

Application Reference Number:	2025/0910
Proposal Description:	Removal of existing cricket square and replaced with a non turf strip of the same size in a natural green
Location:	Green Moor Sports Club, Hill Top Lane, Green Moor, Sheffield, S35 7DQ

Recommendation:

Approve subject to conditions.

Site Description

The site is located at Green Moor Sports Club, Hill Top Lane, Green Moor, Sheffield, S35 7DQ. The surrounding area is prominently a mix of agricultural land and residential properties. The surrounding residential properties range from a mix of detached, semi-detached and terraced dwellings. The site is accessible via road routes and has a club house associated with the site, for the use of players and spectators.

Planning History

There are no recent or relevant applications associated with this site.

Proposed Development

The applicant has proposed for the removal of existing cricket square and replaced with a non turf strip of the same size in a natural green. On the application form the works are described as the following:

“Take up a section of the existing natural turf cricket square measuring 30m v 2.74m (commonly known as a strip) at its southern edge and replace it with an ECB approved non turf strip of the same size in a natural green colour.”

The scheme would provide better facilities for the sports club.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out

ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

- Local Plan Allocation – Urban Fabric
- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy CC1: Climate change
- Policy BI01: Biodiversity and Geodiversity
- Policy GS1 – Green Space

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England.

It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Biodiversity and geodiversity

Consultations

Sports England – No objections.

Pollution Control – No comments to make.

Biodiversity – No objections, subject to the following conditions:

- Statutory BNG conditions

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. A site notice was posted at the site. No representations have been received.

Assessment

The main issues for consideration are as follows:

- The impact on the character of the area
- The impact on neighbouring residential properties
- Biodiversity

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The site is allocated as Green Space. The existing use is as a cricket pitch and the works involved are to improve the facilities. Under Local Plan Policy GS1 the work would fit into the following category:

“The proposal is for small scale facilities needed to support or improve the proper function of the green space”

In principle the proposal would therefore be considered acceptable.

Residential Amenity

There would be little no detrimental impact to residential amenity as the applicant is replacing the current strip with a new one. The works to be done are not evasive and would have minimal impact on the site and those around it. Moderate planning weight has been granted to this.

Visual Amenity

The development would cause no to little impact on visual amenity as the scheme would be replacing an existing strip with a new one. There would be no development other than this. As such there would be little to no detrimental impact on visual amenity. Moderate planning weight has been granted to this.

Sports England

Sports England has been consulted upon, and they have made the following comments:

Limited information has been provided with the planning application in relation to the above points in terms of how cricket is played at the site and the justification for the proposal. However, Sport England note that the Barnsley Playing Pitch Strategy Assessment report (2023) explains how the cricket square consists of 10 wickets and is of standard quality with capacity balance of 6 over its capacity/overplay, with no potential spare capacity for Saturday cricket.

Therefore, such a proposal could potentially assist in more cricket games being played at the site that could potentially help to address the capacity balance. Furthermore, in consultation with the England and Wales Cricket Board (ECB), who are our technical advisors for cricket, understand that a full adult size non-turf wicket would assist the club with its development aims and allow senior women cricket to be played at the site.

It is also understood that the proposal is for an ECB approved system to be installed by an ECB approved installer and would therefore, comply with relevant technical design requirements.

Given the above, Sport England raises no objection to the application because it is considered to accord with exception 5 of our Playing Fields Policy and paragraph 104 of the NPPF. Considerable planning weight has been granted to this.

Highways Safety

The Councils Highways Officer has not been consulted upon on this application as the scheme does not affect the access or parking facilities and is not expected to lead to any increase in traffic generation. The scheme would therefore have little impact on traffic generation or highway safety. Little planning weight has been granted to this.

Biodiversity

The scheme has been assessed by the Council's Biodiversity Officer, and they have stated that the applicant has provided a statutory metric which indicates the baseline value of the site to be 0.01 comprising poor quality modified grassland. The applicant is proposing to ensure a minimum 10% BNG by the planting of a small tree. As such the Biodiversity Officer holds no objections to the scheme, subject to the statutory BNG condition being attached if approval is granted. Significant planning weight has been granted to this.

Planning Balance and Conclusion

For the reasons stated in the report above the proposal is granted approval subject to the conditions also outlined. The scheme would improve the sports facilities in the area which would help the club and promoting healthy lifestyles. As such the scheme would comply with the Council's policies.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.