

Bury MBC

FAO: Dean Clapworthy

By email

9th December 2024

Town & Country Planning (Development Management Procedure) (England) Order 2015

Application Reference: 70284

Site: EAST LANCs PAPER MILL CRICKET CLUB, Cross Lane, Radcliffe M26 2RF

Proposal: Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 400 dwellings, relocation of cricket pitch, including a pavilion, practice nets and scoreboard and including all details required to discharge the following conditions from application 67597; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 (WSI for Archaeology); 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 20 (Invasive Species Report); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan).

Sport England Reference: PA/24/NW/BUR/66570

Thank you for consulting Sport England in relation to the additional information for the above application.

Summary: Sport England **currently maintains its objection** to this application as it has not been broadly demonstrated to meet our adopted Playing Fields Policy and NPPF Para. 103 in the discharge of condition 37.

A full summary and potential resolution is set out below.

Additional Information:

- Cover letter from Garry Goodwin, Morris Homes dated 6th November 2024 (with specific reference to Condition 37)
- ELPM Development Programme 04/10/2024
- Drawing 22166 / SK224 – Cricket Ground Drainage Strategy & External Levels Layout Plan sheet 1 of 1
- Phasing Plan PP-01 Rev D

- Planning Layout PL0-04 Rev L

Sport England – Statutory Role and Policy

As set out in response sent 16th July 2024.

The Proposal and Impact on Playing Field

As set out in response sent 16th July 2024.

Assessment is made against the Playing Fields Policy Exceptions E1- E5 as follows:

As set out in response sent 16th July 2024.

Outstanding Issues Update:

Condition 37 requires details of a timetable of delivery and requires a Scheme which includes ‘a programme of implementation detailing when the existing cricket club facility will be taken out of use, when the replacement cricket club will be implemented.’ The applicant has provided further information to attempt to satisfy these requirements.

Sport England has consulted with the ECB who have advised that:

“There are two issues – Firstly the proposal for starting the cricket ground isn’t until the spring of 2026 which means cricket wouldn’t be played on the new ground until 2028. Cricket ground construction is unique given the growing seasons and therefore it would be more beneficial for works on the ground construction to start in summer/autumn 2025.”

Sport England could not agree to the unavailability of the cricket facility for the length of time stated and agree with the ECB that the works to re-instate should be commenced sooner than spring 2026.

In addition the ECB have made comments in relation to drainage:

“Secondly the drainage diagram doesn’t show a secondary drainage system. We have previously seen a document which shows this.”

Sport England have previously agreed with the ECB’s advice in terms of the submitted Agronomy Report by PSD. The condition requires a Scheme which includes ‘A written specification of soils structure, cultivation and other operations associated with grass and sports turf establishment based on the results of the assessment carried out pursuant to the feasibility and agronomy report prepared by PSD Agronomy Labosport Group, dated 12th July 2018);’ Sport England have previously agreed that providing the work is carried out to ECB standards as indicated within the Inset of Drawing 1149-002 Rev R, Sport England can recommend discharge of this element of the condition. The latest drainage information does not relate to this drawing – 1149-002 Rev R – and as such there are concerns regarding how the pitch will be delivered to a suitable standard.

Conclusions and Recommendation

Having assessed the proposal against Exception 4, Sport England is of the view that currently condition 37 is not recommended for discharge as the drainage information and timetable for delivery is not considered satisfactory for the delivery of cricket.

As such, currently the proposal does not meet the requirements of the Playing Field Policy Exception 4 as set out above and paragraph 103 of the NPPF however Sport England needs to **maintain its objection** to the discharge of the entirety condition 37 until the already approved drainage scheme and appropriate programme of implementation has been submitted.

Sport England – Additional Advice

Sport England promoted the use of Active Design to encourage activity in everyday lives and further advice to inform the final design of the proposal can be found here:

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

Any further information or correspondence should be forwarded to planning.north@sportengland.org

I would be happy to discuss any of the above with you if it is of assistance to do so.

Yours sincerely

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