



Appeal Decision

Site visit made on 23 May 2025

by **S M Holden BSc (Hons) MSc CEng MICE CTPP FCIHT MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 4th June 2025

Appeal Ref: APP/L3625/W/24/3354590

Banstead Cricket Club, Avenue Road, Banstead, Surrey SM7 2PP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Ian Thorpe against the decision of Reigate and Banstead Borough Council.
 - The application Ref is 22/01928/F.
 - The development proposed is: demolition of the existing clubhouse, construction of a new double storey pavilion requiring the existing cricket nets to be repositioned and creation of new car parking.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of the existing clubhouse, construction of a new double storey pavilion requiring the existing cricket nets to be repositioned and creation of new car parking at Banstead Cricket Club, Avenue Road, Banstead, Surrey SM7 2PP in accordance with the terms of the application, Ref 22/01928/F, subject to the conditions in the attached schedule.

Applications for costs

2. An application for costs was made by Mr Ian Thorpe against the decision of Reigate and Banstead Borough Council. This application is the subject of a separate decision.

Preliminary Matters

3. A revised National Planning Policy Framework was published on 12 December 2024, (the 2024 Framework), after this application was determined. The appeal site is in the Green Belt and both parties have had an opportunity to comment on the implications of the changes to policies affecting proposals in the Green Belt during the appeal process. I have taken these into account in my assessment of the proposal.
4. On 24 November 2024 the Council approved an extension to the Banstead Conservation Area (BCA). The northern of two cricket fields and the locally listed Lady Neville Cricket Pavilion are now within the BCA. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 therefore requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Policy Context

5. The Council's first reason for refusal cites three policies from the development which relate to proposals for development in the Green Belt. Policy CS3 of the

Reigate and Banstead Local Plan: Core Strategy 2014 (Core Strategy) states that inappropriate development will not be permitted in the Green Belt unless there are very special circumstances. This approach is consistent with the 2024 Framework.

6. Policy NHE5 of the Reigate and Banstead Local Plan: Development Management Plan 2019 (DMP) broadly mirrors the exceptions to inappropriate development now set out in paragraph 154 of the 2024 Framework. Section 2 of the policy [NHE5(2)] deals with replacement buildings and provides detailed criterion that proposals have to meet which expand on the exception set out in the 2024 Framework. Policy OSR3 of the DMP specifically addresses proposals for new or upgraded provision for outdoor sport, criterion 3) of the policy requires them to preserve openness of the Green Belt and not conflict with the purposes of including land within it. However, paragraph 155 of the 2024 Framework sets out additional situations where development should not be regarded as inappropriate and introduces the concept of grey belt land. As neither Policy NHE5(2) nor Policy OSR3(3) is consistent with the 2024 Framework, their requirements carry less weight than revised national policy in my assessment of the proposal.
7. The 2024 Framework defines grey belt as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of the purposes (a), (b) or (d) in paragraph 143. However, Grey belt excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. In this case, the relevant policies are those relating to designated heritage assets.

Background and Main Issues

8. At the time the application was determined it was common ground that the proposed replacement clubhouse would partially meet the exception now set out in paragraph 154 a) in so far as it would be provision of appropriate facilities for outdoor sport. However, to meet the exception in full, the development would also need to preserve the openness of the Green Belt. There was therefore an outstanding dispute as to whether the proposal would be inappropriate development.
9. Following the publication of the 2024 Framework the Council contend that the site is not grey belt due in part to its location in relation to the BCA. It therefore considers the proposal to be inappropriate development in the Green Belt which fails to preserve openness. By contrast the Appellant contends that the proposal complies with the tests for grey belt and would not be inappropriate development.
10. Taking these views into account I therefore consider the main issues are:
 - a) Whether the appeal site meets the definition of grey belt land:
 - b) The effect of the proposal on the character and appearance of the area, with particular regard to its effects on heritage assets:
 - c) Whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework and relevant development plan policies:
 - d) The effect of the use of the club house and car parking on the living conditions of neighbours, with particular regard to noise and disturbance:

Reasons

Grey Belt

11. The Council contend that as they have yet to designate any grey belt land, it should not be considered as such. However, regardless of any designations that the Council may make in the future, the policies in the 2024 Framework are material considerations which should be taken into account from the date of their publication, as stated in paragraph 231. I am therefore required to consider the site against the tests set out in the 2024 Framework's definition of grey belt.
12. There is a dispute between the parties as to whether the appeal site is previously developed land (PDL). The appeal site is partially occupied by the permanent structures of the existing clubhouse and the Lady Neville Cricket Pavilion (the Pavilion), a locally listed building and non-designated heritage asset. It also includes an area of hardstanding which is used in connection with the club's activities and the access road to De Burgh Park. Whilst the appeal site is close to the Lady Neville Recreation Ground, it is not immediately adjacent to it. The cricket pitch and field are not part of the appeal site. The appeal site therefore meets the definition of PDL set out in the Framework.
13. However, irrespective of whether the site is PDL, it is necessary to consider whether the land contributes strongly to any of the Green Belt purposes a), b) or d) out in the definition of grey belt. The appeal site is a small part of an area on the edge of the village of Banstead between two well-established cricket fields. The site is therefore not required to check unrestricted sprawl of a large built-up area. Neither is it needed to prevent the merger of neighbouring towns, nor to preserve the setting and special character of an historic town. The site therefore does not strongly contribute to any of the relevant Green Belt purposes set out in paragraph 143 of the 2024 Framework.
14. The first element of the grey belt test is therefore met, and it is necessary for me to consider if there is a strong reason for refusing or restricting the development arising from policies to protect designated heritage assets.

Effect on Heritage Assets

15. Banstead Cricket Ground comprises two fields on which there are playing pitches, separated by a mature hedge. Within the wider site there are the two buildings associated with the club, namely the Pavilion and the existing clubhouse, a number of smaller structures, an area of hardstanding which includes the practice nets and the track which leads from the ground to De Burgh Park.
16. The BCA originally centred on the historic village of Banstead and extended southwards along Park Road. This area included some of the village's important buildings. Its southern section on Park Road is also within the Green Belt. The conservation area has now been extended to the west to include the recreation ground, the northern cricket field, the parish church and other notable buildings, many of which are listed. The BCA's tightly drawn boundary excludes most of the 20th century development and the commercial area of the High Street which surrounds the old village. The southern cricket field and the undeveloped area to the south provide an open setting to the BCA, albeit that the boundary is marked by the mature hedge between the two cricket fields.

