

By email only

Date: 12th November 2025

FAO Juston Booj

Application Reference: 25/02571/OP

Site: BA1 (Land East Of North Rd And North Of Railway Line); BA10 (Land Between Railway Line And Royston Rd); BA3 (Land West Of A505); BA2 (Land South Of Clothall Rd); Walls Field; Urban Open Land West Of A505, And Land West Of North Road, Baldock

Proposal: Growing Baldock Development Site: Outline planning application with all matters reserved for up to 3,200 homes etc

Sport England Reference: PA/25/E/NH/72110

Sport England's Position

Community Sports Facility Provision

An **objection** is made to the proposals for community sports facility provision to meet the needs of the proposed development in its current form due to further information being requested about the on-site and off-site outdoor and indoor sports facility proposals as set out in this response.

Community Hall

It is **requested** that that consideration be given to designing the community hall so that it is suitable for indoor sports

Primary Schools

It is **requested** that provision be made for the community use of the primary school sports facilities to be secured.

Active Design

A planning condition is **requested** requiring details to be submitted and approved which demonstrate how Active Design principles have been considered in the design and layout of reserved matters applications.

Community Asset Management

It is **requested** that provision should be made through a planning obligation for the management body to have sufficient resources for staffing and programmes to activate community development programmes including sport and physical activity.

Thank you for consulting Sport England on the above application.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>. This application falls within the scope of the above guidance as it relates to a development of more than 300 dwellings and the creation of new playing fields.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. Sport England's Planning for Sport guidance can be found here: <https://www.sportengland.org/facilities-and-planning/planning-for-sport/planning-for-sport-guidance/>

The Proposal and Assessment against Sport England's Objectives and the NPPF

Community Sports Facility Provision

Introduction

The proposal is an outline planning application for a mixed use residential led development of up to 3,200 dwellings and supporting infrastructure on land to the north and east of Baldock which substantially comprises residential and employment site allocations in the adopted North Hertfordshire Local Plan. The population of the proposed development is estimated to be around 7,520 based on the applicant's estimate set out in the Environmental Statement. This additional population will generate additional demand for sports facilities. If this demand is not adequately met then it will place additional pressure on existing sports facilities, thereby creating or exacerbating deficiencies in facility provision in the local area. In accordance with the NPPF, Sport England seeks to ensure that the development meets any new community sports facility needs arising as a result of the development. In this context, I would wish to make the following comments on the community sports provision aspects of the planning application.

Evidence Base and Policy Context

The evidence base for community sport and local planning policy context can be summarised as follows:

- The adopted North Hertfordshire Local Plan (2011-2031) includes policy SP10 which requires appropriate levels of new community, cultural, leisure and built sport & recreation facilities to be provided in new development. Policy NE6 supports development proposals that make provision for new/improved open space which meets the needs arising from the development and contributes towards improving the provision, quality and accessibility of open space.
- The North Hertfordshire Developer Contributions SPD (2023) requires 1.2 hectares of sports pitches per 1,000 population as part of a wider outdoor sports facility standard of 1.6 hectares per 1000 population and advises that in the calculation of playing pitch/outdoor sport, Sport England's Playing Pitch Calculator should be used to estimate demands that will be generated from the new development in conjunction with the Council's Playing Pitch Strategy and Action Plan to identify where demand should be met. The SPD also expects new developments to contribute proportionately towards the provision of additional indoor sports facilities to meet future demands and the advises that Sport England's Sports Facility Calculator will be used to inform calculations for the level of contributions to be sought. The Indoor Sports Facilities Strategy and Action Plan will be used to identify relevant and appropriate projects to which contributions will be used towards.
- The Growing Baldock Masterplan (2025) which has been adopted by the District Council has identified community sports facility demands and has proposed two sports hubs within the development for meeting outdoor sports facility needs and on-site and off-site option for meeting indoor sports facility needs.
- North Hertfordshire District Council's Playing Pitch Strategy (2018) and Indoor Sports Facility Strategy (2018) <https://www.north-herts.gov.uk/home/planning/planning-policy/planning-strategies/sports-strategies> collectively provide the evidence base for community outdoor and indoor sports facilities in North Hertfordshire and both documents propose that developer contributions should be secured towards the provision and/or enhancement of outdoor and indoor sports facilities which is justified by the range of quantitative and/or qualitative deficiencies identified in the assessments that support the strategies. These strategies are now at an advanced stage of being updated by the Council to support the next review of the Local Plan. The findings of these emerging strategies also identify a range of quantitative and/or qualitative deficiencies in sports facility provision and maintain the need for developments to make provision for meeting the additional demand that they generate.

