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## **DESIGN & ACCESS STATEMENT & POLICY & SUPPORTING STATEMENTS**

**For**

### **PROPOSED CHANGE OF USE TO 'JUBILEE (PLAYING) FIELD' TO CREATE A DEDICATED 'COLTS' GROUND WITH CHANGING FACILITIES AND ASSOCIATED WORKS**

**At**

**'JUBILEE FIELD', LAND SOUTH OF  
NORTHWOOD CRICKET CLUB  
DUCKS HILL ROAD  
NORTHWOOD  
MIDDLESEX HA6 2NP**

#### **DESIGN & ACCESS STATEMENT**

#### **ASSESSMENT**

##### **Generally - Current Site – Locational Context**

The application site is located on the Western edge of the urban area of Northwood. The application site is geographically approx. 1.0km from Northwood (which sits to the South-East), the application site being located close to the junction of Rickmansworth Road/A404 and Ducks Hill Road with access via Northwood Cricket Club entrance and grounds.

This location is immediately surrounded by open fields but beyond which to the North and East, the area is generally residential in character including a variety of dwelling types and flats. To the South and West, the area is mainly Green Belt and is generally open including Mount Vernon Hospital and The Riverside Club. There appears to be no heritage policy of Tree Preservation Order designations affecting the site, which has a Public Transport Accessibility Level (PTAL) of 2.

The application site, notwithstanding the principally silvery Green Belt location, is served by good vehicular road networks with Rickmansworth, Watford and the M25 a short drive hence.

There are 29 bus stops within 1.0km of Northwood Cricket Club, the nearest being 127m distant on Rickmansworth Road.

Underground train stations are located at Northwood Station (1.6km to the South East), Moor Park (2.6km to the North), Northwood Hills (2.9km to the South East), Rickmansworth (4.2km to the North West) and Pinner (5.3km further to the South East) all on the Metropolitan Line. London Overground is accessible from Rickmansworth (4.2km to the North West) and from Carpenders Park (6.0km to the East).

The site is located on the West side of Ducks Hill Road, approximately 100m to the South-West of its junction with Rickmansworth Road and immediately South of Northwood Cricket Club's ground. It lies within the Green Belt and is generally open and it is understood to be used intermittently for recreation purposes (but does not at this time contain any formal playing pitch provision) with only limited significant trees to be found within the naturally established tree & hedge lined site boundary. Furthermore there is an attenuation pond to the South.

The existing recreation ground known as 'Jubilee Field' freehold is actually owned by 'National Playing Fields Association' but which was gifted subject to a 999 year Lease effective from 11 February 2004 Lease to 'The Trustees of Northwood Community Sport For All' (representing the church, school(s) and resident association(s)) for this area to be held in trust for recreational use by the wider community as directed by the Trustees. Notwithstanding the foregoing, the site was only formally recognised as a 'playing field' on 19 January 2023 by virtue of a Certificate of Lawful Use under App Ref: 77394/APP/2022/3594. As a consequence of the not inconsiderable cost of maintaining the area, the existing recreation ground appears largely underutilised and overgrown, likely due to only intermittent maintenance. Furthermore the Trustee's only appear to coordinate limited recreational use of this area throughout the year.

### **Generally - Current Site – Specific Topographical Context**

The subject site is generally notionally lower than the existing Cricket Club grounds at its adjoining boundary and furthermore the subject site slopes both from North to South and from West to East.

The subject area additionally contains a modest dimension attenuation pond/reservoir to the South East corner understood to receive surface water from the hospital grounds (upstream) to the North West beyond the site (via pipe(s) embedded beneath and traversing the subject area running from North-West to South-East). The aforementioned surface water attenuation pond/reservoir is understood to discharge to a further series of surface water attenuation ponds/reservoirs beyond the subject site (downstream) further to the South East.

Attenuation ponds/reservoirs are features deliberately included as part of the overall sustainable drainage system for an area to effectively catch and temporarily retain heavy rains & storm water run-off in order for the flow into the actual surface water drainage system or point of ultimate discharge to be regulated/attenuated at peak times, in order to avoid flooding downstream. There appears to be nothing apparent to suggest that the existing configuration is not appropriate and effective.

Demarcation between the current Cricket Club grounds and the subject area is provided by a 1200mm high rudimentary wire & deteriorating timber fence on the boundary and a largely poor quality self-seeded tree & hedge/shrub line immediately within the subject site.

Demarcation to the Western boundary appears largely to be provided by a partially collapsed wire & deteriorated timber fence line on the boundary and a largely poor quality and unkempt self-seeded tree & hedge/shrub line atop an approx. 1.0m high grassed embankment encroaching within the subject site, the tree line extending beyond to the boundary and the adjacent grounds. A limited number of trees considered significant were noted in close proximity to this boundary within the subject area which should be retained.

Demarcation to the South is largely provided by remnants of former fencing/gates and a largely poor quality and unkempt self-seeded tree & hedge/shrub line which appears to have become established.

Demarcation to the Eastern boundary appears largely to be provided by a 1200mm high wire & timber fence line on the boundary and a largely poor quality and unkempt self-seeded tree & hedge/shrub line immediately within the subject site area. Immediately beyond this boundary is a substantial impermeable hardstanding car park serving an adjacent commercial facility.