17. The extended BCA primarily derives its significance from the way that it has created connections between the village's most important buildings and its open spaces, all of which have unique features. However, the area is not characterised by any sense of uniform design of the buildings. In this context the Lady Neville Recreation Ground and the cricket field are an important link between the area around the parish church and the historic settlement centred on Park Road. The northern cricket field, the Pavilion and some of the smaller structures lie within the BCA. The Pavilion, with its architectural interest, and the use of the field for playing cricket, contribute to an understanding of the social history of the village and the importance of sport to the local community. These features therefore positively contribute towards the significance of the BCA.
18. The appeal site has three connected elements and lies partly within, and partly outside, the BCA. Only the area alongside the northern field which includes the existing clubhouse, the Pavilion and several smaller structures is within the BCA. The proposal is to provide a new, enlarged clubhouse on the area of the existing hardstanding between the two fields. It would be located on land outside the BCA but adjacent to the boundary and therefore in the setting of the BCA. The practice nets would be moved closer to the eastern boundary. The existing clubhouse and other small structures would either be demolished or removed to use the cleared area as a car park.
19. The proposed clubhouse would be a part-single and part-two storey building. The two-storey element would have a shallow pitched roof which would limit its overall height. Larch timber cladding would soften the appearance of the elevations. The single storey element would provide a roof terrace enclosed with stainless steel handrails and glass infill. The new building would be significantly larger than the existing clubhouse and therefore could not be accommodated on that part of the site without impeding onto the cricket field. The central location would enable the clubhouse to successfully serve both pitches. The increase in size is justified by the pressing need to provide modern facilities that comply with the standards required by Sport England and the English Cricket Board (ECB). The building has therefore been designed to provide a modern, serviceable and functional space from which the club can operate safely and effectively. It is not seeking to be a pastiche of the Pavilion or to compete with the historic building.
20. The cricket grounds are well screened from the surrounding area which is characterised by a mix of traditional and modern dwellings. There is very limited inter-visibility between the site and the other properties. The only houses that can be readily seen from the ground are the modern terraced properties in The Tracery with their flat roofs with a mix of brick and white cladding or render. In this context whilst the design of the proposed clubhouse may not be exemplary, I consider it is both practical and appropriate, particularly as there are no locally distinctive design features which characterise the BCA as a whole.
21. The only important building in the BCA within the visual envelope of the proposal is the Pavilion. Its attractive features include its white painted timber elevations, two prominent gables, a red tiled roof and a small clock tower. The existing clubhouse, which sits alongside the Pavilion, is a building of no architectural merit dating from the 1970s. It detracts from the Pavilion and its setting overlooking the cricket field. In my view its removal would enhance the setting of the Pavilion and better reveal its significance architecturally and its historic contribution to the development of village cricket as a popular sport.

22. However, the new clubhouse would be located in a more prominent position and would result in a significant change to the character and appearance of the wider site. Whereas the existing buildings back on to residential dwellings in De Burgh Park, the clubhouse would be seen on its own surrounded by the cricket fields and somewhat remote from other buildings. The proposed siting of the clubhouse would interrupt the relationship between the cricket fields and their countryside setting thereby eroding the semi-rural setting of the BCA to some degree. However, it would not adversely affect the relationship between the open spaces and buildings within the BCA, which is the feature from which the significance of that area is primarily derived.
23. I therefore consider that the proposal would result in limited harm to the significance of the of the BCA due to development within its setting. The proposal would therefore conflict with Policy CS4 of the Core Strategy and Policy OSR3(1) of the DMP which require development to conserve the historic environment, including their settings.
24. However, in terms of the Framework this harm would be less than substantial, and at the low to middle end of the scale. As any harm to the significance of a designated heritage asset (including from development within its setting), requires clear and convincing justification, it is necessary for me to weigh this harm against the public benefits of the proposal, as required by paragraph 215.

Public benefits

25. The existing Pavilion and clubhouse fall lamentably short of the modern standards required by Sport England and the English Cricket Board (ECB) to serve the needs of a 21st century cricket club. Firstly, the facilities are far too small and inadequate for the size of the club and its increasingly diverse membership. It is one of the leading cricket clubs in the county and supports players from the age of 5, supporting 5 adult teams and a total of 51 teams across all ages and genders. It has over 320 junior members. Its current facilities severely restrict the club's ability to promote the game to women and girls.
26. Secondly, to meet with the requirements of Sport England and the ECB, and ensure adequate safeguarding, it is essential to provide 4 changing rooms to cater separately for male and female facilities for both home and away teams. It is also necessary to provide appropriate facilities for officials, together with a sufficient number of toilets, together with adequate space for storage and improved kitchen and catering facilities. It is the space needed to meet these requirements which has been the determining factor in the size and design of the proposal.
27. There can therefore be no doubt that there is a pressing need for a new and enlarged clubhouse to replace the one which has been used without significant improvement for more than half a century. Locating the proposal between the two cricket fields with a terrace overlooking both grounds would be advantageous for players and officials. It would also significantly improve opportunities for spectators to view matches and other activities. These improvements would also have benefits for safeguarding, which is particularly important given the large number of young people who are active in the club. It would also be in line with the ECB guidance which advocates that players and spectators should be able to see the pitch from the social space inside the pavilion.