In view of the local planning policy and evidence base context, it is considered that in accordance with Government policy in paragraph 103 of the NPPF, a robust local basis exists for justifying the provision of outdoor and indoor community

sports facility provision to be made by this development proposal.

Outdoor Sports Facility Provision

The application's approach to meeting the additional outdoor sports needs generated has been informed by advice provided at the pre-application stage by the District Council and Sport England. Sport England's Playing Pitch Calculator outputs identify the demand for playing pitches generated by the estimated population of the development and these have been used to guide the quantum of provision proposed which would align with advice in the North Hertfordshire Developer Contributions SPD.

Formal outdoor sports provision is proposed on two sites within the development. A public playing field is proposed at Eastern Park in the BA1 site allocation which would contain a range of adult, youth and mini football pitches and a cricket square. The pitches would be supported by a pavilion and parking. The Urban Open Land adjoining the BA3 site allocation would also contain community outdoor sports facilities. The approach to provision would be determined by which option is pursued at a later date for secondary school provision on the adjoining land within BA3. If a new or relocated secondary school is progressed (options 1 or 3), floodlit 3G artificial grass pitches (AGPs) and games courts would be provided within the school site within BA3 for dual school and community use with the Urban Open Land being used for the school's natural turf playing fields (education use only). If no secondary school is progressed within BA3 (option 2), a sports hub with two floodlit 3G artificial grass pitches and floodlit games courts would be provided within the Urban Open Land site for public use that would be supported by a pavilion and parking.

In principle, the quantum of provision proposed across the Eastern Park and Urban Open Land sites would be supported because in relation to natural turf football pitch, cricket pitch, 3G artificial grass pitch provision and games court provision, the proposals would appear to offer potential to meet or exceed the additional demand for provision based on the Playing Pitch Calculator and Sports Facility Calculator (for tennis) outputs.

I have consulted the Football Foundation (who represent the FA and the Hertfordshire FA) and they have advised that based on the information provided the level of natural turf football pitch and 3G artificial grass pitch provision proposed would exceed the demand generated for most football pitch types. While no mini football pitch provision is proposed, as the natural turf adult and youth pitch provision proposed is more than that generated by the development, the Football Foundation has advised that the pitch configuration on the Eastern Park site could be amended to accommodate mini pitches plus the 3G AGPs could also accommodate match play demand for mini football. The quantum of provision and the approach to football provision across the Eastern Park and

Urban Open Land sites is therefore supported in principle by the Football Foundation.

In relation to cricket the provision of one cricket square on the Eastern Park site would offer potential to meet the additional demand generated (1.27 x 8 pitch squares) subject to an appropriate sized cricket square being provided in practice.

Provision for floodlit games courts on the Urban Open Land either as part of the secondary school or part of a sports hub would also be appropriate in principle for meeting demand for sports such as tennis, netball and basketball. The LTA have confirmed their support for the provision of additional tennis courts within the development.

It would be acceptable for provision for other outdoor sports such as rugby union, rugby league and hockey (sand based artificial grass) pitches to be made off-site through enhancing capacity at existing facilities in the district that serve the Baldock area.

