

# Design & Access Statement

Bexley Cricket Club Ground,  
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To accompany the full plans planning application for the erection of a new pump house and 96,000 litre water tank to facilitate a new water irrigation sprinkler system with water source borehole

Prepared on behalf of  
Bexley Cricket Club,  
Bexley Cricket Club Ground,  
Manor Way,  
Bexley,  
DA5 3QG

Date: 3<sup>rd</sup> July 2021

# Design & Access Statement

**Project-** Bexley Cricket Club Installation of a new Borehole with pump house, water storage tank and new irrigation system

**Address-** Bexley Cricket Club Ground, Manor Way, Bexley, DA5 3QG

**Client-** Bexley Cricket Club

**Application-** To accompany the full plans planning application for the erection of a new pump house and 96,000 litre water tank to facilitate a new water irrigation sprinkler system with water source borehole.

**JSM Reference-** Bexley CC

**JSM Lead-** Joe Marshall

**Reviewer-**

**Issue-** First Issue to Accompany Planning submission.

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This report is not to be used for detailed designs. It is recommended that a detailed review and design is finalised prior to the instalment of this project onsite.

All Specialist details are subject to confirmation with a specialist where note detailed any non-architectural aspects are deemed specialist

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### 1.0 Introduction

#### 1.1 General

1.1.1 This Design and Access Statement has been prepared by JSM Architectural and Planning Consultants on behalf of Bexley Cricket Club and the management committee. It accompanies the full planning application for the Installation of a new Borehole with pump house, water storage tank incorporating a new irrigation system to the main pitch.

1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.

1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

#### 1.2 Structure of the Statement

1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement will contain a summary of the site context, design of the proposal, Access to the site, assessment of the impact the proposal may have on the local area and a summary.

### 2.0 Understanding the Context

#### 2.1 About the Applicant

2.1.1 Bexley Cricket Club (founded 1805) have benefited from the Manor Way site for nearly 200 years and aims to continue using the site until 2134 under the terms of its' current lease.

2.1.2 Bexley Cricket Club is the only Kent Premier Cricket League club in the borough and has a total membership of 400, of which 50 are adult playing members and 250 are junior players (boys and girls). The club runs 6 Saturday and two Sunday male adult teams, 6 age group boys' teams, 1 adult Ladies and 3 age group girls' teams. Its' youth section for 6-18-year old's is renowned throughout the county for is consistently high quality.

2.1.3 Bexley Cricket Club has both Club Mark and Community Amateur Sports Club (CASC) accreditation, the Sport England, the England and Wales Cricket Board (ECB) and HM Government quality kite markings.

2.1.4 The Club is managed through its' General Committee and various sub-committees, involving a team of nearly 70 volunteers. In addition, it employs 1 full time groundsman and 3 part time bar staff.

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- 2.1.5 In the winter months the ground and pavilion are sublet to Burnt Ash Hockey Club. Membership of the two club's amounts to nearly 1000, the vast majority of whom are Bexley borough residents. Upon consultation the club also lease site to a number of local schools.
- 2.1.6 Bexley Cricket Club and Burnt Ash Hockey Club are major providers of sporting and social activity contributing much to the fitness and wellbeing of borough residents.
- 2.1.7 The Bexley Cricket Club land holding is entirely located within the green belt The Club are aware of this and the responsibilities that go with it. In 2011 they introduced their own environmental policy (to reduce the impact they have on the local area.
- ### 2.2 The Site Description
- 2.2.1 Bexley Cricket Club is located on the edge of Bexley Village in the London Borough of Bexley. The site itself is located within the Metropolitan green belt area.
- 2.2.2 No buildings or the site are locally listed.
- 2.2.3 The site is approximately 17,000<sup>m</sup><sup>2</sup> or 1.7 Hectares in size and primarily contains a large cricket pitch with green space around the boundary. To the northwest of the site is a large timber clad clubhouse building and there are also a couple of outbuildings namely the groundsman hut and equipment store (detailed on the block plan). These buildings are minor metal clad structures that provide protection to machinery and equipment required to manage the pitch and site.
- 2.2.4 Along the north of the site is a public footpath 146 runs alongside Cricket Clubs boundary on Manor Way. This public right of way looks directly on to the cricket pitch with only a decorated metal railing between. The Manor Way right of way leads to Bexley playing fields via college farm cottages a small terrace of 4nr dwellings circa 40 metres from the site. These cottages are the closest properties to the site. The view of the site from these properties is reduced due to the proximity of trees which line the boundary and an orchard to the west. The majority of the site including the proposal area is not visible. Beyond the orchard to the southwest there is a large waste land which has been used to store construction waste from historic highways improvement works. This area of land is not contaminated and sits approximately 1 metre above the site.
- 2.2.5 To the south and southeast of the site is a large lake circa 20 metres from the boundary. The lake is separated from the site by a line of hedges to the perimeter of the outfield, a dirt road and further vegetation. It is assumed that this lake will not impact the proposed borehole work.

