

**Replacement Ground for Wendover Cricket Club,  
Tring Road, Wendover, HP22 5PN**

**Planning Statement**

**October 2021**





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# Section 1

## Introduction

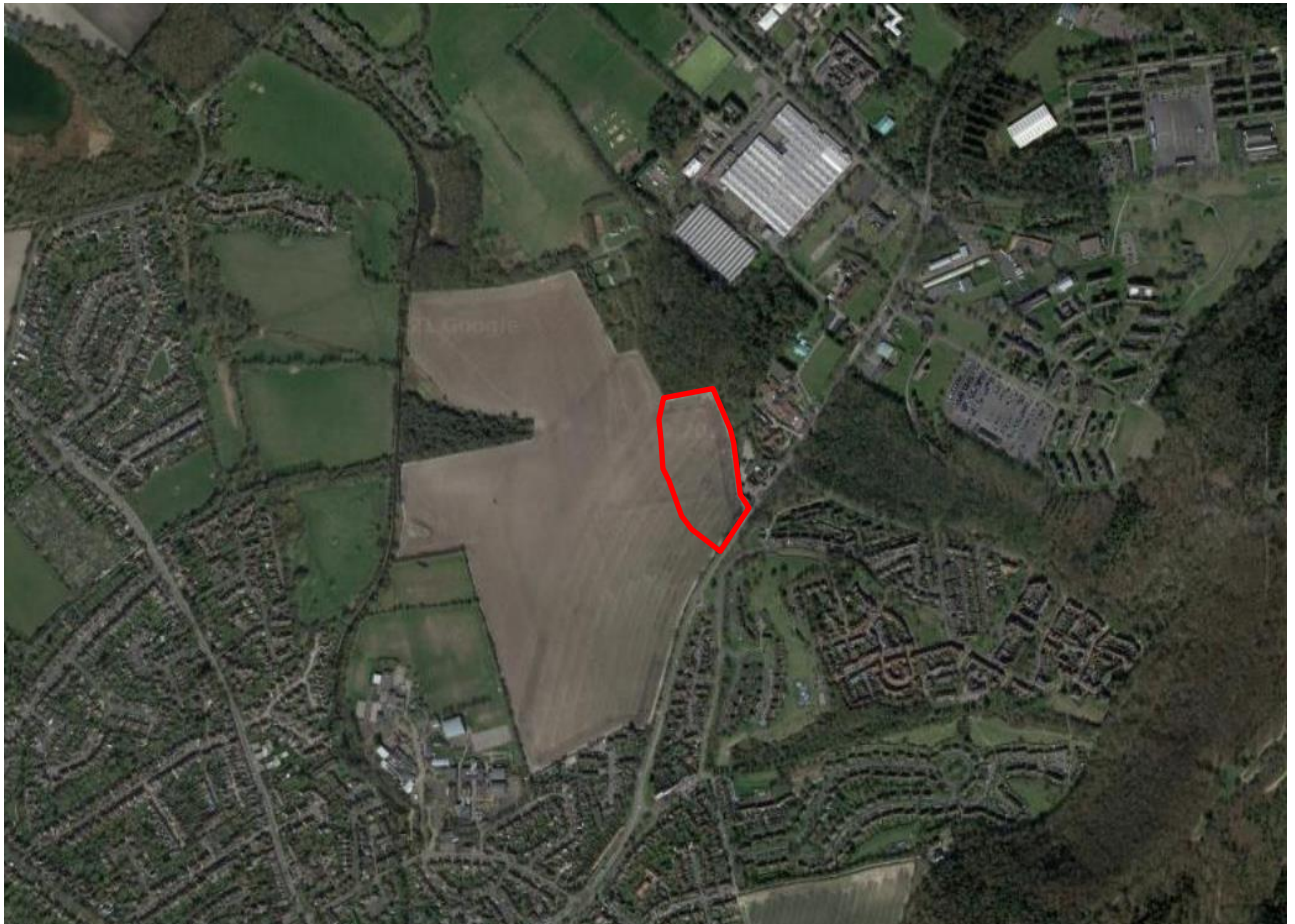
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- 1.1. This Statement accompanies a planning application for a replacement cricket pavilion and ground for Wendover Cricket Club at Tring Road. The proposed development comprises:

*Change of use of the site from agricultural to sports use (F2c), erection of a new cricket pavilion, maintenance shed, cricket square and pitch, training nets, car parking and associated landscaping.*

- 1.2. The plan below shows the location of the site:

**Figure 1: Aerial View of the Site**



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- 1.3. This site is proposed to be used for the relocation of the Wendover Cricket Club ground from its Ellesborough Road which is required for HS2. The Tring Road site (the subject of this application) is specifically safeguarded within the High Speed Rail (London–West Midlands) Act 2017 to facilitate the development of the high speed rail line by relocating the existing cricket ground.
- 1.4. The proposed sports use is defined as appropriate development within the definition in Paragraph 149 (b) of the NPPF.
- 1.5. The application site is currently agricultural land and is located within the Green Belt. The agricultural use of the site is limited to arable crops but the land is not optimum agricultural land.
- 1.6. The England and Wales Cricket Board (ECB) have been involved in the preparation of the pavilion and sports ground designs and have advised on all matters to ensure that the resulting facility meets all of their requirements. Technical work has been carried out on highways, drainage, arboriculture and biodiversity. These technical reports are submitted with this application to support the proposals.