The grounds immediately surrounding the attenuation pond area appear to additionally fall away more swiftly toward the attenuation pond (from about 7-10m distant). The area immediately surrounding the attenuation pond also appears subject to more pronounced and sustained saturation/flooding. A far larger area surrounding the attenuation pond is populated by largely poor quality and unkempt self-seeded trees & hedge/shrubs. Furthermore the actual attenuation pond appears to have no defined perimeter or protection from edge collapse/soil erosion, noted as an apparent and ongoing issue particularly to the North West aspect of the attenuation pond where the edge is far less well defined.

By reference to the Lead Local Flood Authority (Hillingdon Council) data available online, this existing site location is regarded as having a very low risk of surface water flooding.

Given the foregoing the existing site appears largely under-utilised at present and furthermore that without a pro-active approach to its ongoing use and maintenance, the condition of the site will continue to deteriorate.

### **Proposed Site – Current and Proposed Use in Context**

The rationale behind the tabled proposal is driven by a desire to create a dedicated 'colts' facility to enhance the existing level of focused recreational facilities provided by the existing Club and to relieve pressure & overuse of the existing outdoor facility.

To put this into context the main and only cricket pitch/square is currently overused by adults at the weekends and by the 'colts' during the week, which makes it very difficult for the Grounds Staff to carry out repairs and watering as it is in constant use mid-April to end-July.

A dedicated separate 'colts' ground will enable the Club to put some of the under 10's A & B, the under 11's, the under 13's A & B matches onto the dedicated 'colts' ground and when the Club has fixture clashes of the under 15's, when the under 17's & under 19's play, they can now accommodate them on the dedicated separate 'colts' ground.

The above proposal will then enable the Grounds Staff the necessary time to fully and effectively maintain both the existing ground alongside the dedicated separate 'colts' ground. The intention is not to create additional demand but to improve the existing facility/venue for all who currently use it, in addition to providing the school (who currently walk to the site under teacher supervision to use the grounds), the church and the wider community a better and less periodically saturated surface for their sports day and occasional usage.

Notwithstanding the above, the addition of a dedicated separate 'colts' ground will enable the Club to play a couple more friendlies for the younger age groups, say 2No additional events for the 3No younger age groups, so provisionally 6No additional events in total distributed across the 3 months not currently being utilised for other activities. Therefore any adjustment to traffic flows should be negligible.

It should be appreciated that the Club currently accommodates some 125-150 colts including approximately 13 girls, currently engaged in mixed gender training and sporting activities. In addition to the above, it is understood that the girls have expressed a desire to form a gender specific (all female) squad for competition against other gender specific (all female groups), which the Club are keen to diversify & promote, and which this additional provision will make possible.

Additionally, it is understood that discussions are currently in hand with St Helen's School, Eastbury Road, Northwood HA6 3AS to offer the intended additional facility for coordinated use by their female team(s) to promote competitive female cricket.

As aforementioned, Jubilee Field was intended to be retained, maintained and utilised for recreational purposes by the church, school(s) and the wider community, but as a direct consequence of the lack of ongoing maintenance to Jubilee Field (which is not an inconsiderable ongoing cost) the existing recreation ground appears largely overgrown, intermittently saturated and unkept, making such secondary use undesirable if not almost impossible in its current form. As a direct consequence of the delay in implementing the previously outlined proposals, most recently the Cricket Club hosted a school sports day on the existing outfield, which otherwise is unlikely to have happened.

### **Proposed Site – Previous Refusal of Consent & Adjustments**

Discussions prior and the previously issued refusal of Planning Consent under Application 77394/APP/2023/3220 appeared in my Professional Opinion to be promoted on a number of issues which it is considered that the current amended proposals directly address, namely:-

- The creation of a remote (albeit intended as a recycled, low impact) structure to provide dedicated changing facilities sufficient only to exclusively serve the new provision was considered too remote and therefore inappropriate development in the Green Belt;

Following guidance, an amended location and configuration of the proposed dedicated changing facility provision has been promoted immediately adjacent/annexed to the existing pavilion in satisfaction of this contention such that the context of the Green Belt should remain principally unaltered;

Additionally the opportunity has been taken to offer discrete, natural screening to the relocated existing storage facility currently provided on site, to further enhance the visual amenity of the Green Belt from Jubilee Field and without;

- The previously proposed widespread provision & use of caissons was considered inappropriate development in the Green Belt, were suggested to be uncharacteristic and therefore constituted inappropriate harmful development;

The extent and use of caissons has been significantly reduced, to only the area bounding Jubilee Field from the existing attenuation pond, where the provision is clearly necessary for recovery of lost ground due to the significant existing localised sloping site and which has been advised will as a consequence provide ecological net gain and nesting opportunities not previously provided by virtue of the very nature of this structural form;

Following guidance, all other areas will be graded to accommodate any variation in the finished ground levels to promote a characteristic and natural appearance consistent with this Green Belt location, in satisfaction of this contention;

- It was suggested that the proposals did not provide sufficient ecology information to confirm that the proposals would not result in adverse impact;

The adjusted proposals by their very nature and amended scope are intended to result in ecological net gain, which is corroborated and supported by the submitted Preliminary Ecological Assessment (PEA) and the subsequently prepared Ecological Mitigation, Enhancement and Management Plan (EMEMP) in satisfaction of this contention;

- It was stated that the Application failed to justify the intended loss of specific trees and hedging and outline appropriate protective measures to offer safeguards and was therefore considered inappropriate;

