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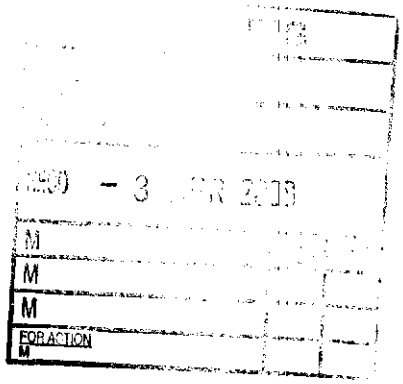

Planning Statement - including PPG17 Assessment:

South Manchester Cricket Club (SWMCC)
Ellesmere Road, Chorlton, M21 0SG

Rationalisation of pitch space and development off Brantingham Road

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1.0 Introduction

1.1 This statement sets out details of the proposal, background to the cricket club and relevant planning policy including sports pitch (PPG17) issues.

2.0 Background

2.1 The attached planning application relates to the rationalisation of land at the cricket and bowls club. The release of ancillary area of sports pitch for housing, is required by the club to facilitate essential works required by the club and to enable the club to keep operating.

2.2 The cricket pitch is very uneven with humps running along the wicket at either end of the square. The training nets are repeatedly vandalised rendering their use difficult. When they can be used the training nets are positioned on the junior wickets for senior and junior training, this is not ideal as the wickets deteriorate quickly as a result. New improved and secure nets will enhance practice, improve performance and enable practice for longer spells throughout the year. This will benefit existing and future players at the club.

3.0 Proposed Development

3.1 The proposal is for fourteen houses arranged as seven pairs of semi detached dwellings. The houses front onto Brantingham Road and have vehicular access to the side. Each house is two storeys with the roofspace utilised. Exemplars for the layout come from the immediate area, which contains two and three storey properties in a mixture of terraces and semi-detached layouts. A new treescape will be created along Brantingham Road. The design rationale is explained in the accompanying design and access statement.

3.2 Importantly, the scheme involves a reconfigured cricket pitch that will stay the same size; the square and boundary size will remain the same. This will be achieved by moving the cricket pitch to the south freeing up unused and surplus land to be developed for housing. The proceeds will be put towards enhancing the offer of cricket at the club including;

- improving the cricket pitch at the club, ensuring a level pitch which will help to continue to attract cricketers to the club
- improving covers at the cricket pitch
- installing new and improved training nets
- training nets will be secured from vandalism
- possibility of providing cricket equipment for juniors

3.3 The layout and design of the proposed housing and enhancements to the cricket pitch development are shown on the submitted plans. The application also includes:

- Design and Access Statement
- Code for Sustainable Homes Pre-assessment
- Tree Age and Condition Survey
- Landscaping Scheme
- Waste Management Strategy
- Crime Impact Statement
- S106 Heads of Terms

3.4 In drawing up the application SWMCC have consulted with organisations and individuals.

4.0 Pre-Application Consultation

4.1 Prior to submitting the application the club have consulted with and taken advice from:

- Cricket Members of SWMCC
- General Members of SWMCC
- Sport England NW Office (Mathew Rushton & Brian Green)
- Manchester City Council Planning Officers
- Greater Manchester Police Architectural Liaison
- Local Residents
- Chorlton Civic Society
- Ward Councillors

5.0 Planning Policy Issues - Cricket Pitch/Sport England

5.1 In accordance with PPG17 SWMCC consulted with their members on the proposed development prior to drawing up plans for development of housing. Initially SWMCC consulted members regarding club finances and releasing land for housing fronting Brantingham Road. A majority of members voted in favour of seeking to release a strip of land for housing.

5.2 SWMCC then carried out detailed consultation with cricket members of the club. The aim being to find out whether cricket members supported the rationalisation of the pitch and which facilities they required upgrading.

5.3 The cricketers at the club responded and support the proposal to improve the playing pitch, covers and net facilities at the club. The cricketers also commented that:

1. The club pitch, as existing and proposed, is appropriate at this location as the 1st XI team are in the Premier League of the Manchester Association.

2. There are four senior teams and U12, U14, U15, U18 teams.

3. The pitch is used on weekends and on evenings by SWMCC teams. The pitch is occasionally used by local schools.

4. Membership at the club is currently high, an improved pitch surface, nets and covers are required to maintain a good level of interest in playing cricket at the club.

5. New secure practice nets will be safe from vandalism and will save the wickets from additional use through practice.

6. The cricketers consider that new wickets will be able to be prepared over the close season for the start of the next season.