## Section 2

# Site and Surrounding Area

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- 2.1. The application site lies to the west of Tring Road which runs north-south between Wendover in the south and Tring and Buckland to the north.
- 2.2. The development site measures 2.96 hectares (ha) and is located to the north of the town of Wendover. The site is currently an arable field and is bounded by Tring Road to the east and woodland to the north.
- 2.3. Beyond the site to the east is a cluster of buildings comprising a variety of uses including a veterinary practice, care home and dwellings. Halton Camp is also close to the site to the north and east.
- 2.4. The site is currently an arable field and is classified as Grade 2 agricultural land which is defined as:

*Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.*

- 2.5. The location of the site provides good accessibility by sustainable modes, with a bus stop located within walking distance of the site. The train station is located a 23 minute walk south west of the site and provides good viability for visitors from Aylesbury and the surrounding areas, as opposed to driving. The town centre and a wide range of local amenities are also accessible within a 20 minute walk of the development.
- 2.6. There is no relevant planning history for the site.



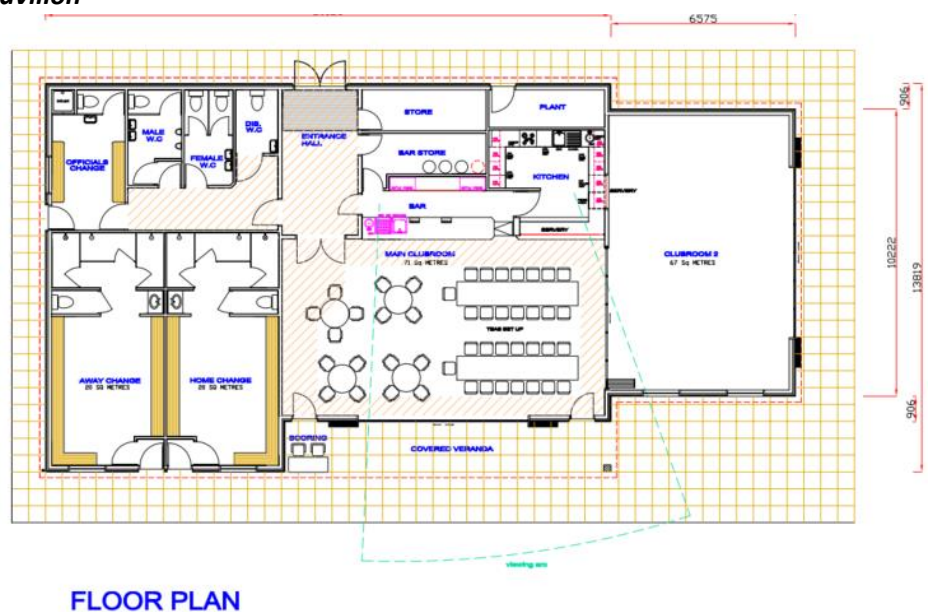
## Section 3 Proposals

3.1. The proposals are for the change of use of the existing site to comprise providing a replacement cricket ground. The proposed uses on the site will comprise:

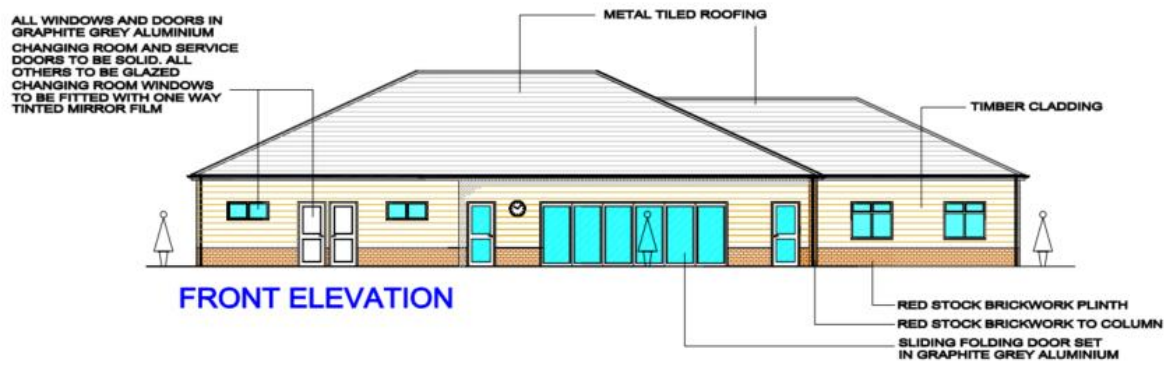
- Single storey cricket pavilion of 306sqm (gross internal floorspace)
- Cricket ground including cricket square and associated groundworks (Class F2(c) )
- Access road from Upper Icknield Way including internal access road to accommodate cars and maintenance vehicles
- 54 parking spaces and an additional 3 disabled spaces and 2 electric vehicles spaces with a dual charging point. The site also proposes cycle parking provision for 10 bikes.
- 2no. double net areas for training purposes
- Maintenance shed

3.2. This cricket facility will be provided to replace the existing cricket grounds at Ellesborough Road. The image below shows the proposed site layout and the elevations of the new pavilion.

