

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

21 April 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: Holding objection until further information is submitted to establish the principle and deliverability of relocating the cricket ground.

1. Existing cricket ground area (sqm) and ancillary facilities, and proposed cricket ground area (sqm) and ancillary facilities.
2. Feasibility study (Agronomists Report) of the site to make sure its 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.
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.

An assessment of the proposal and reasons for the further information required is set out later in this letter.

Background

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184)

The consultation is therefore statutory and Sport England has considered the application in the light of the National Planning Policy Framework (in particular Par 74) and its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England (see link below).

<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Essentially 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/part of a playing field, unless one of 5 exceptions applies:

Sport England Policy	
Summary of Exceptions	
E1	An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport
E2	The Development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches
E3	The Development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch
E4	Playing field lost would be replaced with equivalent or better playing field in terms of quantity, quality and accessibility
E5	The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field

Assessment of proposal

The cricket ground will be relocated to a site immediately to the north of the existing site (Higgin Meadows).

The indicative area of the new cricket ground provided by the applicant is 3.5 ha, the existing functional cricket ground area is 1.15ha (cricket pitch plus ancillary facilities) so in theory this would provide a better quantitative replacement. It is unclear whether the 3.5ha proposed is the functional part of the site or includes landscaped areas etc. Further information is required to establish the existing cricket ground area and what ancillary facilities are on site, and those proposed.

No Feasibility Study (Agronomists Report) has been submitted with the application that clearly identifies the replacement site as suitable and viable to accommodate a cricket ground. The Feasibility Study should identify the soil structure, topography, existing drainage etc and any constraints that would affect pitch construction with indicative costs. Any subsequent reserved matters application will need to provide a full pitch specification based on the findings of the Feasibility Study.

Other than a statement the replacement cricket ground will be designed and constructed to England and Wales Cricket Board (ECB) standards no other detail has been provided. The

draft s106 does not include the replacement cricket ground. Sport England will need to see the s106 redrafted to include timescales of delivery and the design principles that any reserved matters application will need to incorporate.

This proposal will need to meet the second criteria of paragraph 74 of NPPF and the following Sport England exception to policy:

'E4 - The playing field or 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'.

Further Information Required

The applicant is only applying for the principle of development not the full details but to establish the principle Sport England require further information:

1. Details of existing cricket ground area (sqm) and ancillary facilities, and proposed cricket ground area (sqm) and ancillary facilities.
2. Feasibility study (Agronomists Report) of the site to make sure it's 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.
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.

In light of the above, Sport England **objects** to the proposal until further information is submitted and a s106 is agreed with Sport England containing details of the replacement cricket ground.

Should your Council be minded to grant planning permission for the development then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the National Planning Policy Guidance the application should be referred to the National Planning Casework Unit.

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

Yours sincerely



Creating a sporting habit for life

Fiona Pudge.

Fiona Pudge
Planning Manager

Tel: 07747 763534

Email: Fiona.Pudge@sportengland.org

