acceptable highways and parking impact and is therefore considered to be compliant with policy TAP1. In addition to the CTMP the CHA has recommended conditions to secure the implementation

of the submitted parking layout, the provision of electric charging points and a Travel Information Pack.

Impact on trees

- 6.44 The proposal is supported by an arboricultural report which has identified the existing trees on the site, the trees that will be impacted and protection measures for the retained trees. In terms of tree works one grade B tree (4), a Cider Gum would need to be removed to allow for a car park. There are then three hedgerows impacted which are all C grade. Two hedgerows would be partially removed (H1 and H3) and one would be completely removed. It is proposed to plant two replacement trees and plant species rich hedgerow around the new car park as well as additional native scrub and wildflower planting.
- 6.45 Given the C grade nature of the hedging and their species poor nature no concerns are raised regarding the loss of these hedgerows, particularly as they are to be replaced. In terms of the grade B tree whilst this is unfortunate given its location it is not possible to retain the tree. On site visit it is noted that the tree is relatively small in size compared to the trees to the west of the site boundary and it appears to be propped up due to a lean. Therefore its loss would not have a significant impact on the visual amenity of the site. Further the proposed landscaping scheme proposes two replacement native trees to compensate for the loss. No objection has been raised regarding the loss of the grade B tree.
- 6.46 Therefore taking all these factors into account it is considered that the application would comply with NHE3 subject to compliance with the recommended tree protection measures and the implementation of the landscaping scheme.

Ecology

- 6.47 A number of reports have been submitted with the application and during the course of the application to address the initial Surrey Wildlife Trust (SWT) comments, which required further information in relation to Biodiversity Net Gain.
- 6.48 The reports identify the likely absence of protected species including badgers, amphibians, hazel dormouse, and roosting bats and sets out precautionary mitigation measures in relation to breeding birds, European hedgehogs and reptiles. SWT has advised that the submitted information appears to be acceptable in terms of scope and methodology and therefore has raised no concerns in relation to potential impact to protected species.
- 6.49 A further Ecological Mitigation, Enhancement and Management Plan and Construction Environmental Management Plan (EMEMP and CEMP) was submitted to address the recommendation of SWT. This includes measures to mitigate against potential harm to the habitat and protected species during construction and details of the proposed landscaping, habitat creation and

enhancement measures. The accompanying Biodiversity Net Gain (BNG) reporting file note concludes that the proposal would result in a 39.21% increase in habitat units and 12.27% increase in linear units. This does rely on implementing planting on areas outside of the red line plan but on land within the control of the applicant (the southern boundary of the southern cricket field).

- 6.50 SWT has reviewed the additional submitted information and has advised that the EMEMP and CEMP provides the recommended detail and appears to be appropriate in scope and content. Therefore they recommend a condition requiring the scheme to proceed in strict accordance with recommendations of the report. In terms of BNG SWT has advised that the submitted plan appears to be realistic and achievable and can be appropriately secured by condition. A condition to secure the finalised lighting scheme to accord with the recommendations of the EMEMP is also recommended.
- 6.51 Given that the proposal was submitted before BNG became a statutory requirement this would be a significant benefit to the scheme in any weighing exercise. Based on the above and subject to conditions the proposal would comply with policy NHE2 of the Development Management Plan 2019.

Sustainable Construction

- 6.52 The proposal is required to meet policy CS11 of the Core Strategy and policy CCF1 of Development Management Plan. This requires the development to meet BREEAM 'very good' and to include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development.
- 6.53 The submitted energy report by Ashby Energy dated 16 December 2021, Document Version 1, confirms that with the use of Air Source Heat Pumps for heating and hot water and PV solar panels on the proposed roof the scheme would be able to achieve a 43.47% improvement over the TER which is well over the required 10% reduction in carbon emissions. This would be a benefit to the scheme in any subsequent weighing exercise.
- 6.54 There is no information regarding BREEAM but there is no reason to indicate that the scheme will not be able to meet BREEAM 'very good' and this can be secured by condition.
- 6.55 It has therefore be adequately demonstrated that the scheme will be able to meet the requirements of the Development Plan. Conditions are recommended to secure finalised details and implementation.