**Figure 2: Plan of Proposed Pavilion**



**Figure 3: Proposed Front Elevation**



### Pre-Application Advice

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- 3.1. The Cricket Club have been liaising with the ECB and Sport England on these proposals and they have been supportive. This is important in establishing the suitability of the proposals as a replacement facility and to ensure that it will meet the requirement for cricket at the site.
- 3.2. Further consideration of this advice is included in Section 4.



## Section 4

# Planning Considerations

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### Planning Policy Context

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- 4.1. The NPPF is the overarching national policy framework. Section 13 is fundamental to the consideration of this application specifically the application of paragraph 149.
- 4.2. The site is located in Buckinghamshire Council in the area formerly within the remit of Aylesbury Vale District Council. It is within the Metropolitan Green Belt but there are no other relevant planning designations for the site. The planning policy context of the site, therefore, is the Aylesbury Vale District Local Plan (2004). Relevant policies include:
  - ▣ GP.20, GP.21 and GP.22 – Reducing the need to travel
  - ▣ GP.24 – Car parking
  - ▣ GP.34 and GP.35 – Design principles for new development
  - ▣ GP.89 – Landscaping relating to proposed recreational use
  - ▣ RA.4 – Recreational uses outside of built up areas
  - ▣ RA.6 – Development in the green belt
- 4.3. The Council have made significant progress in preparing their Vale of Aylesbury Local Plan (VALP) 2013-2033. The policies in this plan, therefore, have some weight in the determination of this application and the extent to which this plan will apply is considered in the next section.
- 4.4. As well as the context created by adopted planning policies, the site is also identified as safeguarded land under the “High Speed Rail (London–West Midlands) Act 2017”. The Bill grants the powers to construct Phase One of the HS2 network, but also grant powers to:
  - ▣ build and maintain HS2 and its associated works
  - ▣ compulsorily acquire interests in the land required
  - ▣ affect or change rights of way, including the stopping-up or diversion of highways and waterways (permanently or temporarily)
  - ▣ modify infrastructure belonging to statutory undertakers (e.g. utility companies)



- ▣ carry out work on listed buildings and demolish buildings in conservation areas; and
- ▣ carry out protective works to buildings and third-party infrastructure.
- ▣ It also grants the necessary changes to existing legislation to facilitate construction and operation of Phase One of HS2.

4.5. The site is identified as ‘safeguarded land’ to facilitate the relocation of Wendover Cricket Club (comprising the Ellesborough Road) which in turn will enable the construction of HS2 under the remit of this legislation.

## Planning Considerations

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### *Appropriate Development in the Green Belt*

4.6. The site lies within the Metropolitan Green Belt and, therefore, the development must be in accordance with the principles set out in paragraph 149 of the NPPF which states:

*149. 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:*

*– not have a greater impact on the openness of the Green Belt than the existing development; or*

*– 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.*

- 4.7. The proposals for change of use of the site to be used as a cricket ground along with pavilion and associated facilities clearly can be defined as ‘appropriate facilities for outdoor sport’ within criteria (b) as set out in paragraph 149 of the NPPF. The question for the application is, therefore, whether the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 4.8. The site is currently an open arable field with clearly defined boundaries with large trees and shrubs. The layout of the site is such that the pavilion is located to the south east of the site adjacent to the existing development at Wendover Heights Veterinary Centre, Halton Community Combined School as well as a day nursery and post office which serve the development at Halton Camp. This ensures that the built part of the site appears associated with existing development and ensures that the current open field will remain as such which maintains the openness of the site. As the use will be as a cricket ground a large majority of the site will remain undeveloped. A further analysis of the design of the building and its appropriateness in this context is set out below.
- 4.9. These principles are, therefore, in accordance with those in Paragraph 149 of the NPPF and the development is appropriate in the Green Belt.

#### *Impact on Sports Facilities*

- 4.10. Sports England Playing Fields Policy states that:

*“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:*

- all or any part of a playing field, or*
- land which has been used as a playing field and remains undeveloped, or*
- land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.”*

- 4.11. During pre-application consultations Sport England have confirmed that the proposals will need to meet Exception 4 to this policy which states:

*The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:*

- of equivalent or better quality, and*
- of equivalent or greater quantity, and*
- in a suitable location, and*
- subject to equivalent or better accessibility and management arrangements.*

- 4.12. Correspondence received during this pre-application process confirm that, subject to the outcome the comparative qualitative assessment report that is due to be completed imminently, the proposed replacement ground and pavilion can be provided to at least an equivalent standard to that which is being lost and, therefore, meets exception 4. The Comparative Qualitative Assessment Report can be provided to the planning officer during determination of the application.
- 4.13. All email correspondence pertaining to these discussions is included in Appendix One.

#### *Design*

- 4.14. A Design and Access Statement accompanies this submission. In summary, the proposed building will be positioned, through natural contouring, in a slightly raised level relative to the playing area. The general appearance and style of the new building uses materials that are traditional and sympathetic to the rural nature of the site and the location. The building will be set on a dwarf plinth of red brickwork with the main elevations clad with larch.
- 4.15. Two of the elevations that look out on to the playing area will be fitted with bi-folding door sets, also in graphite grey aluminium. The changing rooms and service rooms will be fitted with solid external doors finished graphite grey and the changing room windows will be fitted with one way mirror film to avoid intrusive viewing into the spaces whilst allowing clear vision out from within.
- 4.16. Policies GP.34 and GP.35 relate to the design of new buildings and the development of the site meets these requirements.

