

Stephen Kilmartin  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
CLITHEROE  
BB7 2RA

19 May 2015

Our Ref: NW/RV/2015/39354/N

Dear Mr Kilmartin,

**App Ref: 3/2014/0764**  
**Site: Land east of Chipping Lane Chipping Lane Longridge**  
**Proposal: Development of up to 520 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access.**

Thank you for consulting Sport England on the above application.

**Summary:** Objection withdrawn subject to the following conditions:

1. Design and Layout of replacement cricket ground and built ancillary facilities to meet England and Wales Cricket Board (ECB) standards
2. No development of the existing cricket ground until the replacement cricket ground has been constructed and is ready for use
3. No construction compounds, access roads or other materials associated with the development to be located on, or impede access to the existing cricket ground until the replacement ground is complete and operational

Reasons for the withdrawal of objection and wording of the conditions are set out later in this letter

## Background

Sport England issued a holding objection on 21 April 2015 until further information was submitted by the applicant:

1. *“Existing cricket ground area (sqm) and ancillary facilities, and proposed cricket ground area (sqm) and ancillary facilities.”*  
Clarification has been provided in the applicant’s document ‘Delivery Report: Relocation of Longridge Cricket Club’. Existing site is 1.18ha and the proposed cricket ground will be 3.5ha (excluding landscaping).

2. *Feasibility study (Agronomists Report) of the site to make sure its capable of accommodating a cricket ground*  
This has been provided as an appendix to the Delivery Report and confirms the proposed area is capable of accommodating a cricket ground.
3. *Commitment to replace the cricket ground prior to commencement of the housing development on the existing cricket ground. Either by condition or preferably included in the s106 agreement.*  
The applicant has supplied a draft condition which Sport England largely agrees with subject to some minor amendments (see revised wording later in this letter)
4. *S106 should be redrafted to include details of the replacement cricket ground:*
  - a. *Timescales for implementation - cricket ground to be developed and ready for use prior to development commencing on the existing cricket ground*
  - b. *Design principles based on the findings of the Feasibility Study and ECB standards for pitch and built facility construction.*The applicant has supplied draft conditions which Sport England largely agrees with subject to some minor amendments (see revised wording later in this letter)

Sport England has consulted the ECB on the additional information. They comment that the Agronomy Report, phasing details and proposed conditions alleviate the concerns previously expressed. However, they ask that the condition relating to the design scheme includes a reference to ensure the design of all aspects of the replacement ground meet ECB standards. Sport England agrees with this and revised wording is set out below.

The additional information confirms the proposal can meet the second criterion of paragraph 74 of NPPF and the following exception to Sport England's policy:

*E4 - The playing fields of playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development*

Sport England **withdraws the objection** subject to the following conditions being attached to any planning approval:

## **Conditions**

### Condition 1 - Design and Layout of Replacement Cricket Ground

No development, with the exception of demolition, site clearance, or other such remedial works, shall commence pursuant to the delivery of the proposed new cricket ground (Phase A on the approved Cricket Pitch Delivery Phasing Plan) until a scheme for its development, including full details of the pavilion, machinery store and practice nets, the cricket pitch design, layout, construction, associated earthworks, drainage, landscaping and timescales for implementation, has been submitted to and approved by the local planning authority, after consultation with Sport England. The design should comply with the standards set by the England and Wales Cricket Board and Sport England. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy [**insert relevant local plan policy**] and paragraph 74 of NPPF.

Informative: The applicant is advised that the design and layout of the cricket ground and ancillary facilities should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, and the England and Wales Cricket Board.

Particular attention is drawn to:

ECB Pavilions and Clubhouses

ECB Fine Turf

ECB Non Turf

<http://www.ecb.co.uk/development/facilities-funding/facilities-guidance-and-project-development>

Sport England Accessible Sports Facilities

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/accessible-sports-facilities/>

#### Condition 2 - Grampian Condition

No development shall commence on the existing Longridge Cricket Club site, marked Phase B on the approved Cricket Pitch Delivery Phasing Plan, until development of the replacement cricket ground in Phase A is completed and is available for use.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy [**insert relevant local plan policy**] and paragraph 74 of NPPF.

#### Condition 3 - Protection of Existing Cricket Grounds During Construction

The entirety of Phase B as shown on the approved Cricket Pitch Delivery Phasing Plan, shall be kept free of construction material, traffic, construction workers and otherwise left undeveloped until the replacement cricket ground in Phase A has been completed and is fully operational.

Reason: To protect the existing cricket ground from damage, loss or availability of use and to accord with Development Plan Policy [**insert relevant local plan policy**] and paragraph 74 of NPPF.


If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

If your Authority decides not to attach the above condition(s), Sport England would wish to maintain a statutory objection to this application.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely



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**Planning Manager**

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