While the principle of the on-site playing field provision that is proposed is supported, a number of issues and queries are raised about more detailed considerations as follows:

- Eastern Park and Urban Open Land Indicative Layouts: While the illustrative layouts (Figures 57, 59, 60 and 61 in the Design and Access Statement) for the Eastern Park and the Urban Open Land (options 1, 2 and 3) are only indicative at this stage to illustrate the number and range of outdoor sports facilities that could be accommodated, it is requested that these layouts are provided on plans to scale. This is necessary to verify that the correct pitch dimensions have been used to inform the layouts and to check that these sites can in principle accommodate the number and range of facilities that are shown on the layouts.
- Outdoor Sports Facility Minimum Specifications: For inclusion in a planning obligation, a minimum specification for the outdoor sports facilities on the Eastern Park and Urban Open Land sites should be prepared in consultation with North Hertfordshire District Council, Hertfordshire County Council and Sport England. This would need to cover the minimum number and type of playing pitches and games courts that the sites would be designed to accommodate, the minimum accommodation requirements for the ancillary pavilions, the minimum parking requirements and the design guidance that the facilities would need to be designed in accordance with. For the Urban Open Land site, the minimum specifications will need to be adjusted for each of the three options as the facility requirements will be different depending on whether the AGPs and the games courts are incorporated into the secondary school.

- Secondary School Facilities: If options 1 or 3 are progressed for BA3 and an on-site secondary school is progressed, confirmation is requested of the following:
 - That Hertfordshire County Council are supportive of shared use 3G AGPs and games courts being sited on the school site and that there is support for community use agreements being secured through an outline planning permission to secure long term community access to these facilities in practice.
 - How the 3G AGPs and games courts would be funded by the applicant through a planning obligation i.e. would an additional financial contribution be made to supplement the funding for the new school or would they would form part of the specification for the education facilities. This is pertinent as 3G AGPs and the floodlighting to support the games courts are not usually part of a specification for new secondary schools as they are not usually required for meeting DfE guidance (BB103) and therefore Hertfordshire County Council as the local education authority would only usually deliver them as part of a new school if provision has been made through a planning obligation for securing the additional funding required to deliver them as part of the school.
 - Whether additional ancillary facilities such as changing rooms, toilets, refreshments and parking will be provided as part of a school to support the community use associated with the 3G AGP and games courts. The standard ancillary facilities provided in a secondary school to meet DfE guidance (usually one set of changing rooms to support indoor and outdoor sports facilities) would not usually have the capacity to support this level of additional sports facility provision. These facilities would be in lieu of the standalone pavilion and parking facilities that would be provided if the 3G AGPs and games courts were provided on a separate public site as proposed in option 2. The minimum specification for the facilities in this option would need to be addressed to account for these facilities plus clarity would be needed on how the funding to deliver these facilities would be secured through a planning obligation.
- Phasing: It is noted that the indicative phasing proposals include Eastern Park in Phase D (the final phase) and the secondary school (if built) or the sports hub (on the Urban Open Land if the secondary school is not built) also in Phase D. Both of these sites will therefore not be built and available to use until after the proposed dwellings in the earlier phases have been constructed and occupied. This is of concern because the Council's emerging Playing Pitch Strategy and sports governing body feedback indicates that some of the outdoor sports facilities in the local area are already operating at capacity and would not be able to accommodate the additional demand generated from the early phases of the development. Furthermore, residents of the earlier phases of the development are likely to join sports clubs and use leisure facilities outside of the development if there are no on-site facilities provided in the early phases. In practice, once residents start using such facilities it is likely

to be difficult to change habits once facilities are provided on-site at an advanced stage of the development. As well as placing pressure on existing facilities and potentially forcing residents to travel outside of the Baldock area to access facilities, this would also not contribute towards sustainability or community development. It is therefore requested that consideration be given to reviewing the indicative phasing to bring forward Eastern Park to an earlier phase to mitigate this potential impact. If this is not possible, consideration should be given to securing financial contributions towards enhancing capacity in existing local facilities during the interim period.

