



NORTHCHURCH PARISH COUNCIL

Clerk to the Council: Usha Kilich

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**MEETING OF THE PARISH COUNCIL
MONDAY 15 DECEMBER 2025 AT 7.00 PM
SOCIAL CENTRE BELL LANE NORTHCHURCH
HP4 3RD**

To Councillors:

Michela Capozzi

Mark Somervail

Neil Pocock

Lara Pringle

Sacha Hughes

Parul Dix

Chris Syers

Chair

Vice Chair

Dear Councillors

You are hereby summoned to attend a meeting of Northchurch Parish Council on Monday 15th December 2025 at 7.00 pm for the purpose of transacting the following business.

To access the documents please visit www.northchurchparishcouncil.gov.uk

Usha Kilich

Proper Officer

10th December 2025

AGENDA

57/25 APOLOGIES FOR ABSENCE

To receive apologies for absence

58/25 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

59/25 Public Participation is allowed 15 minutes

60/25 MINUTES

- a. To approve the minutes of the meeting of the.
 - Full Council Meeting on 10th November 2025
- b. Matters arising from previous meetings that are not included as agenda items below

61/25 REPORT FROM BOROUGH/COUNTY COUNCILLORS

To receive a report from Borough/County Councillors

62/25 CHAIR's REPORT/CORRESPONDANCE RECEIVED

- a. Cornerstone to carry out upgrade to the telephone mast 6/11/2025
- b. Hertfordshire Councils decide on future council arrangements [click here](#)
- c. Berkhamsted Citizens Association Land South of Berkhamsted ref. [24/02868/MOA](#)
- d. Bulbourne November Report
- e. Protect Where We Play - Campaign to keep Sport England as a Statutory Consultee for Planning Applications
- f. Horizon Scanning Report December 2025

63/25 CLERKS REPORT (verbal)

- a. To produce action list and comments
- b. To update on latest news from DBC

64/25 ROAD SAFETY

- a. Concern raised by a parishioner on the safety on New Road, email directed to Cllr C Smith-Wright.

65/25 OPEN SPACE

- a. Cllr Somervail proposes to approve the final schedule for the Light Transfer Northchurch Parish Council 022428

66/25 ALLOTMENT

- a. Update on allotment rent for 2025

67/25 FINANCE AND GENERAL PURPOSES

- a. Cllr Capozzi proposes to approve the YTD Summary for November 2025
- b. Cllr Capozzi proposes to approve the bank reconciliation, receipts and payments for November 2025

- c. Cllr Capozzi proposes to update any necessary Policies/Procedures in line with Assertion 10
- d. Cllr Capozzi proposes to approve the Budget for 2026/27 recommended by F&GP Working Group
- e. Cllr Capozzi proposes to approve the quotation received to repair the damaged safety surface around the trampoline in the play area for the amount of £2196.00
- f. Cllr Capozzi proposes to approve £100 for reinstalling the wooden bollard on the grass verge opposite Tesco.
- g. Cllr Capozzi proposes that the council accept the quote of £565 plus VAT for the removal of debris resulting from the split branch at the recreation ground.

68/25 Exclusion of Press and Public: To RESOLVE that under Section 1 of the Public Bodies (admission to meetings) Act 1960 the public and press be excluded for the remainder of the meeting, because it is likely that publicity would prejudice the public interest by reason of the confidential business to be transacted or for other special reasons stated in the resolution, arising from the nature of the business proceedings.

Sunnyside Rural Trust Lease Agreement.

69/25 DATE OF NEXT MEETING

The next meeting will be held on 5th January 2026 at 7.00 pm Social Centre Bell Lane Northchurch HP4 3 RD



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MINUTES OF THE MEETING OF NORTHCHURCH PARISH COUNCIL

10th November 2025 at 7.00 pm at Social Centre, Bell Lane, Northchurch, HP4 3 RD

Members Present:

Cllr M Capozzi	Chair
Cllr M Somervail	Deputy Chair
Cllr S Hughes	
Cllr C Syers	
Cllr N Pocock	
Cllr P Dix	

Also present: Mrs U Kilich (Parish Clerk) and four members of the public.

44/25 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies for absence received from County Councillor C Smith-Wright.

45/25 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

There were no declarations of interest to record.

46/25 Public Participation is allowed 15 minutes

A member of the public asked the following questions

- A tree surgeon working on the recreation ground had been disposing of wood chippings over the river onto private property. When questioned, it was stated that this was done with NPC's permission because the ground was too wet to drive the vehicle onto the site. Cllr Capozzi clarified that this was initially allowed to support local habitat but later instructed the tree surgeon to stop disposing of the chippings on private land.
- According to the action list, a new willow tree will be planted between trees 10 and 11.
- The tree report confirmed that the existing willow trees are thriving due to regular maintenance.