Flooding and Drainage matters

- 6.56 According to data held by the Council site is entirely within Flood Zone 1 and the new hardstanding and clubhouse will be located outside of any known surface water flooding area.

- 6.57 Initial comments from the Council's Drainage Consultant advised that there was insufficient information in relation to flood risk and drainage to consider the impacts in full. Surrey County Council as the Lead Local Flood Authority advised that the initial information did suggest appropriate mitigation measures to inform the planning application but that the submitted information did not provide full details of the mitigation measures.
- 6.58 In response the applicant provided a number of updated documents and additional information including hydraulic calculations, an updated drainage design, construction details, and a Drainage Management and Maintenance Statement. This additional/updated information has been considered by Surrey County Council as the Lead Local Flood Authority who has concluded that "The applicant has considered the surface water flood risk to and from the site and has suggested appropriate mitigation measures to inform the planning application. They therefore raise no objection subject to a condition securing implementation of the submitted drainage strategy. A verification condition is also recommend to secure evidence that the strategy has been installed as per the agreed details. The proposal is therefore considered to be acceptable in relation to flood risk and drainage matters.

Other matters

- 6.59 Concern has been raised about the potential for increase in crime. Whilst the amount of non-cricket related activities may increase as a result of this proposal there is no evidence to suggest that the replacement clubhouse would cause an increase in anti-social behaviour or crime in the area. The primary purpose of the facility is for the cricket club and any activities which involve alcohol and amplified music are controlled by licencing requirements and the applicant has advised that the site will be carefully managed by club members. As such it is considered that the proposal is unlikely to result in an increase in crime and anti-social behaviour.
- 6.60 It is understood that the recreation ground is held in trust to ensure that it continues to be available for the enjoyment of residents. As part of the application site is within the recreation ground land (the northern part of the site where the old clubhouse is to be removed and the new car parking is proposed) concerns have been raised that this proposal will conflict with the use of the recreation ground and any lease that the applicant currently has with the trust. This is not a material planning consideration. Were the application to be granted the applicant would need to ensure that any development they propose has consent from the landowners and any necessary legal agreements are obtained.

Very Special Circumstances and Balancing Exercise

- 6.61 The outline of the applicant's case is set out in details within their submitted Design and Access Statement dated January 2022, letter from the Chairman dated November 2022 and Clarification Letter dated July 2023.
- 6.62 In summary:

- The existing facilities are far too small and inadequate for the size of club and broad nature of the membership. The club is one of the leading cricket clubs in the county and runs cricket from aged 5 all the way through to running 5 adult teams on a Saturday and 51 teams in total across all ages and genders.
- The new facilities have to take in to account the latest requirements of Sport England and the ECB. Therefore the clubhouse has to be a significant size to accommodate the four changing rooms and associated catering, storage, toilets and facilities for officials.
- The location of the clubhouse is determined by needing to be located between the two cricket fields.
- Surrey Cricket Foundation are fully in support of the planning application advising that the existing facilities are dated and not of sufficient size or specification to meet the current playing requirements. They advise that the “new facilities are what we would expect to see to support a club of this size.”
- Whilst the club’s priority is the provision of cricket the cricket club cannot survive financially without running other revenue generating activities such as space hire for local businesses, clubs and societies. The club needs a multi-use building to enable cricket and other revenue generating activities to operate concurrently. The financial case for the new clubhouse rests on this assumption.
- Without the proposed new facilities, there is a real threat over the long-term survival of this long established, community focused sports and recreational use within Banstead village.
- The scheme would also provide a modern facility for community groups and events which would benefit the wider community

Balancing exercise:

- 6.63 As established earlier in the report the proposal is considered to constitute inappropriate development because whilst the proposal would constitute appropriate facilities for outdoor sport and outdoor recreation it would, by reason for the size of the clubhouse and its more centralised position in the site, fail to preserve the openness of the Green Belt. Paragraph 152 of the NPPF states that ‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.’ Paragraph 153 states that ‘When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.’ Substantial weight is therefore afforded to green belt harm.
- 6.64 Whilst the scheme is inappropriate development in terms of its impact on openness compared to the existing clubhouse the replacement clubhouse should be seen in the context of the existing site i.e. there is an existing clubhouse and cricket club operating at the site and the character of the site is one of an active sports club, it is not an undeveloped green field site. The

site is well screened from the wider rural fields to the south, south-west and south-east by trees and boundary hedging and there are designated urban areas directly to the west and to the north and north-east of the site. Therefore whilst not within the designated urban area it feels well contained and an integrated part of Banstead Village. Therefore it is considered that the scheme would not conflict with the five purposes of the Green Belt which are to a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Whilst this does not weigh in favour of the application this does temper the extent of the green belt harm.

- 6.65 Matters such as impact on character and heritage assets, impact on neighbouring amenity, highway, access and parking considerations, impact on protected species and trees, flooding, drainage and crime are all considered acceptable and so carry neutral weight in the balancing exercise.
- 6.66 In terms of matters in support as set out above the scheme meets local and national policy which support the replacement and improvement of existing sports facilities. Both Sport England and the Surrey Cricket Foundation support the proposal. As set out in the report it is accepted that there is a clear need for a replacement clubhouse. The replacement is much larger than the existing clubhouse but given the size and status of the club as one of the top clubs in Surrey and the fact that no significant changes to the existing facilities have taken place for a number of years it is in my view understandable and justifiable that a significantly larger clubhouse is proposed which will meet the latest standards for cricket facilities, as well as safeguarding requirements, and help to secure the long term future of the club and allow it continue to meet its aims of growing girls and ladies cricket, to develop young players and being a leading Premier Division club. The position of the clubhouse is more prominent than the existing clubhouse sitting between the two cricket fields but as the applicant has advised this is a requirement of Sport England and the ECB. Therefore the position of the clubhouse is in the only possible location and the size of elements such as the changing rooms and official changing areas are set by the sporting bodies and storage space requirements is set by the need of the club which plays matches on both pitches during the weekend. The replacement clubhouse will also enable the club to provide modern facilities for the wider community to make use of for club/society meetings and other community events and help to continue the community engagement that the club currently undertakes.
- 6.67 There are two planning matters which go above and beyond policy requirements in Biodiversity Net Gain (BNG) and sustainable construction. In the case of BNG the proposal would result in a 39.21% increase in habitat units and 12.27% increase in linear units which are both above the 10% biodiversity net gain (BNG) requirement of the Environment Act 2021, which has now come in to force and planning BNG guidance. As the application

was submitted prior to the legislation coming in to force there is no statutory or policy requirement for a 10% BNG to be provided. Both of these factors would be of significant benefit to the wildlife within the area and environment by reducing energy and carbon consumption.

- 6.68 The weight to give the various harms and benefits arising from the scheme and whether they amount to very special circumstances is a matter for the decision maker. In this case I consider that the substantial benefit to the existing cricket club and wider community and the proposed BNG and sustainable construction benefits of the proposal are of sufficient magnitude to outweigh the substantial harm found to the Green Belt. These benefits identified attract very substantial weight in favour of the scheme. In this context, the harm to the Green Belt and other harms identified would be clearly outweighed by the other considerations identified and therefore the very special circumstances necessary to justify the development exist. The application is therefore recommended for approval.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	SC-BANSTEAD-LP		16.09.2022
Site Layout Plan	SC-BANSTEAD-SP		26.08.2022
Site Layout Plan	SC-BANSTEAD-PSP		26.08.2022
Arboricultural Plan	982-LA-P- 01	A	24.07.2023
Existing Plans	SC-BANSTEAD-EXIST		26.09.2022
Proposed Plans	SC-BANSTEAD-1	E	19.02.2024
Elevation Plan	SC-BANSTEAD-2	E	19.02.2024
Arboricultural Plan	982-LA-P- 02		24.07.2023
Detailed Technical Plan	000-BPC-WD-ZZ-D-C-003		19.04.2023
Arb / Tree Protection Plan	Arbtech TPP 01		21.03.2023
Arboricultural Plan	Arbtech TCP 01		21.03.2023
Arboricultural Plan	Arbtech AIA 01		21.03.2023
Detailed Technical Plan	000-BPC-WD-ZZ-D-C-001		19.04.2023
Detailed Technical Plan	000-BPC-WD-ZZ-D-C-002 A		19.04.2023