5.4 Consultation within the club showed a need for improved facilities, which this planning application will deliver.

Manchester UDP

5.5 As well as considering the design and layout of a scheme the Council has policies to control aspects of the use of land including the protection, where appropriate, of recreational land. The intended housing site is, for planning policy purposes, recreational land. The Government have guidance in PPG17 on recreational land, which is of relevance to the application. The Council's planning policy, policy L1.2, states:

> "Existing outdoor sporting facilities and recreational areas will be protected from development unless appropriate replacement facilities can be provided in advance or it can be shown that adequate facilities exist within the local area. Opportunities will be taken to improve the range and quality of facilities, especially in inner areas of the city. The provision of all-weather pitches will be encouraged as a means to both extend and improve the quality of provision so long as this is consistent with the protection of residential amenity. New facilities should be located where they can be easily served by public transport."

5.6 We contest there will be adequate facilities at the club; the same pitch size will be reinstated with additional and improved facilities introduced.

PPG17

5.7 The companion guide to PPG17 sets out how local authorities can use the planning system to help deliver accessible, high quality and sustainable open spaces and sport and recreation facilities which meet local needs and are valued by local communities. Consultation within the club has shown the need for improved facilities and that the replacement pitch of the same dimensions will enhance the cricket offer at the club.

5.8 Paragraph 15 of PPG17 states that such planning permission should not be granted unless:

i. the proposed development is ancillary to the use of the site as a playing field (eg new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location OR
iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field

5.9 If one criteria is satisfied the development passes this test. The land proposed to be developed for housing is surplus to sporting needs of the club and its development will facilitate essential cricketing benefits at the club. The benefits being offered to the cricketing facilities would support the existing recreational use and provide facilities for enhanced recreational use. We consider the scheme complies with policies within PPG17.

Sport England

5.10 Sport England's policy is similar to the position of PPG17 on playing pitches. Essentially it is one of opposition to any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field unless, in the judgement of Sport England, one of the following specific circumstances applies:

- E1 - A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

- E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

- E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

- 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 the development.

- E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

5.11 Our proposition is that the development, releasing land for housing is in accordance with criteria E3, E4 & E5 of the above exception clauses in that :

- E3 – the loss of land is a small proportion of the overall land take of the club and the pitch will be relocated and re-laid to a superior quality. The new covers and net facilities are required by the club and together with junior equipment will significantly enhance the offer of cricket at the club.
- E4 – the new relocated cricket pitch will be the same size but will offer an improved level playing surface.
- E5 – the relocation of the pitch will produce an enhanced playing surface and useable net facilities.

Consultation with Sport England NW Office

5.12 SWMCC have consulted with Sport England prior to the submission of the application. Sport England have advised they support the proposal on the basis that it complies with exception policies E3 and E4 of Sport England's Playing Fields Policy 'A Sporting Future for the Playing Fields of England'. Sport England commented in response:

"If we were consulted on the proposals through a formal planning application we would therefore not object to the proposals. The proposals would significantly benefit the cricket club providing new and enhanced facilities without loss to the playing field or detriment to the cricket club".

5.13 We consider the sports related planning issues have been addressed through the submitted application.

6.0 Pre-Application Consultation with Local Residents

6.1 On the 14th March 2008 letters and comment forms were sent to all houses adjoining and facing the site. Ward Councillors and the Chorlton Society were also consulted over the scheme. A copy of the letter and comment forms sent out are provided within Appendix 1 of this statement.

6.2 As at 28th March 2008 one response had been received from a local resident explaining their objection to loss of cricket activity and loss of existing view. As explained above cricket activity will not be lost at the site, in fact the proposal will allow for improved cricket facilities. A right to a view is not protected under planning law however we consider the design and layout to be in keeping with the character of the area.

7.0 Other Planning Policy Issues

7.1 The planning policy issues of sports and principle of partial redevelopment at the site are dealt with within the preceding sections. This section considers the remaining policy matters principally concerning use and layout of the development.

Proposed Uses

7.2 Relevant planning policies of the Adopted MCC UDP are:

- H1.2 Housing
- H2.2 Housing
- H2.5 Housing
- H2.7 Housing
- DC7.1 New Housing Development
- CB1 General Policy
- SPD Guide to Development in Manchester

7.3 Also of relevance are the following Communities & Local Government Publications:

- PPS3 Housing, effective as development control policy from 1st April 2007
- By Design
- Safer Places – Planning and Crime Prevention
- Manual for Streets

Principle of Residential and Additional Residential Units at the Site

7.4 There are no policies restricting additional housing numbers at the site. The proposed fourteen units will provide residential accommodation in a sustainable location. The Design and Access Statement identifies that this site is in a sustainable location; whilst residential amenity of neighbouring occupiers is assured. The density proposed accords with Council and National planning guidance in seeking to maximise site density without limiting residential amenity. The submitted application achieves these general objectives.