The amended proposals are considered to provide sufficient justification for the intended loss of questionable quality & durable specimens together with sufficient offset in their nominal relocation & replacement with healthy specimens to mitigate any loss and of measures to be adopted to offer appropriate safeguards, as indicated both on the submission drawings and as supported by the submitted Tree Survey Report (TSR), Arboricultural Method Statement (AMS), Arboricultural Impact Assessment (AIA) & Tree Protection Plan (TPP) in satisfaction of this contention;

Additionally the amended proposals have been structured such that the character, appearance and openness of this Green Belt location should largely remain unaltered;

Additionally the measures to be adopted, as outlined in the aforementioned support documents, are intended to clearly offer ecological net gain as a consequence of the proposals and should offer an opportunity for new and existing trees & flora to thrive;

- The proximity of sport safety fencing to the existing tree canopy was considered inappropriate and perceived to result in harm to retained specimens;

Following guidance, the position of sport safety fencing has been adjusted and relocated sufficiently beyond the tree canopy in satisfaction of this contention;

On the foregoing basis, having in our opinion satisfied all concerns raised, it is considered that these adjusted proposals should be considered worthy of support.

## **Proposed Development**

The existing recreation ground known as 'Jubilee Field' (which was subject to a Certificate of Lawful Use under Ref: 77394/APP/2022/3594) is understood to have been gifted (as aforementioned under the provisions of a long Lease) to and is held in trust for recreational use by the current Trustee's (representing school(s), the church and the wider community), which despite a change of intended ownership (with the Club intending to adopt the existing/new Lease of this area), this Application seeks to support and perpetuate hereafter. The Club intends to create additional accommodation/facilities to the existing Cricket Club to enable creation of a dedicated 'Colts' cricket ground adjacent to their existing facility. Furthermore it is intended, as part of the acquisition agreement, that the Trustee's will retain the ability hereafter to intermittently utilise this area for their coordinated purposes (serving school(s), church and the wider community) alongside the intended Cricket Club use.

An overriding objective within the design process was to achieve the effective use of the area for the intended purpose (subject to achieving appropriate dimensional parameters) but without detracting from the aesthetic of the location or the openness of the current open space and both the local and the wider Green Belt and to achieve same without perceived or actual adverse effect upon the nature and general context of the existing setting.

In this regard and in order to facilitate the intended use the proposals generally comprise:-

- In order to address the aforementioned discrepancy in surface levels from the existing facility grounds to and across the subject site (together with the additionally included and enhanced areas) to a more acceptable arrangement, it is intended to achieve a more gradual change in levels to facilitate a more sustainable and functional use. The whole of the site area is therefore intended to be subject to re-grading of the surface to offer a more consistent and uniform finished surface level as indicated on the existing and proposed drawings. This change in ground level will consequently offer reduction in the banking to the West of Jubilee Field and will enable the outfield to extend to the North to the relocated hedge/tree line;
- In conjunction with the foregoing and in order to alleviate saturation/flooding, thereby maximising use of the proposed area throughout the season and beyond, the regrading of the subject area is intended to be provided with a suitably permeable substrate to more efficiently discharge surface water from and across the site to the existing attenuation pond. However it is not intended to give rise to an increase in demand;
- In conjunction with the foregoing, the existing concrete vehicular hardstanding is to be entirely removed and the fullest extent of this area consolidated, regraded and provided with a permeable 'Grass Track' or similar commercial quality grassed hardstanding to facilitate the ongoing vehicular traffic & parking, whilst enabling commercial deliveries, all as existing. Notwithstanding the aforementioned ongoing functional nature of this arrangement, this will result in the perceived continuation of Jubilee Field to the hedge/tree line as existing (despite same being repositioned to this boundary as indicated). This will result in the existing visual nature and character of the area being maintained despite the proposals;
- The majority of the Northern Jubilee Field boundary, comprising crude fencing and largely poor quality self-seeded tree/shrub line between the subject site and the existing Cricket Club Grounds is to be removed; a modest area being retained and reinforced to the North/West to offer greater obscurity to the existing (nominally repositioned) metal storage containers. A new variegated, indigenous hedge as indicated is to be recreated on a relocated line to offer improved and more sustainable quality and which further should maintain the visual nature and character of the area. This additionally offers an opportunity to increase the outfield to facilitate a more sustainable use;
- The generally poor quality trees within the Northern hedge line are intended to be replaced on the new line, with mature good quality specimens as indicated to offer an enhanced and more sustainable environment. Additionally the provision of same, despite their nominal relocation, will seek to offer visual continuity of the existing aspect in terms of the nature and character of this open space, despite the modified use and nominally adjusted location, without stark or abrupt interruption;
- The grounds immediately surrounding the attenuation pond area are to have the existing poor quality and unkempt self-seeded tree/shrubs tidied/reduced.

Additionally without loss of volume or changes in water level to the existing surface water attenuation pond to the perimeter where appropriate (and most significantly to the North/West aspect/elevation of the existing attenuation pond) is to be contained (preventing further soil erosion/collapse) in an appropriate fashion with the existing & resultant discrepancy in height being appropriately addressed by including a retaining structure of stone filled gabions and appropriate immediate edge protection to prevent falls in view of the change in level.