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- 2.2.6 To the northeast of the site are further sport pitches and meadowland beyond the public footpath also runs beside the pitch and leads from the village up to the playing fields to the west.
- 2.2.7 The site is well connected with Greater London and has a series of local facilities and schools. Directly northeast of the site's ownership is Bexley train station which provides transportation into Bexley and Kent. Buses can be caught locally offering transportation to north Greenwich station, Sidcup, Bexleyheath and numerous areas of Kent etc.
- 2.2.8 There is limited parking on site with only a small volume of spaces for disabled vehicles. There are however several car parking areas that the site benefits from.
- 2.3 **Context**
- 2.3.1 Due to the nature of the site Bexley Cricket Club must ensure that their playing fields are maintained in a fair condition to ensure England Cricket Board (ECB) and Kent Premier League (KPL) standards are met. To ensure a high-quality surface a full-time grounds keeper ensures that the pitch is constantly watered and well maintained. At present most of the water used to maintain the pitch is natural rainwater; however, due to recent climate change events the volume of annual rainfall has depleted. This has meant that the Cricket Club frequently find themselves in situations where the outfielders have become damaged.
- 2.3.2 To ensure a high-quality playing surface to optimise players performance and more importantly safety in 2011 Bexley Cricket Club invested significant capital (£65,000.00) in levelling and reseeding the outfielders. Unfortunately, due to the reduced levels of rainfall in the last 5 years the quality of the turf has reduced significantly. This has increased the demand for a sustainable and regular water supply to ensure the pitch can be adequately watered.
- 2.3.3 In the September of 2020 an ECB pitch inspector reviewed the condition of the pitch and requested that immediate remediation groundwork is undertaken to the sum of £8,000.00. This sum will likely be reflected again in the upcoming review in September 2021. As a small organisation annual pitch remediation works of this value is not sustainable to the club and comes with large financial implications which are emphasised by the loss of income caused by the Covid 19 pandemic. Furthermore, to ensure the pitch remains suitable for use the club have made the decision to increase their consumption of metred mains water supply. In the current climate this is not sustainable financially or responsible in the current climate.
- 2.3.4 The existing water system is manual and can only be used during the day when a grounds man is present on site (to operate the system) this leads to a greater loss of water due to evaporation in the sun.

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- 2.3.5 In recent years there has been a significant spike in irregularity of water supply with utility organisations issuing drought order restricting how and when mains water can be used. Although as a sports club Bexley Cricket Club are immune from hose pipe bans there is no security that as climate change worsens such orders may begin to restrict sports club's usage. Should this instance occur, it will be detrimental to the playing surfaces and may see the club being forced to close their pitch on health and safety grounds. This will be heart breaking to the community that the club has served within the borough.
- 2.3.6 Unfortunately, the lack of rainfall over the last 5 years has failed to meet the needs of the cricket club. It is evident that the current irrigation arrangements are becoming increasingly unsustainable for the club. Although currently immune from parts of the environmental agency drought orders it is not responsible for the club to continue to use metered water that is both costly and depleting the nations resources.

### 2.4 Site Planning History

- 2.4.1 The site has several applications have been approved over the last 20 years such as the following:
- 21/00311/FUL: Installation of a water borehole, storage tank and pump room at the Southern corner of the site together with a "pop-up" irrigation system to water the outfield of the cricket table. Withdrawn (further discussions needed)
  - 11/01979/FUL: Erection of an electronic, remote controlled, scoreboard for use during cricket matches. Approved.
  - 09/01036/FUL: Single storey side extension with provision of a ramp. Approved. 05/04024/FUL: Provision of 2.75 metre high steel security fencing. Approved.
  - 04/02023/FUL: Extension to existing clubhouse and provision of canopy to front entrance. Approved.
  - 01/01862/FUL: Single storey kitchen extension to pavilion. Approved. 96/01801/FUL: New kitchen, showers and changing room extension. Approved.
  - 92/01808/FUL: Single storey extensions to provide a Beer Store and a toilet to the existing pavilion. Approved.
  - 92/00758/FUL: Change of use from Squash Club (Class D2) to Dance School/Centre (Class D1). Approved.
  - 86/01783/FUL: Extension to existing cricket pavilion. Approved.
  - 84/00841/FUL: Use of pavilion as nursery school, Monday to Friday from 9.00 a.m. to 12.00 noon. Approved.