High Standard of Design

7.5 Policies H2.2 and H2.7 require that new housing schemes are to a good design and make positive contributions to the character of the city. As identified within the Design and Access Statement and presented on the application drawings a high standard of design is submitted.

7.6 The proposed housing development will incorporate energy efficient measures and will meet the Code for Sustainable Homes Grade 3 rating as evidenced in the submitted pro-forma and Design and Access Statement.

7.7 Section 38 of the 2004 Act advises that planning applications must be determined in accordance with the development plan unless material considerations dictate otherwise. Manchester City Council has published the Supplementary Planning Document – A Guide to Development in Manchester, which is material to the decision.

Guide to Development in Manchester SPD

7.8 The SPD provides general guidance across the city. Chorlton as an area is not considered although Edwardian and inter-war areas are discussed in general terms. Section 2 of the SPD deals generally with character and context.

7.9 Neighbourhoods should contain a mix of housing (para 2.45 & 2.46). This application proposes one housing type however planning officers have advised the lack of family housing within south Manchester, hence the proposed housing only proposal. Apartments

were proposed as part of an earlier pre-application scheme; these being deemed by officers as not appropriate at this location.

7.10 Infill developments should enhance the neighbourhood and street scene (para 2.53). With the general design, landscaping and ensuring cars can be parked away form the front of the units; the submitted application would enhance the streetscene.

7.11 The proposal complies with Government guidance within the Manual for Streets, By Design and also Safer Places – Planning and Crime Prevention. The proposal also complies with Government planning objectives in PPS1 and the detailed guidance within PPS3 (Housing).

7.12 PPS3 Housing also advises Councils to prepare housing strategies to 'plan, monitor and manage' to inform applicants about the type and size of accommodation required for their area. No development plan documents are in place as required by Paragraphs 22 and 38 of PPS3 to inform developers about required size of households for market housing.

7.13 In terms of affordable housing PPS3 requires that local planning authorities set out targets for affordable housing in their area. Where such targets are not evidenced by the LPA PPS3 advises that the national target of 15 is the applicable trigger. This scheme proposes 14 units, as such affordable housing is not required.

7.14 The application complies with the guidance within Paragraph 69 of PPS3. Generally the application complies with PPS3 in that it:

- The proposed housing is in accessible and sustainable location
- The design and layout makes efficient and effective use of land, including the submitted innovative approaches to help deliver high quality outcomes
- The application has produced a design led approach to car parking
- The development relates well to the surroundings and with landscaping enhances the streetscape
- Density is at an appropriate rate of dwellings per hectare

8.0 Conclusion

8.1 As can be seen by the attached plan the size of playing pitch would remain the same with a greatly enhanced playing pitch and ancillary playing facilities resulting; as such appropriate replacement facilities will be provided as required by the policy framework. The proposed development is in accordance with the requirements of

Sport England and generally PPG17. The scheme has been drawn up in consultation with local stakeholders. The proposal will enhance the streetscene and comprises development of high quality energy efficient family homes together with provision of improved cricket facilities.

Appendix 1 Copy of Letter and response form submitted to local residents 14th March 2008

Date

Dear Residents

South West Manchester Cricket Club, Brantingham Road Frontage, Chorlton-cum-Hardy, Manchester

We are inviting you to consider our proposals for developing the Brantingham Road frontage of our club. We propose to apply for planning permission for 14 houses (7 pairs of semi detached) on land fronting Brantingham Road. The semi detached houses would front Brantingham Road where the existing concrete panel fence is.

The cricket pitch and bowling green will not be removed as a result of the development.

We will be able to improve cricket facilities at the club as a result of the development.

The plans are available at the club house to view any day of the week from 12:00 until we close in the evening.

We have enclosed a form for you to fill in if you have any comments to make about the proposed plans. You can drop the form in at the club house or post it back to us. We hope to apply for planning permission in the near future.

Yours faithfully

South West Manchester Cricket Club

Response to proposed development of Brantingham Road frontage

Once you have viewed the plans this form can be hand delivered to us at the Club or by post to:

South West Manchester Cricket Club
Ellesmere Road
Chorlton
Manchester
M21 0SG

I have seen the plans for the proposed housing development of the Brantingham Road frontage at South West Manchester Cricket Club and
Comment as follows:

I/we object. (tick box) ☐

You can provide reasons if you wish:

I/we support the proposal. (tick box) ☐

You can provide reasons if you wish:

I/we have no comments to make. (tick box) ☐

Your Name:

Your Address: