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# Design and Access Statement

New single storey outbuilding for changing rooms at
Endon & District Cricket Club,
Post Lane,
Endon,
Staffordshire,
ST9 9DU

## INTRODUCTION

Endon CC is a family-orientated club, seated at the heart of the Endon and Stanley community it serves. The club caters for all standards of players, both junior and senior. Recent promotions have seen the club's First Team ascend to Division One of the NSSC allowing junior players to watch and learn from a wealth of talented players who populate all three of the club's senior teams. It is a primary aim of the club that junior products are offered senior opportunities as and when they become ready for the challenge. Many former and current Endon juniors currently play for one of the three senior teams. Women's cricket has been an important part of the club's structure, since its inception in 2011. The club has prided itself on the production of talented female players and the present Ladies' softball team has attracted many local mums, wives and girlfriends to its highly successful ranks.

The site lies close to the village of Endon and close to the Caldon canal. The site consists of the cricket pitch, pavilion, small storage building and parking. Recently new practice nets have been erected.

The site is a protected open space and lies within the Green Belt. The site does not lie within a Conservation Area nor within the curtilage of Listed Building.

The north and eastern roadside boundaries are well vegetated with mature vegetation. Mature vegetation is also located along with western site boundary.

The site is adjoined by fields and residential properties.

## PROPOSED WORKS

The plans propose a single storey outbuilding for changing rooms for the cricket players. This is proposed in addition to the existing player facilities.

The building would be rectangular with a length of 18m and depth of 5.3 m. It would provide 3 separate team changing rooms, including one suitable for the disabled. The largest two changing rooms would be self contained with a WC and 3 shower cubicles. All the changing rooms would have a separate external access door.

The building would also include a new small plant/store room.

The building would be clad in timber and have a shallow monopitched roof of metal.

The building would be sited in the south western corner of the site. This is at the rear of the site away from the highway and a considerable distance from the nearest residential neighbour.

The additional changing rooms are required to meet an existing demand at the club. At present there are 3 senior men's teams, and 7 junior teams (mixed boys and girls) and 2 women's handball/soft ball teams. These already use the present facilities to their full extent and some players have to arrive and leave after matches/training without changing.

The Club wishes to expand its teams by one more senior mens team.2 more junior teams and create a new women's cricketteam. It is not possible to achieve these and expand recreational provision without additional changing rooms.

**PLANNING HISTORY**

SMD/2021/0470 – Lay new permeable hardstanding – Approved – 09/12/21

SMD/2022/0459 Practice nets - Approved

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

C2 Sport Recreation and Open Space

Supplementary Planning Guidance/Documents

Design Principles
Staffordshire Moorlands Design Guide (2018)

National Planning Policy Framework

Section 8: Promoting Healthy and Safe Communities
Section 12: Achieving Well-designed Places
Section 13: Protecting Green Belt land
Section 15: Conserving and enhancing the natural environment.

Planning Policy analysis - summary

LP Policy SS1 Supports the provision of quality local leisure facilities. LP Policy SS10A states that the Green Belt will continue to have strict control over inappropriate development, with exceptions only as defined by Government Policy.

LP Policy DC1 requires development to be well designed and reinforce local distinctiveness, including by design and materials. LP Policy DC3 requires the protection and enhancement of the local landscape by resisting prominent intrusions in the countryside and supporting developments which conserve or enhance biodiversity.

LP Policy C2 refers to the Council's Playing Pitch Strategy, which is addressed further elsewhere in this statement. C2 states that new sport and recreation facilities should be is an accessible and sustainable location. Furthermore, it states that The Council supports the improvement and extension of existing sport and recreation facilities in order to increase use and availability, such as changing facilities,

providing the scale is related to needs, do not adversely affect neighbours and do not impact on the openness of the Green Belt.

One of the Local Plan 's Evidence base documents is the Staffordshire Moorlands Playing Pitch Strategy and Action Plan 2017. This document's vision is to maintain and improve the District's sport and leisure facilities by ensuring there are sufficient facilities to meet current and future demand. Aims 2 and 3 of this plan is to enhance and provide new outdoor sports facilities and ancillary facilities.