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- 81/00125/FUL: Construction of bottle shop. Approved. It is clear that a planning application was logged for a new borehole, tank house and pump room earlier in 2021. Unfortunately, due to the quality of the submission the Local Authority were forced to request the submission is withdrawn to prevent refusal. Following receipt of the withdrawal the Cricket Club approached the London Borough of Bexley for Pre-Application advice which has been appended to this submission. Generally, the advice received during the meeting and subsequent written response was relatively positive. The planning officer suggested that with a high-quality submission detailing the proposed installations and the reasoning for its requirement will likely obtain approval.

### 3.0 Design

#### 3.1 Description of the Proposal

3.1.1 Following the clients' liaisons with several water irrigation, ground maintenance and Borehole specialists the best suited proposal is to install a sunken borehole with alongside a new above ground water storage tank and pump room.

3.1.2 The new installation will serve an irrigation system which will operate with new sprinkler heads that will pop up from the pitch. With modern controls the irrigation system can operate without the need for a groundman's presence allowing the system to operate in cooler hours of the day limiting the volume of water lost to evaporation.

3.1.3 Both the Environment Agency and the British Geographical Society have been consulted on the borehole proposal and it has been confirmed that the proposed site is suitable and that can abstract water without licence for up to 20 m<sup>3</sup>/d per day without cost. (See attached e-mail copies)

#### 3.2 Pump/Control Room

3.2.1 The new pump/control room will be a small external uninhabited building constructed from Glass reinforced Polyester (finished in green to remain in keeping). The building will be circa 2.5 x 2.3 metres in floor space to the height of 2.5 metres.

3.2.2 The room will be located beside the new water storage tank and will cover the borehole as well as contain the relevant controls for the new irrigation system.

#### 3.3 Water Storage Tank

3.3.1 The proposed water tank will be a 96,000 cubic litre system capable of meeting the needs of the cricket club to ensure the pitch can be adequately watered even in the driest periods of the year.

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3.3.2 The tank will be circa 7.62 metres in diameter and circa 2.3 metres in height. These dimensions are required to ensure the tank can be in the preferred location to reduce any possible impact the new installation could have visually on the pitch. The height has been selected to reduce the total footprint and ensure the required volume is achieved.

3.3.3 The tanks façade will be constructed with steel which will be powder coated in green to reduce the visual impact from any onlooking site.

3.3.4 The size of the tank is governed and has been calculated on several factors: The water abstraction rate (without cost) is a maximum of 20m<sup>3</sup>/ph per day. It will take 24 hours to achieve with the predicted flow rate of 0.833m<sup>3</sup>/ph; however, the daily allowed rate means it will take a minimum 5 days to refill the tank after grass watering usage. In addition, whilst securing the supply to ensure the pavilion never runs out of available water. The new tank must meet the demands of the automated pop-up sprinkler system. It is important to note that if in the event of a drought the abstraction rate is likely to be reduced, this will coincide with the period of its' highest demand, which will result in a considerably longer period to refill the tank.

The proposed automated pop-up sprinkler system comprises of an outer pipework ring which in turn feeds four zones, two of which will contain 4 sprinklers and two zones which contain five sprinklers, giving a total 18 sprinklers across the system. Each sprinkler has a flow rate of 85 l/pm @ 6 bar, an application rate on these sprinkler heads delivering approximately 15mm of water per hour of operation.

In addition, to the required flow each sprinkler will operate for such time to deliver 1 inch of water to ensure a watering depth of 3-4 inches of soil. To achieve this, each of the four sprinkler areas will require 1 hour of watering which will use 91m<sup>3</sup>/pd of water totalling 91.800m<sup>3</sup>/ph. of water.

Once complete watering of the entire cricket ground and the practice area (to be watered separately by travelling sprinkler) will require 91m<sup>3</sup>/ph of water which will use 95% of the stored water. In periods of very dry weather ground watering will be required at least every 5 days. With a minimum of a 5-day period to fill the tank from the borehole with a flow off 0.833m<sup>3</sup>/ph being yielded from the borehole, the water storage tank fills up process, a water reserve of 98% is required, including pavilion requirement.

### 3.4 Location

3.4.1 The location of the new pump house and tank has been carefully selected to mitigate any possible disturbance to the site and the neighbouring land.

3.4.2 Fortunately, although the site is not located near any house dwelling (there are cottages circa 40 metres away from the site) careful consideration has been made to ensure the location is suitable and will not impact these properties. It has; therefore, been selected to propose the new installation

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to the southwest of the site where it will not be visible from the 4nr cottages opposite the site.

- 3.4.3 Aware of the conditions/requirements of the Green Belt consideration was given to the location of this project and especially that of the water storage tank. Bexley Cricket Club considered the requirements of the National Planning Policy Framework (NPPF), especially in relation to paragraph 145 B, and consider it meets these requirements.
- 3.4.4 As can be seen from the site plan, the accompanying measurements together with and the geography and height of the adjacent land. The proposed location is discreet sitting between two large trees. This ensures it does not make either a spatial or visual impact to the openness of the Green Belt.
- 3.4.5 Although located in a green belt site the development does not propose to build any new inhabited buildings and protects the longevity of the site ensuring it can remain green as part of a sports club.