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

2. 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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall commence until a Construction Management Statement, to include details of:
 - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses, including provision of appropriate boundary protection,
 - c) Means of communication and liaison with neighbouring residents and businesses,
 - d) Hours of work,has been submitted to and improved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

4. The development shall be carried out in accordance with the proposed ground levels and the proposed finished ground floor level of the building as set out on the approved plans (drawing 000-BPC-WD-ZZ-D-C-001).

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1 and NHE9.

5. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) vehicle routing
 - (f) measures to prevent the deposit of materials on the highway
 - (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (h) on-site turning for construction vehicleshas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan 2019 policies TAP1 and DES8.

6. Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement ref. Arbtech AMS 01 Rev 01 and the Tree Protection Plan dwg no. Arbtech TPP 01 from Arbtech. All arboricultural matters will then follow that described in these approved details.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

7. The drainage system shall be installed in accordance with the approved plans and submitted drainage documents (Hydraulic Calcs, March 2023 and Drainage Management & Maintenance Statement dated 31 March 2023 (ref. D2037/MS1.0). The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

8. Prior to the first use of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

The drainage system shall therefore be retained and maintained in accordance with the agreed details and in accordance with the Drainage Management & Maintenance Statement dated 31 March 2023 (ref. D2037/MS1.0).

Reason: To ensure the drainage system is constructed to the national Non-Statutory Technical Standards for SuDs in order to mitigate against the risk of

surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

9. The development shall be carried out and managed in accordance with the mitigation measures within the submitted Ecological Mitigation, Enhancement and Management Plan & Construction Environmental Management Plan by Arbtech (undated).

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

10. All soft and hard landscaping works, Ecology Enhancement measures and Biodiversity Net Gain measures shall be completed/implemented in full accordance with the documents and plans listed below, prior to first occupation of the approved development or in accordance with a programme to be submitted to and agreed in writing with the local planning authority, and thereafter shall be maintained/monitored in accordance with the agreed details.
- Ecological Mitigation, Enhancement and Management Plan & Construction Environmental Management Plan by Arbtech (undated).
 - File Note: BNG for a new Clubhouse at Banstead Cricket Club SM7 2PP dates 27 April 2023 to secure +39.21% in habitat units and +12.27% in linear units
 - 982-LA-P-01 Revision A
 - 982-LA-P-02

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted or any existing plants/hedging retained in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and heritage assets and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, NHE9 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

11. Notwithstanding the approved plans no external lighting shall be installed on the building hereby approved or within the site (red line area) until:
- a) an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and

b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Ecological Mitigation, Enhancement and Management Plan & Construction Environmental Management Plan by Arbtech (undated).
has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1 and DES9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected species in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

12. Notwithstanding the approved plans no development shall take place above slab level until written details of the finalised materials to be used in the construction of the external surfaces of the building, including walls, fenestration and roof, and hard surfacing/hard landscaping have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

13. The development shall not be first occupied/brought in to use until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

14. The clubhouse hereby permitted shall only be used/operate as follows:

Opening hours for activities of Banstead Cricket Club:
09:00 Hours to 00:00 Hours – Sunday through to Thursday.
09:00 Hours to 01:00 Hours – Fridays and Saturdays

For non-cricket events:
11:00 Hours to 00:00 Hours

For all uses/events the balcony/terrace area and ground floor external space:
Shall be open no later than 22:00 every day

Reason: To control activity in the interests of neighbouring residential amenities with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policies DES9, INF2 and OSR3.

15. The use of the clubhouse hereby permitted shall not commence until an acoustic report has been provided by suitably qualified professional which sets out how the conditions/restrictions and mitigation measures (Acoustic control measures) recommended in Section 6.0, paragraph 6.1, of the submitted RBA Acoustics Acoustic Technical Note dated 15 February 2023, will be installed, implemented and managed by the club.