28. In addition to the benefits for those who participate in cricket-based activities, the proposed facility would provide a multi-functional building that will be available for other non-cricket events and local groups. This would benefit the wider community within Banstead as a whole.

Heritage balance

29. Taking all these factors into account I consider that the totality of the public benefits arising from the scheme would be substantial. Improved facilities would encourage public participation in cricket by all sections of society and especially provide greater opportunities to increase participation in the girls and women's game. Separate facilities for men and women, home and away teams, and for officials are an essential requirement for conducting sport in safe and appropriate environments. The proposal would ensure that all activities, including coaching and matches, would be undertaken with appropriate safeguarding in place. Provision of a multi-functional building would also be of benefit to the wider community, providing a facility for other clubs and social activities.
30. There would also be a heritage benefit arising from the removal of the existing clubhouse which would better reveal the significance of the Pavilion by enhancing its setting within the BCA.
31. I therefore conclude that the substantial public benefits of the proposal would outweigh the less than substantial harm to the significance of the BCA. The proposal would therefore comply with Policy NHE9 of the DMP and the provisions of the 2024 Framework. These policies are consistent with each other as they seek to conserve heritage assets in a manner appropriate to their significance whilst taking account of the public benefits of a proposal.
32. From this conclusion it follows that there is no strong reason for refusing or restricting the development on heritage grounds. I therefore conclude that the site complies with the 2024 Framework's definition of grey belt.

Inappropriate development

33. Paragraph 155 of the 2024 Framework states that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where it meets a series of conditions. The first of these is that the development would use grey belt land and not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
34. I have already found that the development would use grey belt land and would not conflict with Green Belt purposes a), b) and d). Green Belt purpose c) is to assist in safeguarding the countryside from encroachment. The proposal would introduce a new building between two well-established cricket fields. Whilst these are both open areas, and in the countryside for the purposes of planning policy, they are not areas of pristine countryside. Furthermore, the location for the proposed clubhouse would make use of existing hardstanding which is PDL. In this context the scheme would not represent an encroachment into the countryside. Even if I was to conclude that the proposal would result in a very minor encroachment into the countryside, it would be contained by the presence and ongoing use of the cricket pitches. It therefore could not fundamentally undermine the purpose of safeguarding the countryside from encroachment across the area of the plan.

35. If the current proposal did not proceed, the appeal site would continue to be used by the cricket club for parking and net practice. No undeveloped land would therefore be lost which could otherwise be used to assist urban regeneration, in support of Green Belt purpose e).
36. I am therefore satisfied that the proposal would not undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. The scheme therefore complies with criterion (a) of paragraph 155.
37. The need of the club to provide modern facilities that meet the requirements of Sport England and the ECB has been set out above. This clearly demonstrates that there is an unmet need for the type of development proposed, so the proposal complies with criterion (b) of paragraph 155. The location is a sustainable one being on the edge of the village, close to the High Street and within walking and cycling distance of many of those who will make use of the facilities. There is therefore no conflict with criterion (c). Criterion (d) is not relevant to the appeal proposal as it relates to proposals for housing development in the Green Belt.
38. Drawing the threads of this assessment together I conclude that the proposal complies with paragraph 155 of the 2024 Framework and is not inappropriate development in the Green Belt. Consequently there would be no conflict with Policy CS3 of the Core Strategy which states that inappropriate development in the Green Belt will not be permitted.
39. However, there would be conflict with Policies NHE5(2) and OSR3(3) of the DMP which require proposals, including those which would provide new or upgraded provision for outdoor sports, to preserve the openness of the Green Belt. However, the weight to be given to conflict with these policies is limited in view of the provisions of the 2024 Framework.