47/25 MINUTES

a. To approve the minutes of the meeting of the.

- Council Meeting on 20th October 2025 (2)
Resolved, proposed by Cllr Capozzi, seconded by Cllr Hughes to approve the minutes of the meeting held on 20th October 2025 as a true and accurate representation of the meeting. Unanimously agreed.

- b. Matters arising from previous meetings that are not included as agenda items below
Nothing to report.

48/25 REPORT FROM BOROUGH/COUNTY COUNCILLORS

To receive a report from Borough/County Councillors

County Councillor C Smith-Wright could not attend the meeting, however, provided a written report. For ease of reference please [click here](#) to obtain the full report.

Cllr Capozzi summarised the report:

- Recreation Ground – funding will be provided through locality budget for “Slow Down Signs”
- St Mary’s School New Road - Cllr Smith-Wright has funded a 20-mph speed survey which was completed in October 2025.
- Northchurch Zebra Crossing by Tesco – Cllr Smith-Wright has agreed to fund a speed and volume survey to determine the need for a zebra crossing near Tesco in Northchurch. Should the survey results support the installation, Cllr Smith-Wright has committed to contributing 50% of the project costs, with the remaining balance to be met by Northchurch Parish Council. The estimated cost for a scheme of this nature is approximately £120,000.
- Park Rise / Peters Place Northchurch – HCC has approved the carriageway resurfacing at the junction. Funding for new footway which will be buggy and wheelchair friendly
- Dudswell Bridge Parking Restrictions – funding for the proposal which includes Double yellow lines and enforceable parking restrictions at Dudswell Bridge.
- Coombe Gardens – Cllr Smith-Wright has approved a “Keep Clear” marking, the scheme has been approved.
- Further requests include – Keep Clear markings for Moore Road, Yellow lines at Madelyn’s junction with High Street.

The above information was discussed and it was agreed a reply would be sent to Cllr Smith-Wright with NPC feedback

In the absence of Borough Councillor Pringle, Cllr Capozzi reported that an extraordinary council meeting is scheduled on 12th November 2025 to discuss the Unitary Division of Hertfordshire, with options for division into 2, 3, or 4 units.

49/25 CHAIR’S REPORT/CORRESPONDANCE RECEIVED

- a. School Admissions [Consultation 2027/28](#) Neighbouring LA’s, District and Borough Councils and Diocesan Representative
- b. Bulbourne Report (3)

50/25 CLERKS REPORT (verbal)

- a. To produce action list and comments (4) the following items were raised from the action list
- The Northchurch streetlights have been formally adopted by Hertfordshire Highways, and a full report has been provided to Northchurch Parish Council. The matter is now considered closed
 - Numbering of allotment plots is scheduled to take place in 2026.
 - The allotment areas are being maintained in a reasonably clear condition.
 - The Recreation Ground has been inspected for evidence of mole activity.
 - PT has informed the Clerk via email that he no longer makes use of the Recreation Ground.

- Proludic has reported that the safety surface surrounding the adult exercise equipment has shifted and is now outside of the warranty period.
- The second phase of fencing for the upper site allotment will take place next year
- The safety surface around the trampoline also requires maintenance.
- Proludic has provided a quotation of £1,100 for relaying the wetpour surface around both the trampoline and the adult exercise equipment.
NPC will seek additional quotations for this work to ensure best value.

- b. The Clerk has completed Level 6 of the Community Governance – Cllr Capozzi congratulated the Clerk for completing Level 6.

51/25 ROAD SAFETY

Item covered under County Councillor's report.

52/25 OPEN SPACE

Cllr Capozzi extended her thanks to Cllr Pocock for installing two out of three picnic tables on the recreation ground.

53/25 ALLOTMENT

Item covered under Clerk's report.