The acoustic control measures shall be installed and implemented prior to the first use of the clubhouse and retained and managed in accordance with the agreed details thereafter.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

16. The use of the clubhouse hereby permitted shall not commence until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to, management responsibilities during all operating hours, number of non-cricket related events measures to control noise and disturbance, playing of music or other amplified sound and minimising the effects of patrons coming and going from the site. Where any management practices give rise to reported complaints of a substantiated and significant of impact to local amenity received by the operator or the Local Planning Authority, this must be brought to the attention of the Local Planning Authority and any necessary changes to the management plan implemented to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

17. The clubhouse hereby approved shall not be brought in to use unless and until space has been laid out within the site in accordance with the submitted plans for 47 vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

18. The clubhouse hereby approved shall not be brought in to use unless and until facilities for secure, covered parking of at least 15 bicycles have been provided in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

19. The clubhouse hereby approved shall not be brought in to use unless and until 10 of the proposed parking spaces are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 10 are provided with an electric supply to fit future EV charging points in the future in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

20. The clubhouse hereby approved shall not be brought in to use unless and until a Travel Information Pack containing information on public transport, walking and cycling routes to the development from Banstead High Street. The approved document shall be distributed to the users of the site and posted on notice boards of the proposed development upon first occupation.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

21. The development hereby approved shall be implemented in accordance with the submitted Ashby Energy Assessors Energy Statement, dated 16 December 2021, so that all measures, including Be Lean, Be Clean (ASHP) and Be Green (Solar PV panels), have been installed and made operational prior to the first use of the development and that the development results in a cumulative 43.47% improvement over the TER. Thereafter the development shall be maintained in accordance with the agreed details.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and protects the visual amenities of the area with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1, DES1 and NHE9 of the Reigate & Banstead Development Management Plan 2019.

22. The development hereby approved shall not be first occupied unless and until evidence has been provided that the development has met a minimum of BREEAM 'very good'.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : Climate Change Information.
3. You are advised that the Council will expect the following measures to be included in the above CMP condition to control noise, pollution and logistics as set below:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of the CMS are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
8. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building

Regulations) and two formal quotes from the distribution network operator showing this.

9. The use of a suitably qualified arboricultural and ecology consultants is essential to ensure the acceptable implementation of the tree protection, ecology mitigation, biodiversity enhancements and landscaping in respect of the arboricultural tree condition and landscaping condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

