

Bury MBC

FAO: Dean Clapworthy

By email

13th January 2025

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 **withdraws its previous objection** to this application as it has been broadly demonstrated to meet our adopted Playing Fields Policy and NPPF Para. 104 through the submitted information to discharge condition 37.

The applicant is advised to continue discussions with the ECB through the condition discharge process once the site investigation results and remediation are known.

A full summary is set out below.

Additional Information:

Email trail provided by LPA case officer dated 23rd December 2024.

- ELPM Development Programme 04/10/2024
- Drawing 22166 / SK224 - E 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 and has met with the ECB to confirm the delivery and timing of the replacement cricket facility.

Sport England has consulted with the ECB who have advised that they are now happy with the proposal and assurance provided through the submitted details and subsequent meetings. They are also comfortable with the formal acknowledgement of the secondary drainage although it has been explained that more information cannot be shared presently given the need for site investigations and remediation but would welcome further consultation once the results of the SI and proposed remediation are known.

Conclusions and Recommendation

Having assessed the proposal against Exception 4, Sport England is of the view that the information as submitted is considered broadly satisfactory for the delivery of cricket and the submission element of condition 37 can be recommended for discharge. As the proposal broadly meets the requirements of the Playing Field Policy Exception 4 and paragraph 104 of the NPPF, Sport England **withdraws its previous objection** to the discharge of the submission element of condition 37.

The applicant is advised to continue discussions with the ECB through the condition discharge process once the site investigation results and remediation are known.

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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