- Detailed Matters: Planning Obligations and Conditions: A range of matters will need to be addressed at the reserved matter stage to help ensure that the detailed planning, design and layout of the outdoor sports facilities provided is acceptable in practice. Securing these matters through an outline planning permission is required to ensure that the matters raised above are satisfactorily addressed in practice including consideration of whether the actual facilities proposed are responsive to local community needs at the time, whether the design and layout is fit for purpose and whether appropriate and sustainable facility management is in place. Sport England has model planning conditions that can assist the Council in this regard which are on our website at https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=playing_fields_policy. It is requested that the following matters be addressed:
 - Submission and approval of the design and layout of the outdoor sports facilities and parking on all sites – see condition 9a of model conditions schedule.
 - Submission and approval of a sports pitch feasibility study and construction specification for the Eastern Park's natural turf playing fields to ensure that the construction and design of natural turf playing pitches is fit for purpose – see condition 10a of model conditions schedule.
 - Securing in a planning obligation, details of agreed tenure, management and maintenance arrangements for all of the sports facility sites.
- Off-Site Provision: While the facilities proposed in the Eastern Park and Urban Open Land sites may, subject to the above matters being satisfactorily considered and addressed, provide suitable provision for meeting most of the additional needs generated for natural turf playing pitches and court based sports, they would not address the demand generated for other playing pitch types such as rugby union, rugby league and hockey pitches. Off-site provision, in the form of financial contributions being secured to provide new facilities or improve the capacity of existing facilities, should therefore be secured to address these demands. Confirmation is therefore requested that such contributions will be made. Consideration should be given by the Council to using the figures from the Playing Pitch Calculator outputs for informing the level of financial contributions and the priorities in the emerging Playing Pitch

Strategy for informing the projects that such contributions would be used towards.

Indoor Sports Facility Provision

As set out in the Council's Developer Contributions SPD, Sport England's Sports Facility Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for the principal indoor sports facility types. Consideration should be given by the Council to using the figures from the appended Sports Facility Calculator outputs as a starting point for informing how provision should be met.

The development's approach to indoor sports provision is to be determined by whether a secondary school is delivered on the BA3 site. If a secondary school is built it would be provided with a sports hall which could be designed to support community use so this would be acceptable in principle. If a secondary school is not built, it is intended that provision be made for improving the existing sports hall at nearby Knights Templar School. While the principle of the approach towards sports hall provision is supported, there are several issues and queries as follows:

- Sports Hall Minimum Specifications: For inclusion in a planning obligation, a minimum specification for a sports hall should be agreed in consultation with North Hertfordshire District Council, Hertfordshire County Council and Sport England if options 1 or 3 are progressed. This would need to cover the sports hall dimensions, the minimum accommodation requirements for the ancillary facilities and the design guidance that the sports hall would need to be designed in accordance with.
- Sports Hall Community Use: Confirmation that Hertfordshire County Council are supportive of a shared use sports hall and that there is support for a community use agreement being secured through an outline planning permission to secure long term community access to it in practice.
- Sports Hall Funding: Confirmation of how the sports hall and its ancillary facilities would be funded by the applicant through a planning obligation i.e. would a financial contribution be made to supplement the funding for the new school or would they would form part of the specification for the education facilities. This is pertinent as an increase in the dimensions of a sports hall is required (from 33x18 metres to 34.5x20 metres) to change it from a school sports hall suitable for education use (that meets DfE BB103 guidance) to a sports hall suitable for community use that meets Sport England's design guidance. Hertfordshire County Council as the local education authority would only usually deliver an enlarged sports hall as part of a new school if provision has been made through a planning obligation for securing the additional funding required to deliver it as part of the school.
- Knights Templar School Sports Hall: Indicative details of how the existing

Knights Templar School sports hall could in principle be improved to provide additional capacity to support the demand generated by the development. To provide additional capacity the sports hall would need to be extended or redeveloped to provide a larger hall or an additional sports hall built. It is unclear whether any of these options would be feasible in practice.

- Swimming Pool Provision: No reference appears to be made in the application to the approach to meeting the additional swimming pool demand generated by the development. As set out in the SFC outputs the development would generate a demand for approximately 39% of a conventional 25m swimming pool. The District Council's emerging Indoor Sports Facility Strategy has identified that North Herts Leisure Centre's swimming pool which serves the Letchworth and Baldock areas of the district is dated and in need of investment. The pool also does not have capacity to meet the current needs of swimming clubs and has limited capacity for meeting swimming lesson requirements. The District Council need to undertake further work linked to the emerging strategy to identify whether future swimming pool needs arising from this development and other planned growth can be met through modernising the leisure centre or whether new swimming pool provision is needed. One option that should be considered is the provision of a small neighbourhood scale swimming pool within the development. Sport England's new Leisure Local concept <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/leisure-local> has been successfully implemented elsewhere in the country and may be appropriate in circumstances where it is not feasible to improve existing swimming facilities or where a new conventional sized swimming pool is not justified.

