

DELEGATED DECISION REPORT

HPK/2025/0388
Valid 15/10/2025

CRICKET GROUND
NEWSHAW LANE
HADFIELD
GLOSSOP

DEVELOPMENT OF LAND TO
THE SOUTH CORNER OF THE
GROUND FOR NEW NON-
TURF CRICKET TRAINING
NETS

(FULL - MINOR)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- BNG

DESCRIPTION OF SITE

The application site refers to an established sporting facility at Hadfield Cricket Ground located off Newshaw Lane outside of any defined settlement boundaries and therefore is located wholly within the Countryside albeit does directly adjoin the built up area boundary of Glossop.

The site comprises the open grassed cricket pitch and club house pavilion to the north of the site. The site is bound by Oakford Nursing Home to the north east and Glossopdale School to the south east. The wider surrounding area is predominantly residential in its nature with isolated commercial uses located sporadically.

PROPOSAL

The application seeks full planning consent for the installation of an all-weather cricket training facility in the form of new non-turf cricket training nets.

The proposed cricket nets are to be located to the southern corner of the site and would occupy a site area of 7.3m x 33m. The proposals would comprise of a galvanised steel frame, seamless one piece netting secured with wire.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

EQ3 – Rural development
EQ 6 Design and Place Making
Cf4 – Open space, Sports and Recreation facilities

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 8 – Promoting healthy and safe communities
Chapter 12 - Achieving Well Designed and Beautiful Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/9357: For proposed extension to Pavillion

HPK/0001/8199: Metal container box at Cricket Club for storing equipment

CONSULTATIONS

Publicity

Site Notice expiry date: 04/12/2025
Neighbour consultation period ends: 06/11/2025
Press Advert: N/A

Public Comments

No comments.

Town / Parish Comments

No comments.

Sport England

The application relates to the erection of a new two lane non turf cricket training net facility within the existing playing field at the cricket ground. The facility would be located at the southern part of the ground within a grassland area that is situated to the south of the outfield boundary.

Sport England have consulted with the ECB who advise as follows:

- *The proposed siting is appropriate*
- *This is a thriving cricket club in need of this new practice net facility to support their coaching and practice offer*

- *Design and spec from an ECB approved system supplier. No concerns.*

The club's aspiration for providing new training nets has long been referenced in the council's Playing Pitch Strategy (2018) and so the proposal will help meet this identified need in order to support the development of cricket at the club.

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our Playing Fields Policy and Guidance document, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quality of playing pitches or otherwise adversely affect their use'.

The proposed development is therefore considered to accord with NPPF paragraph 104 of the NPPF.

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 104 of the NPPF. If you would like any further information or advice, please the undersigned.

Leisure and Environmental Services

The Leisure & Environment Team are fully supportive of this application at the Cricket Ground at Newshaw Lane. The project aligns with the Council's Move More High Peak Strategy, which aims to increase opportunities for physical activity and community engagement. By providing a welcoming space for sports, wellbeing programmes, social groups, and other inclusive activities, this facility will play a key role in improving physical and mental health outcomes for residents of all ages. Investing in the built infrastructure (i.e. clubhouses, pitches and training facilities) supports organisations and places in continuing to offer these opportunities which is crucial.

Derbyshire County Council Highways

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an alterations to an existing sports facility that lies outside but directly adjoining the built up area boundary for Glossop. Alterations are permitted under Policy EQ3 provided that they do not have an adverse impact on the landscape. Policy CF4 states that the Council will encourage improvements to existing recreation, play and sports facilities which are identified in the Peak Sub Region Open Space, Sport and Recreation Study or its successor documents.

The proposals would improve the existing cricket facilities at an established site. As identified by the Council's Leisure and Environmental Services Team, the addition of new practice nets would meet the Council's Move More High Peak Strategy, which aims to increase opportunities for physical activity and community engagement. Accordingly, the development would meet, in principle, Policy CF4.

Moreover, the site is not constrained by any other sensitive statutory designations and given the nature of the proposed development which is well screened by shrubbery and hedging, the development is not judged to have any adverse impacts upon the surrounding landscape and is therefore deemed to be acceptable in principle and in accordance with Policy EQ3.

Whilst the principle of development is considered acceptable, it is necessary to consider other material considerations such as design, residential amenity and BNG which are discussed in greater detail below.

Design

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

The proposed development would be located to the southernmost corner of the site and is well screened by vegetation and hedgerows which follow the boundaries to the south, west and east of the site. Given the location of the proposed cricket nets, the proposals would not be visible within the street scene. The proposed development would form part of the wider Cricket Ground site and is judged to comprise a harmonious addition which is well related to the existing use and designed sensitively to ensure that there would not be any resultant adverse harm upon the character of the wider landscape. The proposed development would allow for the continued use and function of the site and would allow for further opportunities for sport and well being further to supporting the community network and social cohesion.

The proposals would not comprise any materials which are judged to be inappropriate considering the site context and use.

Therefore with regard to the above, the proposals are judged to be in accordance with Local Plan Policy EQ6, the Design Guide SPD and national policy detailed within the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

The proposals are to be located a significant distance from neighbouring occupiers, in excess of 80m from any residential dwellings and 40m from Glossopdale School. Additionally, the development is well screened with significant shrubbery and hedging delineating the perimeter of the site. Therefore, given the site context and the nature of the works the proposals are not judged to have any unacceptable impacts with regard to neighbouring amenity.

The proposed development would therefore comply with Local Plan Policy EQ6, the Residential Design SPD and national policy contained within the NPPF.

Biodiversity Net Gain

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credit.

The application is supported by a Biodiversity Net gain Metric further to a Pre and Post Development Plan map. The proposals identify that BNG can be achieved via improving the modified grassland within the site. However, no comments have been received from Derbyshire Wildlife Trust to ascertain whether the submission is acceptable with regards to BNG.

Nonetheless it has been judged that the proposals could reasonably be delivered onsite and as such Biodiversity Net Gain can be secured via condition in accordance with the Statutory Framework.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Stuart Talbot

Recommendation Date: 08/12/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council