The foregoing is intended in order to enable the significantly sloping, saturated/flooded, localised area adjacent the attenuation pond to be recovered in conjunction with the aforementioned re-grading and substrate improvements for the residual subject area to enable enhancement of the 'Colts' outfield to this area;

- Provision of a 10.0m high discrete fence is proposed to the northern boundary (in accordance with the recommendations of the Boundary Risk Assessment Report), is to be established on the perimeter as indicated on the plan, clear of the tree canopy to fully and effectively separate the existing and proposed pitch areas, to the fullest extent of this effective internal boundary;
- To the fullest extent of the boundary to the West, the area within the subject site is to have the largely poor quality self-seeded tree/shrub line within the subject area reduced to enhance the proposed 'Colts' outfield area and is to additionally benefit from provision of a new 10.0m high discrete fence line as indicated on the plan, clear of the tree canopy (in accordance with the recommendations of the Boundary Risk Assessment Report). Additionally the circa 1.0m high grassed embankment is to be reduced in conjunction with and by virtue of the aforementioned general re-grading, surface water drainage improvements and tree line reduction but with the existing residually exposed repose retained. This will, as a consequence enhance the 'Colts' outfield to this area without apparent or visual alteration;
- To the fullest extent of the boundary to the South, the area within the subject site is to have the largely poor quality self-seeded tree/shrub line within the subject area reduced to enhance the proposed 'Colts' outfield area and is to additionally benefit from provision of a new 10.0m high discrete fence line as indicated on the plan, clear of the tree canopy (in accordance with the recommendations of the Boundary Risk Assessment Report);
- To the fullest extent of the boundary to the East, the area within the subject site is to have the largely poor quality self-seeded tree/shrub line within the subject area reduced to enhance the proposed 'Colts' outfield area and is to additionally benefit from provision of a new 10.0m high discrete fence line as indicated on the plan, clear of the tree canopy (in accordance with the recommendations of the Boundary Risk Assessment Report);
- All trees, and sufficient sub-strate surrounding same, deemed to be significant and worthy of retention are to be adequately protected both during the works and hereafter all as directed in consultation with the appropriately appointed Arboriculturalist;
- The existing metal containers are to be locally re-sited as indicated on the plan, being mounted on 'Ground Screws' of a design and configuration suitable to minimise any actual or perceived adverse substrate impact;
- Additionally in the provision of an appropriately sited single storey limited dimension structure (reflective of the existing Cricket Club pavilion characteristics and materials for sake of visual consistency) sufficient to accommodate dedicated 'Home' & 'Away' Colts Changing Rooms with integral toilets and shower facility in close proximity to the existing pavilion.

In this instance, appropriate mains drainage and services shall be drawn directly from the existing Cricket Club Pavilion. In this instance it is intended to create this facility using external materials to resemble the existing Cricket Club Pavilion aesthetic and appearance;

- In addition to the effective upgrade of the ecological well-being of the existing trees & hedges, the proposals are additionally intended to offer significant ecological enhancement as a consequence of the proposals, namely:-
  - In the creation of at least 1No reptile refugia and hibernacula in an agreed location;
  - In the supply and installation of 2No (crevice dwelling bat) bat boxes within the retained mature trees in agreed locations. To be installed 3-5m above ground level facing the south or south westerly direction with a clear flight path to and from the entrance, away from any artificial light source;
  - In the creation of not less than 2No brash piles or installation of hedgehog houses in agreed remote, shady locations;
  - In the supply and installation (in strict accordance with the manufacturer's recommendations) of not less than 1No general purpose bird box positioned within retained mature tree(s) in agreed location, 3.0m above ground level where sheltered from prevailing winds, rain and strong sunlight;
  - In the creation of not less than 1No Beetle Bank and or dead wood pile in an agreed remote location; and
  - In conjunction with the creation of the gabion wall retaining structure separating the attenuation pond from the operational areas, coordinate appropriate attenuation pond perimeter landscaping and implement an agreed pond management plan/strategy as set out within the Ecological Mitigation, Enhancement and Management Plan or as otherwise directed by the duly appointed Biodiversity Champion.

The foregoing has been outlined on the proposal drawings in sufficient detail such that the proposals should not adversely affect or alter the natural silvery and open nature of the existing area, nor should this give rise to a significant change in the nature and effectiveness of this area as Green Belt, other than offering significant ecological enhancement to same. The proposals also only include the addition of further structure sufficient to facilitate the intended ongoing outdoor usage, but in a form and proximity in-keeping with the nature and materials of the existing pavilion and following the principals of the guidance previously laid down by the Planners.

It is intended to create this development without detraction from the nature of the Green Belt and/or the existing open space whilst enhancing the existing Cricket Club facilities without adverse effect upon the Trustee intermittent ongoing commitments for recreational use of this area by school(s), the church and the wider community.

The proposal seeks to maintain and compliment the established recreational use of this area in a form such that the existing Cricket Club facilities will be enhanced without adverse effect upon this predominantly open and natural setting.

It is considered that the proposals are compliant with recognised policy in such a location and is complimentary to the open and wooded setting and intended use.

The scope of actual development is considered entirely proportionate and is only that considered reasonably necessary to facilitate the primary external recreational use of this area and should therefore be worthy of support.

The proposals are not intended to give rise to a significant increase in accommodation or use likely to place extra demand upon the area, traffic levels, parking and infrastructure; it is simply intended to provide a more comprehensive ongoing use and functionality of this site sufficient to provide the Club, school(s), the church and the wider community with a more managed and long term sustainable use of the area as aforementioned, whilst maintaining the Trustee's intermittent ongoing commitments.

It is considered that all of the foregoing design constraints and requirements have been discussed and considered fully within this strategy and are suggested to be indicative of the nature and context of this submission, being worthy of support.