Living conditions

40. The creation of a replacement car park on the land which is currently occupied by the clubhouse would bring cars close to the rear boundaries of the properties in De Burgh Park. This car park would accommodate up to 47 vehicles, which is a significant increase on the capacity of the existing hardstanding on the site. Noise and disturbance could therefore arise when participants leave after attending events which go on into the late evening.
41. Whilst this is an understandable concern of nearby residents there was no evidence to suggest that the existing operation of the club had resulted in any significant noise complaints over many years. Only one complaint was referenced, and the Appellant emphasised throughout his submissions that the proposed activities would not significantly differ from the existing operation. It is therefore not anticipated that the replacement clubhouse would result in a significant increase in noise from cricketing activities.
42. At present the club operates under licensed hours for its bar and follows a fixed schedule for matches and practices. In this respect, it would be unreasonable to impose excessive controls in the absence of evidence of existing problems particularly as the club's current operations and car park usage are not regulated. The increased size and improved facilities within the proposed new clubhouse would be likely to make it a more attractive venue for non-cricket events. However, the clubhouse has been designed with the primary purpose of accommodating the

needs of the club for sporting purposes. The Appellant states that the club is not seeking to use the building as an entertainment venue although non-cricket events would contribute to the operating costs. Notwithstanding the concerns of local residents, there was no substantive evidence to indicate that the building would be used more frequently for large gatherings which continued into the early hours of the morning.

43. The Council's Noise Consultants advised that the best way to address the concerns of adjoining occupiers would be through the imposition of conditions to limit the hours of operation and agreement to a Noise Management Plan. This would set limits to the number of large events, the playing of music and other amplified sound and include measures to minimise disturbance arising from cars and people coming and going from the site. The Appellant has not objected to the imposition of a condition requiring a Noise Management Plan and I note that the license certificate places a limit on the number of activities in addition to the annual events of Bonfire Night and Cricket week that can take place outside the clubhouse.
44. I am therefore satisfied that, subject to the imposition of appropriate conditions, the proposal would not cause undue harm to the living conditions of neighbours. It would comply with Policy DES1(5) of the DMP and Policy OSR3 of the CS, which require new sports facilities to minimise noise to prevent adverse effects on neighbouring occupiers. For the sake of clarity and consistency I have amended the suggested wording of the conditions to reflect these constraints and ensure effective monitoring and compliance with the Noise Management Plan.
45. The Council suggested that use of the terrace for all events should cease at 22.00 hours which would be more restrictive than the present situation. However, as the proposed building would be further from some residential properties than the existing clubhouse, and the main concerns about noise relate to disturbance that may be caused by patrons when using the car park, I do not consider this restriction has been justified.

Conditions

46. In addition to conditions to address the issue of noise and disturbance referred to above, the Council has suggested other conditions that would be necessary in the event that the appeal was allowed. I have considered these in the light of the tests set out in paragraph 57 of the 2024 Framework, made minor alterations to the wording, and re-ordered them for the sake of clarity and precision. I am satisfied that the Appellant provided written consent to the pre-commencement conditions in his final comments during the appeal process.
47. In addition to the standard time limit a condition specifying the plans is required in the interests of certainty. Pre-commencement conditions securing a Construction Management Statement, a Construction Transport Management Plan and to ensure all tree protection measures have been implemented in a timely fashion, are justified to protect the living conditions of neighbours, ensure safety on the highway and protect trees to be retained.
48. Compliance with ground and finished floor levels is necessary in the appearance of the development. Conditions to secure the implementation of the approved drainage system is essential to prevent pollution and surface water flooding. To

prevent any harmful effect on protected species a condition is needed to deliver the approved mitigation measures.

