

Dear Karl,

Thank you for consulting Sport England on the above planning application.

The site, adjacent to a cricket pitch is considered to have potential to cause a prejudicial impact to land that constitutes a playing field, or land last used as playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). As such Sport England is a statutory consultee.

Sport England has sought to consider the application in light of the National Planning Policy Framework (particularly Paragraph. 97) and against its own Playing Fields Policy. Unfortunately there is insufficient information to enable Sport England to adequately assess the proposal or to make a substantive response.

Sport England note that there have been several applications in respect of this site, the most recent being 19/01000/OUTMAJ to which Sport England objected. In consideration of the information submitted as part of this latest application (20/01296/OUTMAJ) Sport England note that no amendments have been made to address previous concerns raised.

Sport England therefore re-iterate previous comments provided by the England and Wales Cricket Board (ECB) about potential impact of ball strike from the cricket pitch into the residential development, open space or agricultural land (as described on the application). The ECB therefore have clearly set out their ongoing concerns about residential development at this site and the likely prejudicial impact on the cricket pitch. Please find below a summary of the ECB's concerns:

1. A specification has been supplied as part of this consultation which is a □Sales Drawing for Standard Ball Stop Fencing□. ECB would therefore need to ensure the exact dimensions in terms of height and length are installed in accordance with Labosport UK recommendations.
2. There are concerns about the lack of information about who would be responsible for the maintenance of the ball stop fencing in perpetuity, and ensuring that the fencing is maintained to an appropriate standard in perpetuity.
3. In relation to Condition 3 on the previous outline consent, ECB still have concerns about how this area will be managed, who will own and maintain it, how access would be prevented and how the risk of ball strike in this area will be avoided. There is a lack of certainty in the application documents about this matter.
4. Concerns about uncertainty and ensuring an enforceable mitigation/management solution for the buffer area between the protective fencing and the cricket pitch, described as remaining as agricultural land (if that is the end use), whereby protecting this area from risk of ball strike.

**Please therefore could the following information be provided as soon as possible:**

1. A detailed specification for the ball stop fencing including posts and supporting posts which is consistent with the ball strike risk assessment.
2. Full details of how the proposed mitigation will be managed and maintained by the applicant in perpetuity.
3. A management specification for the area described as agricultural land between the ball stop fencing and the cricket pitch. Evidence that this will be maintained and not become garden, public open space or accessible to the public; and evidence of a permanent and enforceable solution to ensure the risk of ball strike in this area in the future is mitigated or avoided.
4. Information about any potential for this land (area described as agricultural to be amalgamated into the cricket pitch whereby people could be prevented from straying into it other than with direct access from within the cricket pitch.
5. The submitted ball strike assessment seems to identify the cricket square in a different location to that shown on recent images of Google Earth. Confirmation is therefore required regarding the position of the cricket square to ensure that the ball strike risk assessment has been based on the correct position and measurements are correct.

Sport England's Playing Fields Policy and Guidance document, which includes the type of information required in order for us to evaluate a planning application against our policy, can be viewed via this link: [https://url6.mailanyone.net/v1/?m=1l2VJn-0005aM-3a&i=57e1b682&c=exYlwWql116g5CIDW2WHHyLRFjl183qIm1qE\\_0AWG9pZ4xXGer-](https://url6.mailanyone.net/v1/?m=1l2VJn-0005aM-3a&i=57e1b682&c=exYlwWql116g5CIDW2WHHyLRFjl183qIm1qE_0AWG9pZ4xXGer-)

[8ixsFAgH9Qdzgl7WplfoKH32Q9edQsr3KFy-VK3l0ABGy\\_1\\_BMSO33RiMfUh3rue3FvSLW7ytXnypVmTdT56FQ-B19RYHty3QahfDikKefAQH-3OLZs2Fgt1amMHMgn-\\_nnOjHzhgXgH-A5wPikG32yE2oeuZGN\\_dfBF52RUZn6rl3ya\\_8syk64PMfKLb1441DeES\\_1Upp6BZ](#) (see Annex B)

**Sport England's interim position on this proposal is to submit a holding objection.** However we will happily review our position following the receipt of all the further information requested above. As I am currently unable to make a substantive response, in accordance with the Order referred to above, the 21 days for formally responding to the consultation will not commence until I have received all the information requested above.

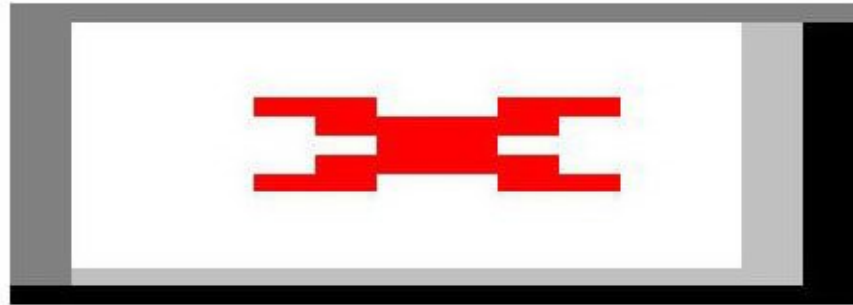
**If the applicant fails to address the points raised above and the council are minded to make a decision based on the existing information, Sport England would like to be notified in order provide an updated position.**

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's holding objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

I would be happy to discuss the requested information further with the applicant and/or the local planning authority if necessary.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.



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