The approach adopted in this instance should afford the proposals a tangible benefit to the Club and the wider community without any harmful impact on the visual or ecological nature of the wooded, open space and Green Belt setting of the existing environment.

## **EVALUATION**

The forgoing assessment overlaps significantly with the evaluation process with constant review, design, consideration and re-appraisal forming a fundamental part of the initial combined assessment and evaluation/strategy process in establishing a basis for justification for the application sites intended alteration and ultimate use.

In evaluating the potential design parameters to be applied, consideration has additionally been given to the surrounding topography, vegetation, proximity to the neighbouring properties/grounds and the intended use and dimensional requirements in addition to the ultimate design and overall aesthetic appearance. Construction materials and the nature & appearance of the setting were also explored fully prior to and in conjunction with the production of this application.

Additionally in evaluating the potential design parameters to be applied, detailed consideration has additionally been given to the Officer's Recommendations and the basis and content of the previously issued Notice of Refusal under Application 77394/APP/2023/3220 dated 17 July 2024 and the numerous email discussions giving rise to same. The adjusted proposals contained herein are considered to comply with the same.

In consideration of the above, the proposed site is considered sufficient to adequately accommodate the creation of the proposed development as outlined without adverse effect.

Given the foregoing assessment/evaluation process findings, the proposals in this instance are considered to be entirely rational and appropriate for enhancement of the existing facility to provide for a sustainable and efficient Club and community use. It is considered that the scale and scope of development is entirely in keeping with policy and should be worthy of the Authority's support in the form indicated.

## **DESIGN**

The proposed design is considered to be sufficiently detailed on the submission drawings and is considered to be sufficiently well structured so as to portray a characteristic appearance without being imposing or inconsistent within the site or surrounding area, but which is reflective of an appropriate and sustainable use.

## **USE**

The existing plot comprises an area of recreation open space as formally recognised by the Certificate of Lawful Use. The proposals simply seek to enhance this use and provide a tangible focus for the plots ongoing and sustainable use in conjunction with the adjacent Cricket Club following the same principals. The proposed development is intended to remain entirely in keeping with the current usage and should present no conflict or adverse effect upon the nature and appearance of the site, the Green Belt or its wider setting.

The proposed development will seek to enhance the existing use as aforementioned and offer a significant improvement in the facilities provided by the Club, school(s), the church and the wider community without significant increase in overall concentration of use and is entirely consistent with recognised policy and the ongoing visual characteristics of the area. It is considered that this should not give rise to any disturbance or intrusion into the existing aesthetic upon completion of the development works, nor should the proposals give rise to concern on grounds of the diminutive built form to be created, especially when considered in terms of necessity and the wider site retention for a more effective and sustainable use in addition to the overall ecological nett gains to be made.

Access to the proposed development for both pedestrian and vehicular purposes will be via the existing Club grounds, predominantly in the current manner. The siting of enhancements to the proposed development are situated sufficiently distant from major or even minor road junctions, accesses and other natural obstructions such that the proposal should not give rise to conflict or adversely affect upon same. The limited built form to be created will appear in close proximity to and consistent with the existing pavilion and should have the same natural backdrop.

## AMOUNT

Initial evaluation of the site would suggest that the proposed development is entirely sufficient, with the enhancements suggested, to afford a minimal but effective 'colts' ground and associated facility to serve the club, local school(s), the church and the wider community. This is considered to be entirely in proportion with the site and the predominantly 'retained' appearance of the silverne aesthetic and open Green belt appearance and should not give rise to significant visual conflict or contrast. It is considered that the site is of a sufficient size and arrangement to adequately accommodate the proposed development without any effective loss of visual amenity or perceived open space/Green Belt.

The development including the enhancements previously outlined propose an effective and sustainable ongoing use for this site sufficient to safeguard it's long term future. The scope of the enhancements suggested should not be adversely perceived from without and should not result in any adverse effect to the existing function and form of this location. Furthermore the constructed form is considered entirely appropriate and diminutive in stature whilst deriving materials and style from the existing pavilion, which should appear entirely consistent in this instance. Furthermore the structure will be provided with services derived in tandem with the existing pavilion. The structure is limited to only that considered necessary to service the predominantly external recreational use of the primary site area under consideration and is in any event considered to be entirely sympathetic and consistent with the external appearance of the existing pavilion, thereby offering consistency of form and proximity.

Notwithstanding the limited external gabion retaining structure to the attenuation pond (which reports confirm will offer an enhanced habitat environment/opportunity) and safety fencing erections, it is noted that the proposed changing rooms structure forms a gross external floor area addition of less than 60.0sqm, which within the context of the overall Jubilee Field site area of circa 8,268sqm, the existing Cricket Club grounds of circa 17,600sqm and relative to the adjacent existing pavilion structure (of circa 330sqm) should be considered diminutive if not almost insignificant in context. Furthermore, the intended creation of facilities sufficient only to service the proposed 'colts' ground should be considered entirely reasonable in this instance and in keeping with policy.

Given the established and proposed use hereafter in this instance (by the Club, local school(s), the church and the wider community), the built form and it's subservient positioning should be considered entirely reasonable and proportionate in this instance and which should prove worthy of support.

## LAYOUT

The design provides for rational enhancement/addition to the existing Club facilities by adoption and enhancement of this area and the plot is considered adequate to accommodate the intended and existing use. It is considered that the arrangement has been suitably configured and detailed within the submission documents such that any perceived harm has been entirely mitigated and furthermore that the proposals offer considerable ecological nett gain.