#### *Highways and Access*

- 4.17. The proposals will require a new access onto the highway which is designed to accommodate appropriate levels of access for all vehicles that need to access the site.
- 4.18. The car parking on the site should have regard to the requisite level of car parking identified in the Council's SPD (Policies GP.21 and GP.24). The SPD states that car parking for this type of use should be provided as follows:

*1 space per 6 seats of public accommodation or 1 space per 11m<sup>2</sup> of public floorspace, whichever is the greater*

- 4.19. The parking requirement from this development is, therefore, 29.5 spaces. As a cricket ground the use covers a large area with the pavilion being a small part of the use of the site. The application of these parking standards, therefore,

to this site would be inappropriate. As set out in the supporting Transport Statement, the proposed quantum of parking on site is appropriate to balance the needs of members along with encouraging sustainable modes of travel.

- 4.20. The Transport Statement identifies an increase in traffic movements as a result of the development by 0.7% on a Saturday and 2% during the weekday pm period. The amount of predicted vehicle movement is, therefore, unlikely to have any discernible impact to the current traffic flows on the adjacent highways within the vicinity of the site and as such, in accordance with paragraph 109 of the NPPF, will not create an unacceptable impact on highway safety, and the residual cumulative impacts on the road network are not severe.

### *Trees*

- 4.21. All trees on the site are located around the edge of the site but outside the site boundary with the exception of a row of conifers and the hedgerow along the public road. There are no TPOs on the site. The vast majority of trees included in the survey are trees of moderate quality, with trees either categorised as B2 or C2.
- 4.22. Of the 7 individual trees and 5 groups surveyed, only one tree requires removal to facilitate construction of the new access route into the development, although this will need to be confirmed during detailed design and setting out. However, the new parking is close to the trunks of the row of poor conifers and unlikely to survive the installation of new kerbs and are recommended for removal.
- 4.23. Recommendations have been made within the Arboriculture Report to safeguard the trees surrounding the application site which are to be retained and protected from any damage due to construction work including specification for the installation of new fencing and the erection of protective fencing around them to separate them from the construction activities.

### *Biodiversity*

- 4.24. An Ecological Impact Assessment has been prepared in support of this application. This report identifies that the site consists of an arable field with vegetation around the margin. The eastern boundary hedge line is to be retained, as will the southern boundary trees. The woodland to the north will be unaffected by the proposals.
- 4.25. The habitats within the development boundary are of limited ecological value, the loss of which will be compensated for with the aim to create a biodiversity net gain.

- 4.26. The site contains no suitable habitat for protected species, other than small areas of reptile habitat and suitability for nesting birds within areas of marginal vegetation and hedgerow. The retention of hedgerows and a buffer strip implemented between the development boundary and the eastern hedgerow shall ensure the protection of all features of higher ecological value on site and act as a commuting corridor for reptiles and foraging areas for birds.
- 4.27. A series of compensation and enhancement measures have been devised to ensure that the development leads to a biodiversity net gain, while also providing valuable new habitat for birds, bats, reptiles and invertebrates.



## Section 5

# Summary and Conclusions

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- 5.1. This Statement accompanies a planning application for a replacement cricket pavilion and ground for Wendover Cricket Club at Upper Icknield Way. The proposed development comprises:

*Change of use of the site from agricultural to sports use (F2c), erection of a new cricket pavilion, maintenance shed, cricket square and pitch, training nets, car parking and associated landscaping.*

- 5.2. The application site lies to the west of Upper Icknield Way which runs north-south between Wendover in the south and Tring and Buckland to the north. The development site measures 2.96 hectares (ha) and is located to the north of the town of Wendover. The site is currently an arable field and is bounded by Tring Road to the east and woodland to the north.
- 5.3. Beyond the site to the east is a cluster of buildings comprising a variety of uses including a veterinary practice, care home and dwellings. Halton Camp is also close to the site to the north and east.
- 5.4. The need for the new facility is because Wendover Cricket Club's existing main ground is required to accommodate the development of the HS2 network.
- 5.5. The proposals are for the change of use of the existing site to comprise providing a replacement cricket ground including a pavilion and training nets, access road and car parking and maintenance shed.



# Appendix One

## Pre-Application Consultation with Sport England and the ECB

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## Kay Collins

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**From:** Owen Neal <Owen.Neal@sportengland.org>  
**Sent:** 05 October 2021 17:06  
**To:** Joshua Keyte  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Hi Josh,

Given that the proposal is for a replacement cricket ground and associated ancillary provision, we would be largely guided by the ECB in terms of their comments on the design and layout as well as compliance with their technical design guidance.

It is noted that the ECB have already made substantive comments on this aspect of the proposal and are broadly supportive of the plans. They raise a couple of points where the design/specification could be improved, but overall they are content with what is being proposed.

On this basis, we are unlikely to raise anything significant in terms of the design and specification outside of this.

Subject to satisfactorily undertaking the comparative qualitative assessment work and demonstrating that the replacement ground can be provided to at least equivalent standard to that which is being lost, then we would consider the proposal capable of meeting our E4 exception which states:

‘The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.’

