



18 June 2021

Director of Development & Economic Growth
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
NOTTINGHAM
NG2 7YG

Dear Sir

Proposed Extension of Plumtree Cricket Ground, Bradmore Lane, Plumtree

We attach a change of use application for an extension to the playing area of the existing cricket ground involving a change of use from agricultural land to Class F2(c) – outdoor sport. There will be no alteration to existing access or car parking arrangements.

The land currently lies within the Green Belt. The NPPF (February 2019) advises :-

141. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a. buildings for agriculture and forestry;*
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e. limited infilling in villages;*
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*

- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - i. not have a greater impact on the openness of the Green Belt than the existing development; or*
 - ii. not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a. mineral extraction;*
- b. engineering operations;*
- c. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d. the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f. development brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

As such it is considered that the principle of the proposed ground extension is acceptable as a change of use for outdoor sport not requiring any buildings or other construction.

The purpose of the extension is to expand the facilities for junior cricket. The widening of the playing area will enable two junior games to be played on each half of the ground at the same time.

The area that is subject of the change of use will be re-seeded and used solely as a cricket playing surface. The cricket club acknowledges that maintaining the openness of this prominent part of the Green Belt is essential to its character and can confirm that there will be no car parking or storage of cricket equipment in this extended area and that no buildings are proposed in this area in the future. The existing dilapidated timber fence will be removed and a new timber post and rail fence will be erected along the new northern and eastern boundary edges.

We trust the application is acceptable but if you require any additional information please let us know.

Yours sincerely



Adrian Kerrison BA Hons MRTPI