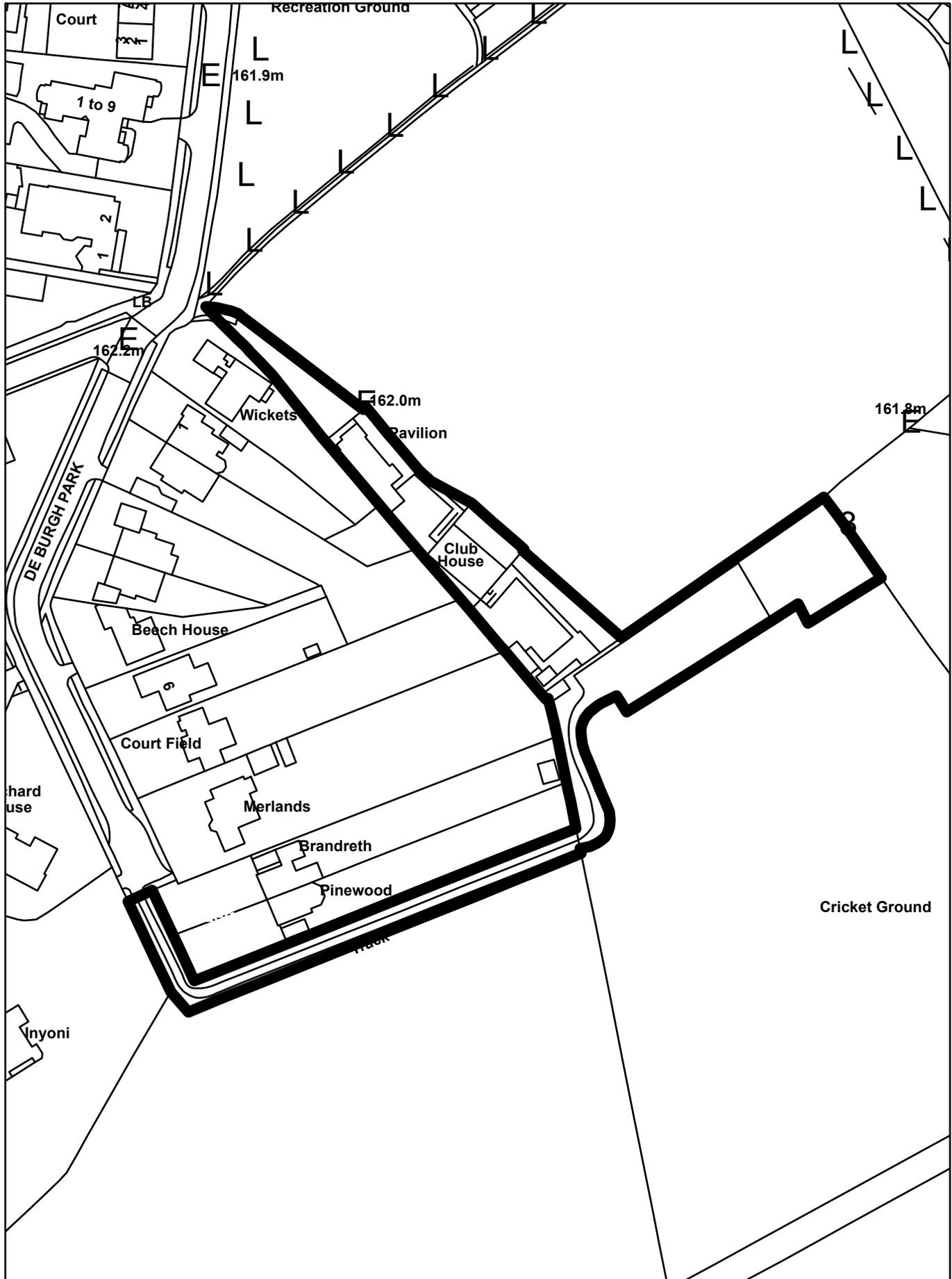
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS17 and OSR3, DES1, DES8, DES9, NHE2, NHE3, NHE5, NHE9, TAP1, INF1, INF2, CCF1, CCF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