49. Various conditions are required to protect the character and appearance of the development and the surrounding area. The external materials to be used, any lighting scheme, and boundary treatments must be agreed and implemented as approved. In addition, all landscaping, ecological enhancement and Biodiversity Net Gain measures must be completed in a timely fashion.
50. In the interests of the living conditions of adjoining occupiers, it is essential that appropriate measures to mitigate noise break-out from the clubhouse are agreed and installed before the building is brought into use. In addition, a Noise Management Plan must be agreed which includes a mechanism to make appropriate adjustments to the plan in the event they are necessary to address justified complaints. It is also necessary to permanently restrict the operational hours of the clubhouse.
51. Prior to first use, secure cycle parking must be provided to encourage the use of sustainable modes of transport. Users of the facility should also be made aware information relating to walking and cycle routes to the site and public transport services from Banstead High Street. However, I consider distributing a Travel Information Pack to users only when the building is brought into first use would be ineffective. I have therefore amended this condition to require a display board of travel information to be placed in a prominent place within the building and updated at least annually. This is required to encourage the use of sustainable modes of travel to the site.
52. To minimise carbon emissions conditions requiring installation of energy efficient measures and compliance with BREEAM standards are necessary.
53. Once the new building is operational, it will be necessary to remove the existing clubhouse within a specified time limit, in the interests of the appearance of the development. Immediately after this the new car parking area must be provided and should include a proportion of electric vehicle charging points. Conditions are required to ensure this is completed within a reasonable timescale in order to prevent overspill parking on the surrounding area.

Planning Balance

54. The proposal would conflict with Policy CS4 of the Core Strategy and Policies DS1 and OSR3 of the DMP, arising from the less than substantial harm to the significance of the BCA. This is a matter of considerable importance and weight. The proposal would also conflict with Policies NHE5(2) and OSR3(3) of the DMP as the scheme would fail to preserve the openness of the Green Belt. However, conflict with these policies carries limited weight in the balance. Nevertheless, there would be conflict with the development plan as a whole.
55. However, for the reasons set out above, the scheme would deliver substantial public benefits arising from the improvement of the existing facilities which are required to meet today's requirements for safe and inclusive cricket.
56. In my view these substantial benefits outweigh the conflict with the development plan.

Conclusion

57. The proposal would conflict with the development plan, but material considerations indicate that a decision should be made other than in accordance with it.
58. I therefore conclude that the appeal should be allowed.

S M Holden

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans.

Location plan	SC-BANSTEAD-LP
Site layout plan	SC-BANSTEAD-SP
Site layout plan	SC-BANSTEAD-PSP
Arboricultural plan	9820LA-P-01 Rev A
Existing plans	SC-BANSTEAD-EXIST
Proposed plans	SC-BANSTEAD-1 Rev E
Elevation plan	SC-BANSTEAD-2 Rev E
Arboricultural plan	982-LA-P-02
Technical plan	000-BPC-WD-ZZ-D-C-003
Tree protection plan	Arbtech TPP01
Arboricultural plan	Arbtech TCP01
Arboricultural plan	Arbtech AIA01
Technical plan	000-BPC-WD-ZZ-D-C-001
Technical plan	000-BPC-WD-ZZ-D-C-002 A

Pre-commencement

3. No development shall commence until a Construction Management Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include details of:
 - a. 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.

Only the approved details shall be implemented during the construction of the development.

4. No development shall commence until a Construction Management Transport Plan (CMTP) has been submitted to and approved in writing by the local planning authority. The CMTP shall 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 work (including measures for traffic management)
 - e. Vehicle routeing
 - f. Measures to prevent the deposit of materials on the highway
 - g. Before and after construction condition surveys of the highway in De Burgh Park and a commitment to fund the repair of any damage caused
 - h. On-site turning for construction vehicles.
- Only the approved details shall be implemented during the construction of the development

5. No development shall commence, including demolition and all construction activities, until all tree protection measures have been 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 Drawing No Arbtech TPP 01 from Arbtech. All arboricultural matters will then follow that described in these approved details.

Implementation phase

6. 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 plan, (drawing 000-BPC-WD-ZZ-D-C-001).
7. Notwithstanding the approved plans no development shall take place above slab level until written details of the 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. The development shall be carried out in accordance with the approved details.
8. The drainage system shall be installed in accordance with the approved plans and submitted drainage documents (Hydraulic Calca, March 2023 and Drainage Management and 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 retained as such thereafter.
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 Plan by Arbtech (undated).
10. 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, unless an alternative scheme has previously been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be retained in accordance with the agreed details.