And we would not raise any objection to the proposal.

I hope that clarifies our position.

Thanks

Owen

**Owen Neal**  
Planning Manager

**T:** 02072731913

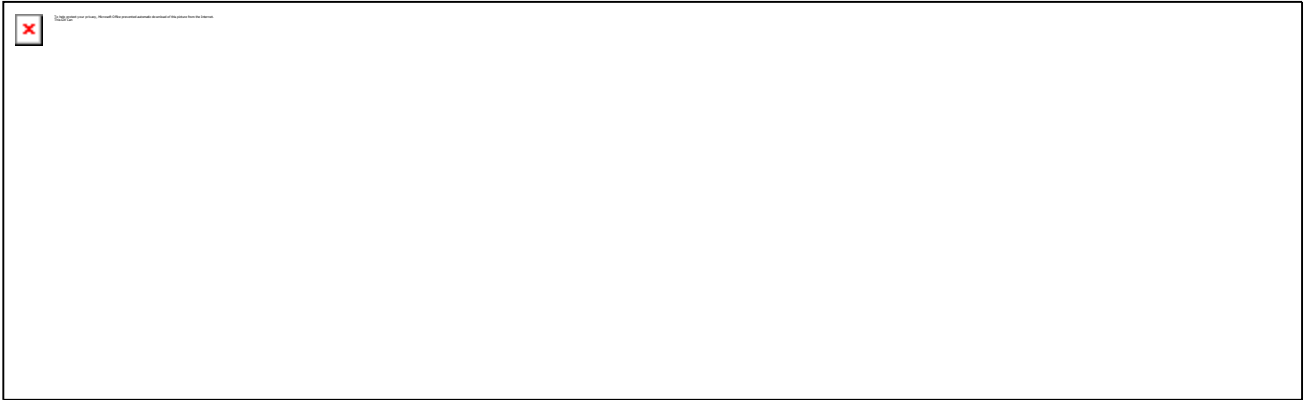
**M:** 07788396293

**F:** 01628 472 410

**E:** Owen.Neal@sportengland.org







National Sports Centre, near Marlow, Buckinghamshire, SL7 1RR



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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**From:** Joshua Keyte <joshua.keyte@bidwells.co.uk>  
**Sent:** 28 September 2021 09:25  
**To:** Owen Neal <Owen.Neal@sportengland.org>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Dear Owen,

Thank you for your below comments – these are duly noted and we are pursuing the comparative qualitative assessment report.

In respect of the proposal as a whole, are you in a position to provide comments more generally to confirm if the design, appearance and facilities comprise a scheme that Sport England find acceptable, or otherwise?

Kind regards,

Josh



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**Joshua Keyte** MRICS FAAV  
Associate, Rural

Seacourt Tower, West Way, Oxford, Oxfordshire. OX2 0JJ  
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**From:** Owen Neal <[Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)>  
**Sent:** 09 September 2021 21:12  
**To:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Hi Josh

Thanks for this. With a replacement playing field scheme such as this, we would generally require a comparative qualitative assessment report to be carried out in accordance with our guidance on the subject. This can be found here: [https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/equivalent-quality-assessment-of-playing-fields-briefing-note.pdf?VersionId=otW\\_LLi0FixRqExiAuzHXdjyKW9mHvcr](https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/equivalent-quality-assessment-of-playing-fields-briefing-note.pdf?VersionId=otW_LLi0FixRqExiAuzHXdjyKW9mHvcr).

This should make a comparison in qualitative terms between the existing site/ground to be lost and the new/replacement ground to be provided and make any recommendations needed to bring the replacement land up to at least the equivalent standard of the existing site/playing field.

As you say, there is no assessment or analysis of the existing site, so it's not possible to make any assessment in qualitative terms on whether the replacement ground will be at least equivalent or better to that which is being lost.

Agripower Ltd are members of STRI and are experienced in this area. So from that perspective no problems. But it looks like Agripower Ltd commissioned another company, Tim O'Hare associates to do the work (rather than themselves). It looks from their website that they have experience and have done similar work elsewhere, but I think its worth double checking their credentials and experience to do the work. Are they registered with RIPTA <http://www.ripta.co.uk/> or STRI?

I'm afraid we are not in a position to recommend anyone in particular but being registered with RIPTA is a good place to start. But it may be suitable to stick with the current consultants subject to checking out the above.