Sport England would therefore expect either on-site provision to be made or a financial contribution towards off-site provision to be secured. However, the agreed approach should be informed by discussions with the District Council.

- Fitness Suite and Activity Studio Provision: No reference appears to be made in the application to the approach to meeting the additional fitness suite (gyms) and activity studio demand generated by the development. A development of this scale will generate additional demand for such facilities that the current supply will not be able to meet in terms of its capacity or its location. The proposed employment area in the BA10 site allocation proposes space of up to a maximum of 5,000 sq.m for indoor sport and recreation. This is welcomed as this could provide suitable space for commercial fitness facilities. However, there is no certainty that such facilities in the employment area will come forward in practice due to competing uses for the space and many membership based commercial facilities may not be affordable to all residents of the development. A large proportion of fitness suite/activity studios are provided by local authorities (leisure centres and community centres) and schools and can offer more flexible and affordable access. In this

context, the following options would appear to exist for meeting the additional demand on-site:

- The provision of a fitness suite and/or an activity studio as part of the proposed community hall; and/or
- The provision of a fitness suite and/or an activity studio as part of a secondary school if options 1 or 3 for BA3 are progressed

It is requested that the above options are considered. If one or both of the above options are progressed, a minimum specification would need to be prepared for inclusion in a planning obligation to ensure that an appropriate facility is delivered in practice.

- Other Indoor Facility Types: Most other indoor facility types such as indoor bowls, indoor tennis and gymnastics centres are strategic facilities that serve large populations. It is considered that off-site provision in the form of a financial contribution towards the provision or improvement of off-site facilities would be the most suitable form of provision on this occasion. The need for such contributions should be informed by the Council's emerging Indoor Sports Facility Strategy. It is requested that confirmation be provided that such contributions will be made in principle if justified for meeting the additional demand generated by the development.

Conclusion

As there is further information requested about the on-site and off-site outdoor and indoor sports facility proposals, an **objection** is made to the planning application in the interim of this information being provided. I would be willing to withdraw this objection in due course if further information is provided about the on-site outdoor and indoor sports facility proposals as set out above and it is confirmed that appropriate financial contributions, secured through a planning obligation, will be made towards the provision of off-site sports facilities where appropriate and the expected level of the contributions is confirmed.

Community Centre

Some indoor sports facility needs can be met through multi-purpose community facilities such as community halls. Sport England's Village and Community Halls design guidance <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/sports-halls> may be helpful in this regard. Consideration should therefore be given to whether the community centre proposed in the Local Centre could be designed so that it could provide for formal sports use as well as other community uses. For example, community halls can be designed so that they are suitable for badminton, dance, fitness and martial arts while fitness suites and activity studios can be provided as part of community halls. Given the uncertainty about whether a secondary school will come forward that would provide a sports hall for community use and in view of the secondary

school expected to be built at the end of the development programme, this could provide an indoor sports facility for that would help meet some of the development's needs during the earlier phases of the development. Its location in the centre of the BA1 allocation would also provide an accessible facility for the residents of the main residential area to the north of the development and complement the secondary school sports hall if it comes forward given its location in the BA3 allocation. It is therefore **requested** that consideration be given to designing the community hall so that it is suitable for indoor sports. If this option is pursued, further advice from Sport England should be sought as a minimum specification for such a community facility would need to be included in a planning obligation in order to ensure that a facility is suitable for indoor sport in practice.

Primary Schools

The proposed primary schools in the BA1 allocation would be expected to provide some sport and recreation facilities for meeting educational needs that could also be used by the community outside of school hours such as the playing field and the school hall. While these facilities are principally for school use and would be designed for primary school aged children and should not be considered as a substitute for dedicated community facilities, they would offer potential to complement on and off-site provision made for dedicated community sports facility provision. While there is limited detail of what would be provided on the school site, to ensure that the school's facilities are secured for community use in practice, I would **request** that any planning permission makes provision for securing the community use of the sports facilities provided on the primary school sites. A formal community use agreement would be the appropriate mechanism for securing community use. Without a formal community use agreement being secured there would be no certainty that the facilities would be accessible to the community in practice after they have been built. Condition 16 from our model planning conditions schedule should be used as a basis for securing this through a planning permission.