Prior to first use

11. Notwithstanding the approved plans no part of the development hereby approved shall be brought into first use and no lighting shall be installed on or in the building or within the site (red line area) until the following details have been submitted to and agreed in writing by the local planning authority.

- 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 Ecological Mitigation, Enhancement and Management Plan & Construction Environmental Management Plan by Arbtech (undated) and
- c. With details to demonstrate how the light spill from internal lighting shall be controlled. This should include hours of operation and any measures such as blinds to limit light spill and how this will be managed.

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

12. The development hereby approved shall not be first brought into use until a plan indicating the positions, design, materials and type of boundary treatments to be erected has been submitted to and approved in writing by the local planning authority. The boundary treatments shall be completed in accordance with the agreed details within 3 months of the first use of the clubhouse hereby permitted.

13. The clubhouse hereby permitted shall not be first brought into use 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 so that the noise break-out from the proposed clubhouse will be at least 10dBA lower than under current conditions during a comparable event and the predicted noise levels are in line with the levels given within the Practice Guide on the Control of Noise from Places of Entertainment for entirely "new build" schemes, and details how the cooling and ventilation system will be managed when the doors and windows are open.

14. The development hereby permitted shall not be first brought into use 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:

- a. Details of management responsibilities during all operating hours,

- b. Number of non-cricket related (bookable) events and details of the booking process,
 - c. Details of 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.
 - d. A mechanism for addressing any management practices that give rise to reported complaints of a substantiated and significant impact to local amenity received by the operator or the Local Authority and making any necessary changes to the management plan to avoid future complaints.
15. The clubhouse hereby permitted shall not be brought in to use unless and until facilities for secure, 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 for their designated purpose.
16. The clubhouse hereby approved shall not be brought into use unless and until a display of travel information providing details of walking and cycling routes to the development and public transport services from Banstead High Street (including relevant timetables) has been installed in a prominent position within the clubhouse which has previously been agreed in writing by the local planning authority. The display shall be updated at least annually together with other suitable material to encourage users of the clubhouse to choose to access the site by modes other than the car.
17. The development hereby approved shall not be first brought into use unless and until evidence has been provided that the development has met a minimum of BREEAM 'very good', unless evidence is submitted to and agreed in writing by the Local Planning Authority which sets out why the BREEAM regulations are not applicable to such a development.

Within 3 months of first use

18. Within 3 months of the first use of the clubhouse, 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 thereafter 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).
19. Within 3 months of the first occupation of the clubhouse, or in accordance with a programme to be submitted to and agreed by the local planning authority, all soft and hard landscaping works, Ecology Enhancement measures and Biodiversity Net Gain Measures shall be completed in full in accordance with the documents and plans listed below:

- a. Ecological Mitigation, Enhancement and Management Plan and Construction Environmental Management Plan by Arbtech (undated)
- b. File note: BNG for a new Clubhouse at Banstead Cricket Club SM7 2PP dated 27 April 2023 to secure +39.21% in habitat units and +12.27% in linear units
- c. 972-LA-P-01 Revision A
- d. 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.

20. Within 3 months of the clubhouse hereby approved being brought into use the existing clubhouse shall be removed from the site and space shall be laid out within the site in accordance with the approved 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.
21. Within 3 months of the clubhouse hereby approved being brought into use 4 of the 47 proposed parking spaces must be 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 4 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. Any proposed variation from this number due to viability and electrical supply issues shall be set out within the submitted details for the consideration of the local planning authority. The agreed and installed charging points shall thereafter be retained and maintained for their designated purpose.

Permitted hours of operation

22. The clubhouse and balcony/terrace area hereby permitted shall only be used/operate as follows:

Opening hours for activities of Banstead Cricket Club:

08.00-00.00 hours – Sunday through to Thursday

08.00-01.00 hours – Fridays and Saturdays

For non-cricket (bookable) events:

08.00-23.00 hours – Sunday through to Thursday

08.00-00.00 hours – Fridays and Saturdays

End of Schedule of Conditions