Planning Statement

Barton Seagrave Cricket Club Ground Improvements

Barton Seagrave Cricket Club, Barton Road, Kettering

April 2015
# Contents

1. Introduction 2
2. Extension of Cricket Field (Scheme of Working) 4
3. Flood Risk Assessment 7
4. Barton Seagrave Conservation Area and Cultural Heritage 9
5. Plans 10
1. **Introduction**

1.1 Barton Seagrave Cricket Club is located off Barton Road and has 75 members who generally reside in the locality. The cricket club offers a team sport for all ages and sexes. Since 1997, the club has had an active youth policy, encouraging youngsters to take up the sport, and has run several youth teams each year in the Wilson Browne Youth League since that time. This is in addition to the two Saturday adult teams who play in the Northamptonshire Cricket League (NCL) and the mixed age mid week team who play in the Geddington Mid-Week Cricket League.

1.2 The NCL is committed to encouraging all clubs in the County to improve their facilities and operates a ground grading system. The Barton Seagrave Cricket Club is unable to play in divisions requiring a higher grade due to the excessive slope and undulations on their outfield. Therefore, even if the club has players of sufficient ability to progress higher, they would be held back due to the poor ground grade. This in turn affects their ability to retain players who show true potential – particularly youngsters. At all levels in the NCL, which comprises 15 divisions, are players who began their career at Barton. Their hope is that with better facilities, the club would be able to retain such players and hence move up through the divisions.

1.3 The club has been in existence playing on this same ground for over 100 years and the committee feels that to retain interest in the club, it has to offer better facilities if it is to attract more players and supporters from the community, and be able to hold on to those who join. With Kettering East development plans now coming to fruition, the club can reasonably expect that an increase in the number of residents in the
immediate locality will result in more players looking to join a local cricket club – if the facilities match their expectations.

1.4 Redrow Homes as part of their willingness to make tangible contributions to community projects, are aiding the Barton Seagrave Cricket Club by improving their grounds. The ground at present has a noticeable slope on the western sector of the playing area and the proposal is to import suitable inert materials as an engineering operation utilising materials from Redrow's Castle Fields housing development 1km to the south-east (the Castle Field housing development is off St Botolph’s Road) supplemented by materials from other building/construction projects in the vicinity.

1.5 It is proposed that the works would commence immediately after the end of this coming playing season (i.e. after early September 2015) and would be completed over a 6 week period. The importation of material itself can be undertaken over a four week period within that timescale.
2. Extension of Cricket Field (Scheme of Working)

2.1 The existing soils from the playing area will be carefully stripped using mobile plant and temporarily stockpiled as shown on the attached Drg N° BS/15/02 Revision A; with the soils from the existing cricket square separately stored (within mound T2). The material to be imported will consist of clean sub-soil materials and will be delivered to the site using 20 tonne capacity HGV's and carefully deposited across the area required to be improved. The existing access onto Barton Road will be used for the temporary period and any minor modifications to the access will be rectified after the works are complete.

Proposed HGV Route to and from Redrow Homes development.

2.2 It is anticipated that typically 3 HGV's will transport the material to the site on a return load basis for a 4 week period between the hours 7am to 6pm Monday to Friday and between 7am and 1pm on Saturdays and it is envisaged that typically 45 loads could be delivered in a day. To ensure there is no impact from noise all HGV's and mobile plant (to strip and replace the soils) will all be fitted with "White Noise" reversing alarms that can only be heard in the immediate vicinity of the machine.

2.3 With the works undertaken in the late summer period there is no requirement for artificial lighting that can on occasion be a cause for complaint.
2.4 Once the material has been deposited, it will be levelled and the soils previously removed will be reinstated to their original thickness and the area re-seeded in the autumn to allow sufficient time for a good grass sward to develop before the next playing season in 2016. The soils from the “square” will be separately replaced, rolled and seeded.

2.5 The access to the site is from Barton Road and all HGV’s delivering material to the project from the Redrow Castle Field housing development will do so travelling from the west, turning right into the existing gateway. Barton Road at this point is in excess of 10m wide and has the benefit of a “ghost island” and therefore HGV’s will not impede other traffic whilst waiting to turn into the site. Barton Road at this point has a 30mph speed limit imposed further adding to the safety of the operations. Good visibility is available in both directions as HGV’s will exit the site.

Existing Site Access off Barton Road

2.6 Clear signage will be erected at the site access point to warn pedestrians of the temporary increased traffic and the HGV drivers will be given clear instructions to give way to users to the footpaths in that immediate vicinity. Footpath HL2 is located to the north of the cricket ground (and the proposed re-grading works) and this will be retained in-site and not impeded in any way throughout the duration of the works.

2.7 HGV’s will be inspected prior to leaving the site and a roadsweeper will be employed to assure that any detritus carried onto the public highway will immediately be cleared.

2.8 The material to be imported will be clean previously undisturbed in-situ soils and as such will be regulated under the provisions of the CL:AIRE protocol and accordingly there will be no requirement for an Environmental Permit to be sought from the

Existing Site Access off Barton Road
Environment Agency. The material will be independently inspected and certified as being fit for purpose fully in accord with the accepted protocol.