## SCALE

The proposals have been arranged and designed consistent with the scale, topography, tree lined nature and general location of the existing plot with the entirety of the existing area perceived after development to be retained predominantly intact. The nature of the external built forms in this instance are considered to be predominantly natural in appearance and which should add a harmonious and homogenous narrative to the overall appearance of this location upon completion of development. The scale of the built form in terms of its height, external dimensions and proximity to the existing pavilion are considered constitute minimal actual impact upon the nature and character of the area given the overall context, but entirely appropriate to provide sufficient supporting facilities to the new creation. The position of the built form has been specifically coordinated for its juxtaposition to the existing pavilion (in accordance with previously stated guidelines), which is reflective of the pavilions longitudinal appearance, but with same simultaneously remaining modest and diminutive alongside same and being additionally set against the more dominant natural tree lined backdrop, as is the existing pavilion.

It is suggested that this is adequately reflected in the drawings/visual details submitted in this respect.

## LANDSCAPING

The general principle of the proposed landscaping to be implemented in this instance is specifically detailed on the existing and proposed drawings and is considered to be sufficiently self-explanatory in this regard.

Additionally attention is specifically drawn to the arboricultural and ecological input, namely:

- The Tree Survey Report/Arboricultural Method Statement;
- The Arboricultural Impact Assessment;
- The Tree Protection Plan;
- The Preliminary Ecological Appraisal; and
- The Ecological Mitigation, Enhancement and Management Plan.

The development intends for the necessary enhancements to be implemented as stated therein for the proposals to offer a considerable ecological nett gain, whilst maintaining the existing context and natural setting to remaining predominantly unaltered. All external materials to predominantly have a weathered appearance where possible.

## APPEARANCE

The rationale of the proposed development is to achieve a fully functioning facility (eliminating site specific limitations – discrepancies in level & gradient, recovery of site extremities and redressing localised ground saturation) whilst appearing to have only made modest external enhancements and visual enhancements such that the aesthetic and openness remains largely unaltered.

The proposed facilities and external materials are intended to be modest, but reflective of the existing pavilion to offer continuity of development within a naturally subservient position. The drawings which accompany this application indicate the scale, appearance and layout of the proposals.

## ACCESS

Pedestrian and vehicular access to the site will be via the existing Club as indicated. Access to the facilities will be consistent and compliant with the requirements of Building Regulation Part M (appropriate for the ambulant disabled). Similarly all new door apertures to the exterior and interior within the proposed development areas shall be fully compliant with the aforementioned Part M.

## PLANNING STATEMENT

The following is offered in support of the proposals. This seeks to draw upon current salient policy and planning guidance in order to provide justification and support for the proposals, but should not in any way be considered exhaustive.

### Planning Policy Commentary

It is accepted that Para 147 of the NPPF (2023) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It is accepted that Policy G2 of the London Plan and Policy DME14 of the Local Plan:Part 2 (2020) mirror this Policy and furthermore it is appreciated that Policy EM2 of the Local Plan: Part 1 (2012) outlines that proposals for development in the Green Belt will be assessed against National and London Plan policies.

Para 149 of the NPPF (2023) states that construction of new buildings is inappropriate in the Green Belt, however, para 149(b) states that an exception to this is the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation ...; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

The proposals are for the effective use of an underutilised parcel of Green Belt land (now formally recognised as a playing field on 19 January 2023 by virtue of a Certificate of Lawful Use under App Ref: 77394/APP/2022/3594) for use as a 'colts' cricket ground in connection with the use of the adjacent site as an established Cricket Club. It is considered that the proposals comply with the above Policy exception and have been deliberately proposed on the basis that in general the openness of the Green Belt and visual aspects are preserved hereafter.

Furthermore that the external works to be executed and the additional diminutive structure to be erected are considered to be only those regarded as absolutely necessary to facilitate the existing/change of use as a dedicated outdoor sport facility and an area for ancillary outdoor recreational use. On this basis, it is understood that the aforementioned Policy has been complied with and that the proposals should be worthy of support on this basis.

Para 150 of the NPPF (2023) states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. Specifically this is confirmed to include e) material changes in the use of land (such as changes of use for outdoor sport or recreation ...)

It is important to appreciate that the existing recognised use is as a playing field. The proposals merely seek to offer a dedicated and sustainable use in conjunction with the adjacent Cricket Club, whilst maintaining the current and ongoing intermittent recreational use commitments thereby expanding the desirability and preserving the facility hereafter. It is considered that the proposals do not amount to a significant change in use and furthermore comply with the above Policy intent and have been deliberately proposed on the basis that in general the openness of the Green Belt is preserved hereafter and should not give rise to conflict on this basis.

Policy EM5 of the Local Plan: Part 1 (2012) outlines that the Council will safeguard, enhance and extend the network of sport and leisure facilities.

The proposals seek to comply with the intent of this Policy by expanding upon and safeguarding the existing facility hereafter.

Policy DMCI 2 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) states that:-

- A. Proposals for the refurbishment and re-use of existing premises for community facilities will be supported.
- B. Proposals for the provision of new community facilities will be supported where they:
  - i. are located within the community or catchment that they are intended to serve;
  - ii. provide buildings that are inclusive, accessible, flexible and which provide design and space standards that meet the needs of intended occupants;
  - iii. are sited to maximise shared use of the facility, particularly for recreational and community uses; and
  - iv. make provision for community access to the facilities provided.
- C. New cultural facilities that are expected to attract significant numbers of visitors should be located in Town Centres.