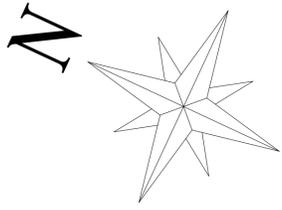
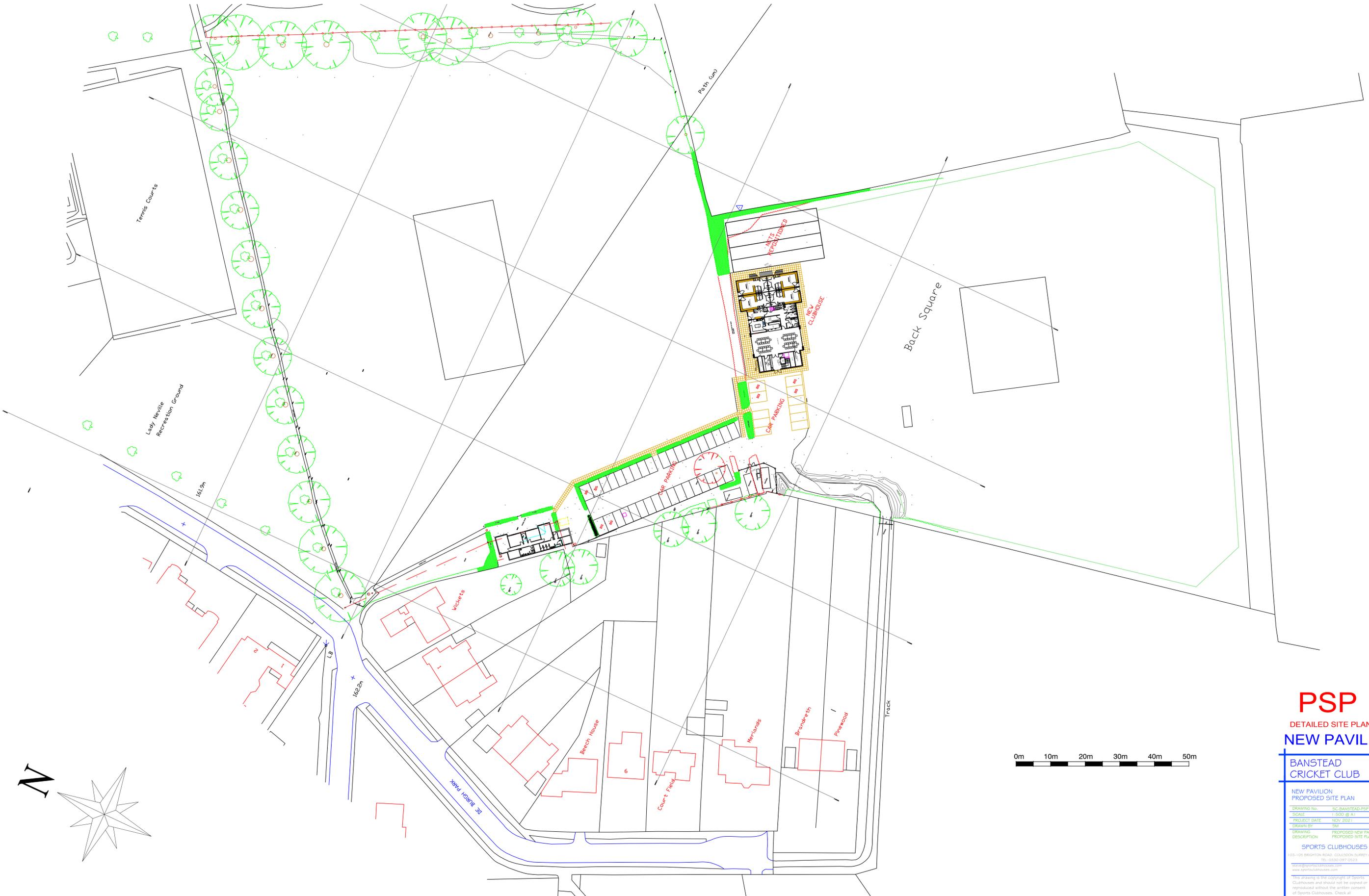
Proactive and Positive Statements

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

22/01928/F - Banstead Cricket And Sports Club, Avenue Road Banstead



NOTE
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 2 All dimensions to be checked on site
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PSP
 DETAILED SITE PLAN
 NEW PAVILION