The playing Pitch Strategy states that Endon Cricket Club has a requirement to expand changing facilities and create new ancillary facilities to accommodate demand. Specifically, reference is made to the fact that the existing facilities are outdated and inadequate, with just 2 small changing rooms and one communal shower. This Strategy states that this presently restricts access by female teams and is inadequate for the size of the club.

**GREEN BELT**

The application site is located within the Green Belt, where development is strictly controlled. Policy SS10 states that development in the Green Belt will only be permitted where it is in accordance with national policy. The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149.

Criteria 149(b) allows for "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; 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 first consideration is therefore whether the proposals relate to an appropriate facility for outdoor sport and recreation. The application site relates to Endon Cricket Club which is an outdoor sports provider. The existing facility does not currently provide sufficient or adequate changing facilities for players. The need for additional team changing rooms is identified in the Staffordshire Moorlands Playing Pitch Strategy and Action Plan 2017. Accordingly, the plans are considered to be appropriate in principle and clearly related to the existing use of the site.

The second test is whether the proposed facilities preserve the openness of the Green Belt. By virtue of satisfying the test of being an appropriate facility, some loss of openness is considered to be deemed by its very nature. Openness is not defined but it is accepted that it has both visual and spatial components.

The new building would be sited towards the south western corner of the site, adjacent to an existing store and site boundaries, and close to the recently approved training nets. The siting of development adjacent to a site boundary, and existing built form is considered to be an appropriate location which reduces the spatial and visual impact of the development on openness.

The NPPF identifies the purposes for including land within the Green Belt at paragraph 138. One such purpose is to safeguard the countryside from encroachment, which is considered to be the most relevant purpose in the consideration of this application. The application proposals would be confined to the existing extent of the sports pitch and would not result in any wider encroachment beyond the planning unit. Furthermore, as observed above, the proposals would be appropriately sited in the context of existing built form and site boundaries. The proposals would not conflict with the purposes of including the land in the Green Belt.

Policy C2 states that the provision of high quality recreational open space by implementing and supporting schemes that will protect, provide and improve the quantity, quality and accessibility of open space will be promoted, and that existing areas of recreational land will be protected from development.

It is therefore considered that the application proposals represent appropriate development within the Green Belt.

The application proposals would deliver a facility which is complementary to, and associated with, the existing use of land as a cricket pitch. The proposals would encourage further and more flexible participation in the use of the site and would therefore help to improve the quality of recreational provision.

**DESIGN**

Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Development should “be of a high quality and add value to the local area” and “be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance”.

Policy DC3 states that development should protect and where possible enhance local landscape. Development which would lead to a prominent intrusion into the countryside should be resisted, while development which respects and enhances local landscape character should be supported.

The application proposes a low slung building clad with timber which would be sited at the western corner of the application site which is the furthest distance from the public highway. This would be viewed in the context of an existing store and the site boundary.

The building would be constructed with a metal framework and without traditional internal and external walls to minimise construction costs. It is not therefore a truly permanent building.

It is considered that the design and siting of the proposed development would not cause undue harm to the character and appearance of the landscape.

## AMENITY

Policy DC1 requires development to “protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution”.

The proposals are sited an appropriate distance from neighbouring dwellings to not cause harm through loss of daylight, overbearing, or outlook. The proposals are associated with the existing use of land and it is considered that the development would not give rise to an unacceptable level of noise and disturbance to nearby residents.

## HIGHWAYS AND PARKING

The application site is appropriately serviced by off-street parking which is sufficient to meet the demands of the development.

## CONCLUSION

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF.

The ‘Playing Fields Strategy’ adopted as part of the Local Plan specifically refers to the need to increase changing room facilities. This will meet child safeguarding requirements and allow retention and expansion of the cricket teams.

The design and siting are considered to be satisfactory in context.