Thanks

Owen

**Owen Neal**  
Planning Manager

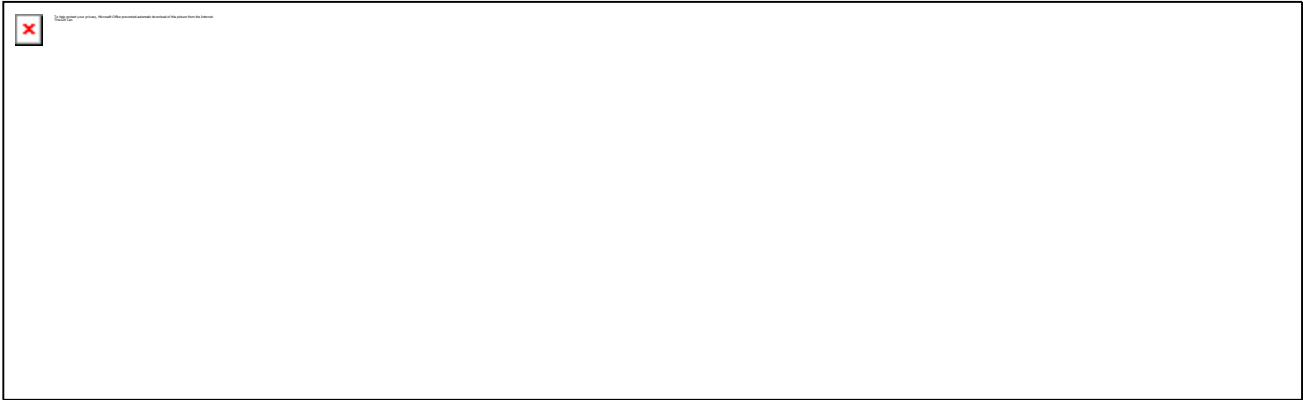
**T:** 02072731913

**M:** 07788396293

**F:** 01628 472 410

**E:** [Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)





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**From:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>  
**Sent:** 26 August 2021 09:12  
**To:** Owen Neal <[Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Dear Owen,

Thank you for your time yesterday.

Please find attached hereto the Soil Resource Survey and Soakage Test Report for the new ground/ proposed site – Tring Road Relocation Site (TRRS). Having spoken with the club, no such investigations have been undertaken at the existing ground – Ellesborough Road Ground (ERG). When we spoke you suggested that baseline soil surveys would be required to compare the existing facility against the proposed facility. If this is likely to be a requirement, or a condition of planning, please could you suggest a sports turf agronomist that you believe to be reputable who could undertake this - assuming the firm that have undertaken the surveys to date are not recognised by Sport England.

For reference, please find attached some photos of the existing pavilion / ground and for completeness, the existing facility is located here: <https://goo.gl/maps/UiFCbfCzimJ1MbpB7> and the new site is here: <https://goo.gl/maps/jAnYzBdoJC5AsiEV7>.

The areas that HS2 continue to query include: no. of parking spaces, electronic scoreboard and glazing to the front of the pavilion – along with a couple of other matters.

Do let me know if you require anything further in order to pass comment on the proposal.

Kind regards,

Josh



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**Joshua Keyte** MRICS FAAV  
Associate, Rural

Seacourt Tower, West Way, Oxford, Oxfordshire. OX2 0JJ  
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**From:** Owen Neal <[Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)>  
**Sent:** 24 August 2021 16:24  
**To:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Dear Josh,

Thank you for providing the proposed plans. I can see that the ECB have commented in detail on the design and technical aspects of the proposal. We are supportive of these comments.

It would be helpful if you could provide some context to the proposal from a planning perspective. The plans would suggest that the existing club, Wendover Cricket Club, is relocating to this new ground. Is that correct? If so, is there any information on any plans for redevelopment of their existing ground. In other words, we need to determine whether the proposal needs to be considered against our E4 exception policy which states:

'The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.'

We would expect that with the creation of any new playing field/pitches an assessment of the ground conditions is carried out by a specialist sports turf agronomist. This should identify any constraints on the land including drainage and provide a scheme of works for addressing any issues. If the proposal is effectively replacement playing field, then a comparative qualitative assessment should be carried out. Further guidance can be found here:

[https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/equivalent-quality-assessment-of-playing-fields-briefing-note.pdf?VersionId=otW\\_LLiOfixRqExiAuzHXdjyKW9mHvcr](https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/equivalent-quality-assessment-of-playing-fields-briefing-note.pdf?VersionId=otW_LLiOfixRqExiAuzHXdjyKW9mHvcr).

It would be helpful to understand the proposed ownership, management and maintenance arrangements and to understand whether they are equivalent to the existing arrangements.

I look forward to receiving more detail and background on the proposal so that we can assess the proposal fully against our playing fields policy.

Many thanks

Owen

**Owen Neal**

Planning Manager

**T:** 02072731913

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**F:** 01628 472 410

**E:** [Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)



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**From:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>  
**Sent:** 06 August 2021 11:05  
**To:** Owen Neal <[Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Dear Owen,

Thanks for coming back to me.

Please find attached hereto the plans previously provided to the ECB comprising:

- WENDOVER CC PLANS AND ELEVATIONS REV B
- 21045 002 Wendover CC Proposed Drainage
- 21045 001 Wendover CC Proposed Site Layout

Since issuing the aforementioned plans to the ECB, the site plan has been revised to account for comments made by the appointed highways consultant – principally regarding the siting of the access. To this end, please find attached the revised plan (Working Drawing) comprising:

- Wendover CC Layout 2021 Working Design Drawing

I trust that the above is sufficient for your requirements, however please do let me know if you have any queries.

Kind regards,

Josh



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**From:** Owen Neal <[Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)>  
**Sent:** 06 August 2021 10:42  
**To:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Hi Joshua,

Apologies for the delay in responding. Can you please send me the plans and I will endeavour to provide you with comments as soon as possible.

