



Planning Department
NHDC

20th November 2024

Dear Sir,

Town and Country Act 1990

Planning Application for the erection of a new waterless toilet to serve the new cricket pavilion at the Grant Ground, Hitchin Cricket Club, Lucas Lane, Hitchin, SG5 2JA

Simply Planning Limited (SPL) is instructed by our client, Hitchin Town Cricket Ground Ltd, to submit the enclosed planning application for the provision of a new waterless toilet to serve the club. A new pavilion has been constructed and this is to serve the new club house and cricket pitch. The Grant Ground has no easy access to water or foul sewers and this is considered to be the only practical and affordable option. Funding has been secured from the ECB who support the proposal in principle.

In addition to this Covering Letter, the application submission comprises the following:

- Completed planning Application Forms and Certificate A;
- Proposed Plan and Elevations from the supplier;
- Site Location Plan.

Background and Site History

Hitchin Cricket Club has two cricket grounds, the main ground was redeveloped and parking and a new club house provided as part of a complete redevelopment scheme. The pavilion to serve the Grant Ground was granted under permission 23/01144/FP and has been constructed.

As part of the new additional pavilion to serve an existing cricket function to the lower ground, the new toilet building will improve the existing arrangement and stop children (and adults) having to return to the main pavilion during a game.

Principle of Development – Sports Facilities within the Green Belt

The main issue for the determination of the application is to establish whether the proposed toilet would represent inappropriate development in the Green Belt, having regard to both the National Planning Policy Framework and relevant local development plan policies.

Paragraph 145 of the NPPF states that local planning authorities should plan positively to enhance the beneficial use of the Green Belt such as looking for opportunities for outdoor sport.

Paragraph 147 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149 of the NPPF confirms that the construction of new buildings should be regarded as inappropriate in the Green Belt. Notwithstanding this, the paragraph continues by setting out a number of exceptions which include:

- b) The provision of appropriate facilities (in connection with the existing use of land or 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;***

NHDC Policy CGB1 'Rural Areas Beyond the Green Belt' provides that planning permission will be granted in the Green Belt for land of facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.

In this instance, the proposed development includes the provision of a very small building to provide a waterless toilet. The wooden design uses natural materials which respects the generally open nature of the area. As the proposed building will be used for the purposes associated with outdoor sport and recreation, it is considered to represent an appropriate facility, and thus, in principle, represents appropriate development in the Green Belt.

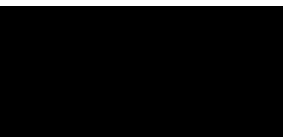
With regard to the impact of the development upon the openness of the Green Belt, it is notable that the building is very small and located close to the existing pavilion.

Conclusions

Overall, the proposal represents appropriate development in the Green Belt and is, therefore, acceptable in principle. The facility will have an appearance wholly appropriate to the context of the site and surrounding landscape character.

We will contact the appointed case officer upon receipt of the application. In the meantime, if any further information is required then please do not hesitate to contact me.

Yours faithfully,



Holly Mitchell

Director

Enc.

c.c. Geoff Edwards – Hitchin Town Cricket Ground Ltd