The proposals intend for creation of a dedicated 'colts' cricket ground with intermittent school(s), church and the wider community use is considered to comply with the requirements of Policy DMCI 2 and should therefore be worthy of support by the Authority.

Policy D3 of the London Plan (2021) states, *inter alia*, that "development proposals should enhance local context by delivering building and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions."

The proposals do seek to enhance the local context in accordance with the aforementioned Policy, being fully respectful of its setting and nature as part of the Green Belt/open space, whilst seeking to more readily define this location as one providing the good quality facilities to service both the primary sport focus as a dedicated 'colts' cricket ground and provide enhanced facilities for local school(s), the church and the wider community use. The proposals are considered to comply with the requirements of Policy D3 and should therefore be worthy of support by the Authority.

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

It is considered that the proposals comply with the intent of Policy BE1, within the confines of the context of the site and current Green Belt Policy and should be considered worthy of support by the Authority.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i. harmonising with the local context by taking into account the surrounding:
  - scale of development, considering the height, mass and bulk of adjacent structures;
  - building plot sizes and widths, plot coverage and established street patterns;
  - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
  - architectural composition and quality of detailing;
  - local topography, views both from and to the site; and
  - impact on neighbouring open spaces and their environment.
- ii. ensuring the use of high quality building materials and finishes;
- iii. ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv. protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v. landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

It is considered that the proposals comply with the intent of Policy DMHB 11, as far as possible within the confines of the context of the site, the existing associated structures and current Green Belt Policy and should be considered worthy of support by the Authority.

Policy DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) requires that new development is high quality, sustainable, adaptable and harmonises with the local context. Landscaping and tree planting should enhance amenity, biodiversity and green infrastructure. Development proposals are required to provide a landscaping scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

The submission details are considered to fully detail the extent and scope of the proposals (including existing and proposed level, adjustments to the topography and built forms) pertinent to the aforementioned Policy and are suggested to fully comply with the aforementioned Policy as far as the confines of the context of the site and current Green Belt Policy permits.

It is suggested that the proposals provide for a high quality, long term, sustainable use of the subject area combined with good design, drawing inspiration and continuity from the existing adjacent structures and furthermore it is suggested that the proposals have met, and where possible exceeded, the aforementioned Policy as far as possible, such that it is suggested that the proposals should be considered worthy of support.

Policy DMHB 11 B) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that development proposals should not adversely impact upon the amenity, daylight and sunlight of adjacent properties and open space.

**The sport safety fencing is intended to be:-**

Net World Sports - Socketed semi-permanent 'Stop That Ball' - Ball Stop Net & 10.0m (30.0 ft) Posts to the entirety of the perimeter as indicated on the proposed Plan, comprising:-

- Semi-permanent Stop That Ball™ System comes with removable ground sockets;
- System is a maximum 12ft (3.7m) tall once in the ground;
- 32mm diameter poles are made from 1.2mm thick galvanised steel;
- Ground sockets measure 450mm long and are manufactured from extremely durable steel;
- Poles feature a scratch-resistant, black powder coating for protection against rust;
- Black netting made from 2mm HDPP twine;
- 48mm knotted mesh netting is UV stabilised for outdoor use;
- Netting features a knotted design and is specially bonded for added strength, allowing it to withstand maximum impact;
- 6mm border rope is fully edged for increased strength and fray protection.

Fullest anticipated extent indicated on the proposed plan to a maximum height of 10.0m.

The sport safety fencing should have negligible resultant adverse or visual impact/effect upon either the subject site, adjacent premises and grounds or indeed upon the contained & surrounding natural environment and ecology. It is considered that the visual impact will be negligible. It is considered that the necessity to provide appropriate fencing to prevent the escape of projectiles from the site can be more than offset by the benefit to be derived from the sites long term, sustainable and ongoing use to both the Club and the wider community.

## **ARBORICULTURAL ASSESSMENT**

Attention is specifically drawn to the Arboricultural & Ecological Support Documents as aforementioned which form part of this submission and which have been prepared specific to these proposals and which it is suggested supports the assumption that implementation of the proposals is intended to have only negligible immediate effect upon this location and the character of the area in general, and that over the longer term this provide scope for improvement and growth within the retained tree stock notwithstanding the ecological nett gain to be achieved by implementation of the proposals.

The support documents contains details of appropriate protective and associated measure such that the retained and proposed elements will be safeguarded hereafter.

## **ECOLOGICAL ASSESSMENT**

Attention is specifically drawn to both the Preliminary Ecological Appraisal and the Ecological Mitigation, Enhancement and Management Plan prepared specific to this site which supports the assumption that implementation of the proposals will have no adverse ecological effect upon the existing environment and that by implementing appropriately detailed measures, considerable ecological nett gain can be achieved.

## **HIGHWAYS**

The site and proposals are considered sufficiently remote from the actual Highway such that this aspect is not considered worthy of further or more detailed consideration.