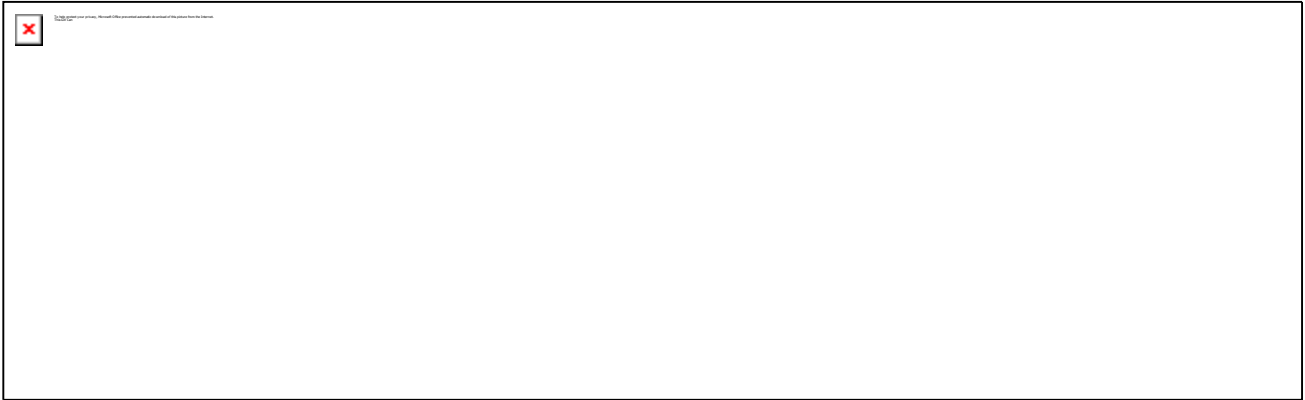
Thanks

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**From:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>  
**Sent:** 13 July 2021 11:37  
**To:** Bob Sharples <[Bob.Sharples@sportengland.org](mailto:Bob.Sharples@sportengland.org)>; Daniel Musson <[Daniel.Musson@ecb.co.uk](mailto:Daniel.Musson@ecb.co.uk)>  
**Cc:** [jseabrook@talktalk.net](mailto:jseabrook@talktalk.net); Neil Higginson <[Neil.Higginson@ecb.co.uk](mailto:Neil.Higginson@ecb.co.uk)>; Owen Neal <[Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Dear Bob,

Thank you and duly noted.

I look forward to hearing from Owen in due course.

Kind regards,

Josh



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**Joshua Keyte** MRICS FAAV  
Associate, Rural

Seacourt Tower, West Way, Oxford, Oxfordshire. OX2 0JJ  
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**From:** Bob Sharples <[Bob.Sharples@sportengland.org](mailto:Bob.Sharples@sportengland.org)>  
**Sent:** 13 July 2021 11:14  
**To:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>; Daniel Musson <[Daniel.Musson@ecb.co.uk](mailto:Daniel.Musson@ecb.co.uk)>  
**Cc:** [jseabrook@talktalk.net](mailto:jseabrook@talktalk.net); Neil Higginson <[Neil.Higginson@ecb.co.uk](mailto:Neil.Higginson@ecb.co.uk)>; Owen Neal <[Owen.Neal@sportengland.org](mailto:Owen.Neal@sportengland.org)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Good morning Joshua,

My colleague Owen Neal will look at this as Wendover is his geographic area, I just manage the planning team in the south of England.

Best wishes

Bob

**Bob Sharples** RIBA MRTPI Principal Planning Manager - South Team **T:** 07830 315030 **M:** 07830315030

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**From:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>  
**Sent:** 13 July 2021 10:31  
**To:** Daniel Musson <[Daniel.Musson@ecb.co.uk](mailto:Daniel.Musson@ecb.co.uk)>  
**Cc:** [jseabrook@talktalk.net](mailto:jseabrook@talktalk.net); Neil Higginson <[Neil.Higginson@ecb.co.uk](mailto:Neil.Higginson@ecb.co.uk)>; Bob Sharples <[Bob.Sharples@sportengland.org](mailto:Bob.Sharples@sportengland.org)>  
**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Dear Dan,

Many thanks for the below – that is very helpful indeed.

I note that you have circulated the below to Bob Sharples at Sport England and I would be interested to know if he / Sport England have any additional comments to add.

Kind regards,

Josh



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**Joshua Keyte** MRICS FAAV



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**From:** Daniel Musson <[Daniel.Musson@ecb.co.uk](mailto:Daniel.Musson@ecb.co.uk)>

**Sent:** 12 July 2021 17:15

**To:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>

**Cc:** [jseabrook@talktalk.net](mailto:jseabrook@talktalk.net); Neil Higginson <[Neil.Higginson@ecb.co.uk](mailto:Neil.Higginson@ecb.co.uk)>; Bob Sharples <[Bob.Sharples@sportengland.org](mailto:Bob.Sharples@sportengland.org)>

**Subject:** RE: Wendover Cricket Club - New Ground/ Clubhouse Design

Hi Josh

I have reviewed your plans against current ECB guidance and Sport England guidance and I can confirm that they are fit for purpose as a pavilion and cricket ground designed to provide a minimum standard of provision.

The cricket ground is appropriately oriented, sized and specified in line with ECB and Sport England guidance.

The nets appear to be shown at 34m – we would recommend 30m as an absolute minimum and 40m is desirable if space allows.