2.9 The Planning Practice Guidance (2014) recognises the importance of playing fields (ID 37) and that the provision of such areas is seen as an important component in the achievement of sustainable development. Whilst this is an existing and well-established cricket ground, its improvement should likewise be viewed in a positive manner especially as the engineering works are for an extremely limited period whereas the improvements will be long lasting.

2.10 The use of surplus material from the Castle Fields housing project being employed in a beneficial manner is wholly consistent with the sustainable development objectives of the National Planning Policy Framework.

2.11 The proposed works can be undertaken within a very limited timeframe and with little, if no impact upon the local community with the regrading operations being in excess of 150m from the nearest group of residential dwellings. The resultant improvements to the cricket ground will provide an enhanced playing surface for the enjoyment of those participating or indeed watching the games in the future.
3. **Flood Risk Assessment**

3.1 The proposed works lie within Flood Zone 1. Notwithstanding the area of “activity” (i.e. the regrading of the cricket ground excluding the access road) is less then 1ha consistent with the Environment Agency’s general standing advice the following aims to provide a Flood Risk Assessment (FRA) in line with the requirements of the Planning Practice Guide (2014)(PPG). The FRA generally follows the format recommended in the guide and the following sections are consistent with the general advice within that document.

3.2 The below drawing obtained from the Environment Agency website confirms that the proposed development lies away from Flood Zones 2 and 3.

3.3 The Planning Practice Guidance advises that “a *Level 1 Assessment should be carried out in local authority areas where flooding is not a major issue and where development pressures are low. The Assessment should be sufficiently detailed to allow application of the Sequential Test to the location of development and to identify whether development can be allocated outside high and medium flood risk areas, based on all sources of flooding, without application of the Exception Test.*”

3.4 The sequential, risk-based approach to the location of development “is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible. Application of the sequential approach in the plan-making process, in particular application of the Sequential Test, will help ensure that development can be safely and sustainably delivered and developers do not
waste their time promoting proposals which are inappropriate on flood risk grounds. According to the information available, other forms of flooding should be treated consistently with river flooding in mapping probability and assessing vulnerability to apply the sequential approach across all flood zones.”

3.5 The area in question is currently a cricket ground surrounded by permanent grassland.

3.6 The proposed works are wholly confined within Flood Zone 1 and is in excess of 1km from the nearest Flood Zone 3 area and 15m above that flood level (as shown on the plan above).

3.7 The scheme will not generate any additional run-off as following the regrading works the same use will be replaced (i.e. grass cricket ground surrounded by permanent grassland).

3.8 The influence of climate change is not relevant given the time limited nature of the development.

3.9 The project area will be returned to permanent grassland on completion of the re-contouring works after the infilling and regrading works which will be completed within a six week period. Land gradients will be similar to those that existed prior to the site being developed and there will be no increase in either the volume or rate of runoff from the site.

3.10 The proposed works at the site lie within Flood Zone 1, and are not at risk of flooding from fluvial or any other sources. The area will be returned to a cricket ground following regrading works. During the envisaged works, the area will not be at risk from flooding and the operations will not add to flood flows. There will be no increased risk of flooding elsewhere.
4. Barton Seagrave Conservation Area and Cultural Heritage

4.1 The Barton Seagrave Conservation Area was designated in 1988 by Kettering Borough Council in order to conserve the essential historic character of the village.

4.2 The village has given its name to an extensive area of housing, the core of the original village remains in much of its original form centred on St. Botolph’s Church and Barton Seagrave Hall.

4.3 In addition to the statutorily listed buildings such as the Grade I listed Parish Church, former Rectory (Grade II*), the Manor House and Rectory Cottage, there are a number of other buildings within the village which make a notable contribution to its character and appearance. Moreover, there are several open spaces and mature trees within and adjoining village which make a significant contribution to the setting of the buildings and the environment of the area generally.

4.4 The boundary of the Conservation Area for Barton Seagrave was drawn so as to include all the buildings and significant features, including open space, which contribute to the character of the village.

4.5 The proposals for the improvement to the playing surface at the Barton Seagrave cricket ground does not involve the demolition of any buildings whatsoever, nor the removal of any trees or historic boundary walls.

4.6 The proposals consist essentially of a simple engineering operation for an extremely limited period involving HGV’s delivering material to the site over a four week period and that material being levelled off.

4.7 The existing cricket ground is located within what has been identified as a historically and visually important open space and the realigned cricket ground will not adversely impact its character or openness, nor the setting of any listed buildings within the immediate vicinity of the works.

4.8 The archaeological character of Barton Seagrave is well recorded. Iron Age/Romano-British archaeology has been found with evidence of settlement to the west of Polwell Lane whilst a Roman Road is suspected to traverse the area of the cricket ground.

4.9 Due to the potential archaeological interest within the application site, an archaeological monitoring scheme will be implemented during the limited soil stripping phase. A ‘Written Statement of Monitoring’ has been prepared by Phoenix Consulting and is attached at Appendix 1. The “Written Scheme” will be strictly adhered to during the careful removal of the topsoil consisting of the existing playing surface.
5. Plans

4.10 This application is accompanied by the following plans:

- BS/15/01 Revision A - Site Location Plan
- BS/15/02 Revision A – Extension of playing field area
Appendix 1

Written Scheme of Investigation for a Programme of Archaeological Monitoring during Soil Stripping