## TRANSPORT STATEMENT

The following narrative is confirmed by direct reference to the Chairman/Club records and is considered sufficient to clarify the following:-

- **Q - Approximate anticipated current attendance figures over say an average week indicated on a daily basis:-**
  - **Q - Generally (distinguishing between daytime and evenings);**
  - **Q - During a planned adult cricket event;**
  - Adults = On Saturdays from noon for adult matches we'd generally have 26 players/umpires/scorers with say 2-10 spectators;
  - No colts activities on Saturdays;
  - Later in the evening we will have players from other elevens return to the clubhouse but typically the maximum at any one time would be approximately 40 persons in total, but generally more likely 25 persons as various parties will come and go during this period;
  - Total traffic in and out during the day across 11 hours of say a maximum of 55-60 persons.
  - Adults = On Sunday about 30 persons in total between 1:00pm – 8:30pm
  - **Q - During a planned adult cricket event where colts are also in attendance (training or in the nets);**
  - Colts don't coincide with adults. By the time the Adult Sunday match takes place the colts Sunday training session has finished and they will have gone;
  - Colts – Friday 5:00pm – 6:30pm. Typically 25 colts & 12 adults;
  - Colts – Friday 6:30pm – 8:00pm. Typically 25 colts & 10 adults;
  - Colts – Sunday 9:30am – 11:00am. Typically 20 colts & 8 adults;
  - Colts – Sunday 11:00am – 12:30pm. Typically 15 colts & 4 adults;
  - Colts – Sunday Match 10:00am – 12:00noon. Typically 22 colts & 8 adults;
  - **Q – During a planned social event;**
  - A planned social event may attract say 50-60 persons generally all adults with half a dozen older colts.
  - **Q – Deliveries including refuse collections;**
  - One refuse collection each week otherwise no regular deliveries, but intermittent at say no more than one per week;
  - **Q – Include within the above visiting teams and guests;**
  - Included;
- **Q - An indication of vehicle movements to and from the site similarly on the above basis including, if possible, an indication of the duration of stay;**
- Adult Sat pm say 15 vehicles stay approx. 7 hours for half and a further 2-3 hours for the remainder.
- Approximately 20 other cars may come and go between 7:30pm and 11:00pm
- Sunday typically approximately 14 cars;
- Colts will be approximately 50% of attendees on Sunday although many are simply dropped off;
- **Q – Can you offer an indication of the number of parking spaces currently on site;**
- We have huge parking that never gets tested. We probably have space to park up to 75 cars but never need to;

- **Q – Can you offer an indication of how the aforementioned adults/colts currently travel to and from the site (car, coach, bus, train, tube, etc);**  
Some walk as they live very local, a few take the bus, but the majority come by car;
- **Q – How will the proposed increase in facilities with the new colts ground affect the foregoing numbers and vehicle movements;**  
As aforementioned there will be zero change other than if we play 6No extra colts friendlies which will be negligible in comparison;
- **Q – Any other aspects that you consider may be relevant to mention;**  
Intermittent school use of the site is by virtue of a 'walking bus' under the supervision of the school's teaching staff, so no actual transport impact. Otherwise nothing else which could be considered significant.

As aforementioned, it is not intended to generate an increased demand and/or traffic flow as a consequence of the development, it is intended simply to achieve a more sustainable occupation use, whereby the existing and proposed cricket pitches can be fully and effectively maintained throughout the season.

It is considered that the current level of on-site parking far exceeds the current demand (with no recorded on-street parking) and that even with nominal additional traffic generated by a limited number of additional 'friendlies', this should still prove to be more than sufficient to accommodate any demand within the overall site confines. It is suggested therefore that the current status of on-site parking and vehicle movements as a consequence of the development will remain largely the same and consequently will not be an issue or worthy of further consideration.

Hillingdon Local Plan: Part 2 Policy DMT 6 requires that new developments will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. In this regard, the aforementioned confirms that the proposal is in accordance/compliant with the requirements of this Policy.

Hillingdon Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. In this regard the proposals are anticipated to have only a negligible if any addition to the current demand and as such the aforementioned confirms that the proposal is in accordance/compliant with the requirements of this Policy.

Given that the existing external recreational use of the subject site and the external sport use of the adjacent site is already established and furthermore that as traffic demands are not anticipated to significantly increase (if at all beyond that currently experienced) and that the current on-site parking provision far exceeds both the current and any ultimately anticipated demand, further consideration of traffic movements in this regard is considered unnecessary on the basis that the proposals clearly comply with and exceed Policy.

## FLOOD RISK ASSESSMENT

As aforementioned, by reference to the Lead Local Flood Authority (Hillingdon Council) data available online, this site location is regarded as having a very low risk of surface water flooding.

Given that the proposals are predominantly for regrading of the site sufficient only to address localised surface saturation of the subject site, without tangible alteration to the context, composition or nature of the area under consideration and as the proposed built form addition is to comprise such a negligible portion of the development to the rear of the existing pavilion (effectively higher ground), the flood risk is considered to remain as very low risk and consequently further consideration of same and the preparation of a formal and detailed flood risk assessment is considered entirely unnecessary.

## **OTHER CONSIDERATIONS**

It is not anticipated that the nature of the proposals will generate an additional demand for cycle parking and storage.

Policies EM5 and DMEI 2 of the Local Plan, indicating a reduction in carbon emissions and encouraging the use of renewable energy is noted and full consideration will be given to this aspect in compliance with Policy and Building Regulations relative to the site specifics.

Review of the proposals and consideration of the Pre-App Response received would suggest that the proposals will not generate demand for a s106 or CIL commitment.

Statement Dated: 29 October 2025

Statement Prepared: Colin Hulott MRICS DipSurv  
Abstrkt-Dsign