BANSTEAD
 CRICKET CLUB

NEW PAVILION PROPOSED SITE PLAN	
DRAWING No.	SC-BANSTEAD-PSP
SCALE	1:500 @ A1
PROJECT DATE	NOV 2021
DRAWN BY	SM
DRAWING DESCRIPTION	PROPOSED NEW PAVILION PROPOSED SITE PLAN
SPORTS CLUBHOUSES	
103-105 BRIGHTON ROAD, COLINDALE, SURREY CR9 2HS	
TEL: 0203 097 0562	
www.sportsclubhouses.com	
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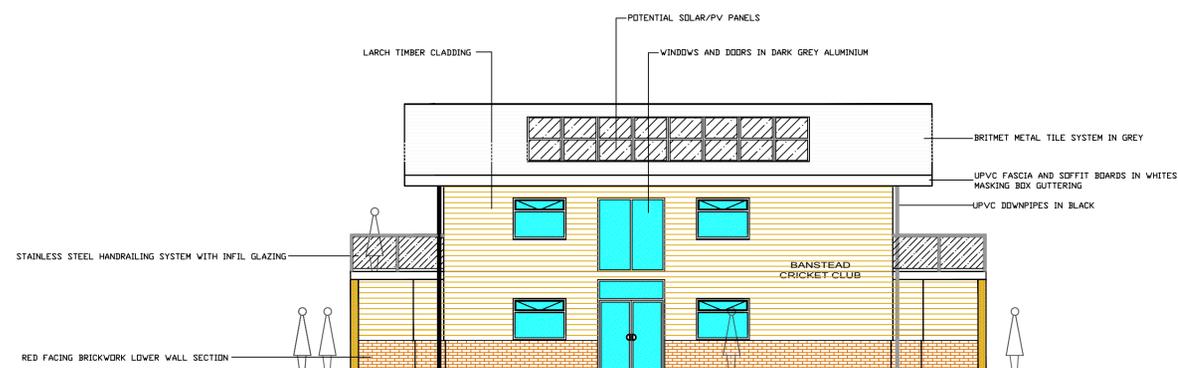
NOTE
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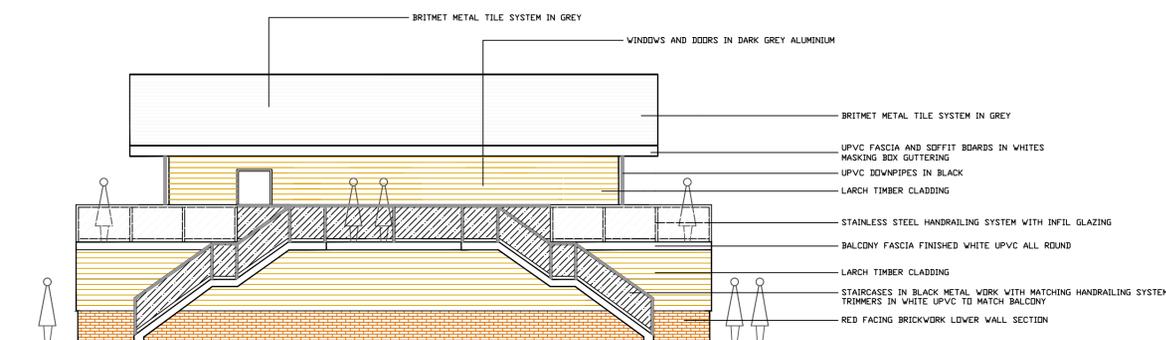
VIEW C FROM MAIN GROUND



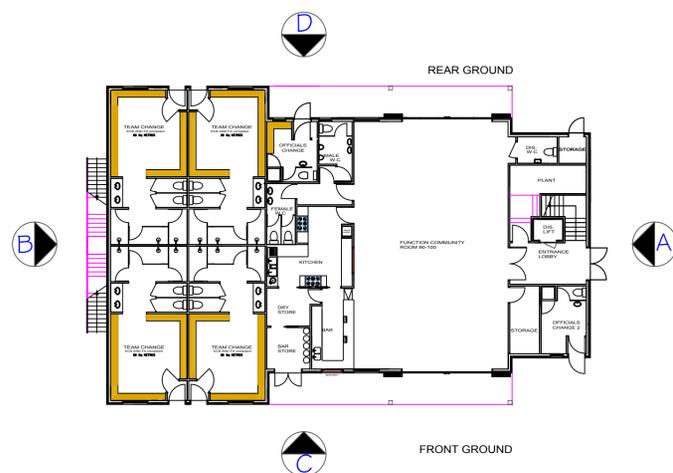
VIEW D FROM SECOND GROUND



FRONT ELEVATION A FROM SOUTH



END ELEVATION B FROM NORTH



ELEVATION LOCATION



SCALE

176 SQ M FIRST
 421 SQ M GROUND
 597 SQ M TOTAL

2 rev e
 AS PROPOSED
 ELEVATIONS
 NEW PAVILION

BANSTEAD
 CRICKET CLUB

NEW PAVILION ELEVATIONS

DRAWING No. SC-BANSTEAD-2 REV E
 SCALE 1:50 @ A1
 PROJECT DATE JANUARY 2024
 DRAWN BY SM

SPORTS CLUBHOUSES
 103-105 BRIGHTON ROAD, COULDSOON, SURREY CR8 2NG
 TEL: 0330 097 0523
 www.sportsclubhouses.com

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