Active Design

Sport England, supported by Active Travel England and OHID, has produced 'Active Design' <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>, a guide to planning new developments that create the right environment to help people get more active. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design which is consistent with paragraph 96 of the NPPF. Sport England

commends the use of the guidance in the master planning process for new residential developments.

It is welcomed that the Site Wide Sustainability Principles set out in the Development Specification refer to adopting the Active Design principles throughout the development to promote health, wellbeing and community interaction. The development proposals offer opportunities for incorporating the active design principles and many of the indicative proposals in the outline application are welcomed and considered to be consistent with the principles. In particular, the proposals for co-locating community facilities, the network of active travel routes and the green infrastructure network including the Baldock Greenway and the strategic park at Bygrave Common.

If the application is approved, to help ensure that designing to encourage physical activity is given appropriate consideration in practice when reserved matters applications are prepared, Sport England would **request** a planning condition be imposed requiring details to be submitted and approved which demonstrate how promoting physical activity has been considered in the design and layout of the development. The Active Design guidance includes a checklist that can be applied to developments and it is recommended that the checklist is used to inform the provision of such details and included in a document such as a Design & Access Statement or Health Impact Assessment. A suggested planning condition is as follows:

“For each parcel/phase of development for which Outline permission is granted, no development in relation to that parcel/phase shall commence until details have been submitted and approved in writing by the Local Planning Authority to demonstrate how Active Design principles have been met.

Reason: To promote healthy lifestyles through physical activity and to accord with Development Plan policy.

Informative: Consideration should be given to using the Active Design checklist in Sport England’s Active Design Guidance to assess reserved matters planning applications”

We would also request that Active Design is considered through the maintenance and management proposals for the green infrastructure and if active travel options are promoted in residents welcome packs to encourage walking and cycling. Sport England would welcome discussions with the applicant in due course to provide further advice on how Active Design can be considered in the detailed proposals.

Health Impact Assessment

Sport England works in partnership with Hertfordshire County Council's Healthy Places Team and advocates the preparation of Health Impact Assessments (HIAs) to assess the impact of development on health including physical activity. As well as assessing the health impacts, the preparation of a HIA helps ensure that opportunities for encouraging physical activity in a development are fully considered at the outset. It is noted that a HIA does not appear to have been prepared in support of this application. Sport England would therefore **support** any request made by the County Council for a full HIA to be prepared.

Community Asset Management

It is unclear at this stage whether community assets including green infrastructure will be adopted and managed by the District Council, subject to Stewardship trust arrangements or a strategic management company. It will be important that the management body includes community development (including sport/physical activity development) staff as they can play an important role in community development such as helping establish the sport and physical activity infrastructure and encouraging residents to be active. Without such support, experience from elsewhere has shown that new residents can often struggle to establish and sustain sports and activity clubs and groups. As well as staffing the management body, consideration should be given to using developer contributions to provide time limited budgets for activation such as programmes to encourage residents to participate in sport and physical activity to help influence behaviour change from the outset. In view of the scale of this development and the sustainable principles that it will be based on, it is considered essential that adequate provision is made for delivering the management body with sufficient resources to cover staffing and community development programmes through a planning obligation to ensure that it is delivered in practice. Sport England's Active Design guidance (Principle 10) provides advice on good practice in relation to physical activity promotion. It is therefore **requested** that consideration is given to securing time limited community development staffing and activation budgets through a planning obligation.

I hope that these comments can be given full consideration when a decision is made. I would be happy to discuss the response with the local planning authority and/or the applicant as the determination of the application progresses. Please contact me if you have any queries.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of

the application by sending us a copy of the decision notice.

If you would like any further information or advice please contact me.

Yours sincerely,

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Planning Manager

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