Car parking provision needs to be based on a user assessment and given the rural location 50 spaces seems likely to be appropriate – we would stress the importance of accounting for the most common ‘busy’ scenario (typically junior training nights) and accounting for any issue with ‘on street’ overspill.

For completeness, I can also confirm that the designs meet with our forthcoming guidance note *Creating Welcoming Environments* (which will reframe standards on inclusive design in Sport) which is due to be published next week. This is not a significant surprise as we have advised Sport Clubhouses of the need to make inclusive design adjustments (in line with this guidance and Sport England guidance) such as creating enclosed shower cubicles (for privacy, safeguarding and with particular regard to female participants).

#### **Pavilion specific comments**

Overall, this is an elegant, if compact, design that addresses many of the nuances in our guidance that are sometimes missed by designers (in particular, the use of full height glazing is essential where the pavilion is raised above the playing surface and the connection between the internal and external spaces is in line with the written guidance in TS5 and our adjacency diagrams, allowing volunteers manning the kitchen/bar to retain a view of the pitch and a connection with the game).

I do have a few qualifying comments and have attached a model layout of a similarly oriented pavilion (based on TS5) to help illustrate the points below:

- The club room is relatively small at 71m<sup>2</sup>, though it is noted that the covered veranda assists with social space during a match. Generally speaking, 80m<sup>2</sup> is typically considered the minimum appropriate size for a single social space pavilion (enabling management of tea with two teams and officials, with simultaneous use by spectators). 100m<sup>2</sup> is an ‘ideal’/recommended size to allow for social functions.
- The location for scorers is appropriate but should be paired with a wirelessly controlled electronic scoreboard to enable views of the scoreboard from the pavilion and the ground (see also below). ECB has

now moved away from separate built scoreboxes for safeguarding purposes and this solution enables the officials to maintain a connection with the pavilion – it is particularly helpful for disabled and young scorers.

- Storage space is absolutely minimal for the size of pavilion – consideration could be given to more storage space.
- With the increasing levels of mixed participation in the game, a third/flexible smaller changing space is strongly recommended. I accept that at present this is not in our ‘minimum’ specification (it is classed as desirable in TS5) but it is highly likely to be included when TS5 is replaced in 2022.

Further to the issue of the age of our current guidance, there are a few other points of designing for both current needs and future demands:

- Maximising the use of sustainable technologies in designing the detail of heating, power and water systems (including irrigation) should be a key consideration.
- Consideration should be given for electric vehicle charging points.
- Broadband/wifi is essential – all scoring is moving online through our playcricket system, along with recreational livestreaming of fixtures.

I have copied in Bob Sharples at Sport England for information (in line with ECBs MoU with Sport England on statutory planning consultations).

Please do not hesitate to contact me if you require any clarification on the above, and I am happy for you to forward this correspondence to HS2 and/or the local authority as required for discussions.

When a planning application is submitted, ECB will be provided with the opportunity to comment via Sport England as the statutory consultation and I confirm that our response will be in line with the above comments, subject to any substantive changes to the design.

Regards

Dan



**Daniel Musson**  
**Head of Facilities Planning**  
**England and Wales Cricket Board**  
**Emirates Old Trafford Manchester, M16 0PX, England**

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**From:** Joshua Keyte <[joshua.keyte@bidwells.co.uk](mailto:joshua.keyte@bidwells.co.uk)>

**Sent:** 09 July 2021 12:41

**To:** Daniel Musson <[Daniel.Musson@ecb.co.uk](mailto:Daniel.Musson@ecb.co.uk)>

**Cc:** [jseabrook@talktalk.net](mailto:jseabrook@talktalk.net)

**Subject:** Wendover Cricket Club - New Ground/ Clubhouse Design

**This message originated outside the organisation.**

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Dear Daniel,

I trust you are keeping well?

Following our initial call, I wish to formally request, on behalf of Wendover Cricket Club (WCC), a pre-planning application consultation to consider the proposed design for WCC's new facility at Tring Road against ECB standards – to include Sport England standards as necessary. I attach hereto the proposed clubhouse design for consideration – the proposed site plan, also for consideration, will follow under separate cover.

To confirm the position, HS2 have compulsorily acquired WCC's existing facility at Ellesborough Road (for the construction of the HS2 rail scheme) and as a consequence, they are required to provide WCC with a replacement facility that is functionally equivalent to that at Ellesborough Road. In addition to being functionally equivalent, we are aware that to achieve planning permission, the new ground must comply with all current regulations and requirements – be that local / national planning policy, ECB/ Sport England requirements, building control, etc.

The proposed design has been prepared by Sports Clubhouses who are advising WCC in this instance. Sports Clubhouses have confirmed that their design (as attached) replicates the facilities being lost at Ellesborough Road whilst also complying with the current minimum standards that are necessary to achieve planning permission. WCC would be grateful if you could review this design to confirm if it is fit for purpose and meets (or exceeds) the current requirements (minimum standards) – which I believe your pre-planning application consultation will address. For the avoidance of doubt, as the scheme is to be funded by HS2, the new facility at Tring Road must represent a functionally equivalent facility that meets (not exceeds) the minimum requirements. I would be grateful if you could undertake your consultation with this in mind and advise accordingly.

Do let me know if you require any further detail.

Kind regards,

Josh



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**Joshua Keyte** MRICS FAAV  
Associate, Rural

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