### 3.5 Use

- 3.5.1 The proposed installation will be primarily used to serve the new water irrigation system and may be used within the club house for toilet/shower facilities etc if public health authorities allow.

### 3.6 Layout

- 3.6.1 The proposed layout is relatively simple the new tank and pump room will be closely located to ensure that the tank can be filled easily with the new borehole and similarly the irrigation controls/pumps are near to the tank. The sprinkler system will not be visible when not in use and sporadic sprinkler heads will ensure equal coverage of water to the pitch when in use.

### 3.7 Scale

- 3.7.1 As mentioned within the proposal description section of this statement the proposed development will be scaled to a suitable size to meet the sites calculated requirements. This includes during periods of drought where water supply may be reduced. It is therefore assumed that this scale is acceptable.
- 3.7.2 A lower height tank would result in the removal of one tree thus affecting the visual and spatial impact. Similarly, a taller tank will have a greater visual impact on the site. The height of the water storage tank designated will not result in the removal of a major tree thus ensuring no spatial and visual impact.

### 3.8 Appearance

- 3.8.1 All above ground installations will be coloured in a dark green to reduce the visual impact. The location of the tank will ensure that it is not visible from

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the clubhouse and will be only partly visible from Manor way which is over 100 metres from the location of the proposal.

3.8.2 The neighbouring sites to the south and west although not in use are separated with a large volume of vegetation which makes the proposed area difficult to see from neighbouring land; furthermore, cricket club pitch sits significantly lower than the neighbours land which will make the appearance of the installation minor.

3.8.3 It is also the club's intention to plant appropriate vegetation around the tank which will grow and mature over time reducing the impact as the years progress.

### 4.0 Access

4.1.1 The proposed work will not impact access to and from the site

### 5.0 The Additional Benefits to the Club

5.1.1 The benefits to Bexley Cricket Club will be huge:

5.1.2 The Club will have access to a constant supply of water to maintain its' grass playing areas and for pavilion use.

5.1.3 The Club will be able to maintain their outfield and most importantly their cricket square to the standards set out by both the ECB and KCL

5.1.4 The completed project will remove if not reduce, the need for very expensive end annual end of season outfield remediable work.

5.1.5 The Club will have a guaranteed water supply not subject to any future water restrictions thus allowing it to plan accordingly

5.1.6 By using borehole water, the Club will ensure that more clean water is available to the utility company and of course, the community.

5.1.7 By not using metered water, the Club's operating costs will be reduced. A very important issue for a voluntary run club.

5.1.8 The project ensures that the Club is responding positively to both national and local policies regarding climate change to ensure it is more environmentally friendly.

5.1.9 The use of an out of hours permanent automated pop-up outfield sprinkler system will prevent water loss from evaporation.

5.1.10 The Club will be able to continue to deliver sporting activity for the borough as detailed in the London Borough of Bexley Unitary Development Plan.

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### 6.0 Summary

- 6.1.1 To summarise the proposal is to install a new 96,000 litre water tank, pump/irrigation room to the Bexley Cricket Club site. The installation will be located to the far southwest of the site boundary behind the line of trees to reduce the visual impact of the installation. The new tank/pump room will be coloured in dark green to ensure the aesthetic impact are minimal and do not visually impact the local area.
- 6.1.2 The tank will be filled by a new borehole which has been agreed with the environmental agency and British Geographical associations to be suitable in the propose location. The borehole will provide water to the site within the free extraction limitations meaning that the site will not require to make a payment or apply for a licence.
- 6.1.3 The propose tank size has been calculated to ensure its suitability for the club and is not asking for any more than what the specialist contractors deem necessarily. The size of the tank has been considered to ensure its height and diameter is optimum to meet requirements but not impact the aesthetics or character of the area.
- 6.1.4 The proposed work will likely have many positive impacts on the club (and community) and will remediate several issues currently experience to site. It will ensure longevity of a popular sports club and will allow the organisation to continue providing a community spirit to people within the borough and reduce their requirements of metered water from the utility supplier. This will ensure sustainability of the water supplied and will be more responsible in times of drought where metred water supply is reduced.
- 6.1.5 The proposed work will also ensure safety of those using the pitch by maintaining a high-quality playing surface with retained ECB and KPL recognition.
- 6.1.6 In accordance with the pre application advise the scale, need and impact of the proposed development has been justified within this design and access statement it is, therefore, strongly considered by the Agent and Applicant that the proposed development to Bexley Cricket Club is permissible.