54/25 FINANCE AND GENERAL PURPOSES

- Cllr Capozzi proposes to approve the YTD Summary for October 2025 (5)
Resolved, proposed by Cllr Capozzi, seconded by Cllr Pocock to approve the YTD.
Unanimously agreed.
- Cllr Capozzi proposes to approve the bank reconciliation, receipts and payments for October 2025
Resolved, proposed by Cllr Capozzi, seconded by Cllr Pocock to approve the bank reconciliation, receipts and payments schedule for October 2025. Unanimously agreed.
- Cllr Capozzi proposes approving the two grant applications as listed below
 - Northchurch United Charity £600.00(8)
 - Northchurch St Mary's School Association £2160.00 (9)
 Resolved, proposed by Cllr Capozzi, seconded by Cllr Syers to approve the two grants. Unanimously agreed.
- Cllr Capozzi proposes to accept the Budget for 2026/27v.1. (10)
Cllr Capozzi proposed this item to be deferred pending receipt of additional information from Dacorum Borough Council. The motion was approved unanimously.
- Cllr Capozzi proposes to transfer £3k from EMR Allotment to EMR Election costs 2027 (11)
Resolved, proposed by Cllr Capozzi, seconded by Cllr Pocock to transfer £3k from EMR Allotment to EMR Election for 2025. Unanimously agreed.
- Cllr Capozzi proposes to approve the EMR schedule with the above virement.
Resolved, proposed by Cllr Capozzi, seconded by Cllr Dix to approve the EMR schedule with the agreed virement. Unanimously agreed.

55/25 Future Agenda Items

Sunnyside Rural Trust Lease Agreement.

The meeting adjourned at 19.42.

UPPER BULBOURNE REPORT NOVEMBER 2025

Here are the water table readings for the upper Bulbourne which were taken by Bob around noon on Sunday 30 November. As ever, following the report are Bob's monthly rainfall summary, Christian Sévigny's garden nature notes and Ned Hunt's observations on Rushey Meadow. The water table is still well down, but at the current rate of rising we could possibly start to see a flow at the source within 2 months – but it all depends on how much rain we get and every year is different.

WATER TABLE ON 30 NOVEMBER, 2025 by Bob Farrer

Dudswell Bridge – the northernmost datum point

The water table is 2.4 m below datum – a rise of 62 cm over the month. The stream remains dry.

Northchurch Recreation Ground

The stream bed is dry. I attempted to take a water table reading but the sensor head hit what felt like thick mud about 85 cm down. Last month Christian and Helen were able to take a reading but it seems that the old blockage has returned.

Northchurch Primary School

The water table is 1.24 m below datum - a rise of 32 cm since early October. There is a tiny flow, 15 to 50 cm wide and barely 1 cm deep.

Billet Lane Berkhamsted – the southernmost datum point

The water table is 1.7 m below datum – a rise of just 11 cm over the past month. The stream is dry here although the stream bed is lower than at Northchurch Primary School where there is a flow.

Note The discrepancy in the levels between St Mary's School and Billet Lane seems puzzling but it could be that there is a leak from the Grand Union Canal at lock 49 (just before the school) which might be making the ground wetter around the primary school. When the CRT pump at lock 49 is in use, the stream at St. Mary's dries up within 30 minutes. Flow resumes when the pump is off. The effect seems to be quite localised.

RAINFALL RECORD FOR NOVEMBER 2025 by Bob Farrer

During November a total of 102 mm of rain fell on Dudswell. This makes it the wettest month of the year so far and only the second month of the year with an above-average monthly rainfall. The other was January (101 mm). November is traditionally the wettest month in this area with an average rainfall for Berkhamsted of 94 mm.

In my next report I will be able to compare 2025's total rainfall with previous years.

NOVEMBER NATURE NOTES by Christian Sévigny

The first half of November was mild and we could still see the odd bee or butterfly about, as well as wood gnats flying up and down tree trunks. That all came to an end with the cold snap we had recently.

November marks a clear seasonal shift with the birds and other wildlife in the garden. The summer birds have gone now, and the winter visitors are turning up. I saw my first redwing at the beginning of the month.

The chaffinches now come in bigger numbers, mostly males, as the females and young usually head off to southern France or elsewhere in Europe for winter. The males stay here to guard their territories. As they gather under the feeders to grab what falls on the ground, the resident robin often swoops towards them to chase them away. He jealously guards his patch.

Three pied wagtails also visited during the cold spell, squabbling over food in a tray intended for the ducks. One of them even stood on the roof acting territorially, chasing the others off the moment they landed. They rarely come into the garden during summer, but they're here as soon as the cold sets in.



It's easier to see birds when they flock together in the trees during the winter months. Our silver birch is a real magnet for them. I counted 32 goldfinches on it on Saturday, and earlier this week there were large numbers of blue tits. I even managed to get a photo of one. Blue tits are real acrobats – they hang upside down and inspect every twig and catkin, picking out tiny seeds, aphid eggs or spiders; anything they can find.

When food gets scarce, the rats become more visible too. I watched a really odd stand-off between a rat and a magpie – the rat kept going for the magpie, which hopped away but kept returning to peck at it. Neither of them seemed willing to back down. On a different day, I watched a strange quarrel between jackdaws and a magpie. The magpie got the upper hand, standing over the two jackdaws and pinning them down.

Lately, I've started hearing a song thrush early in the morning. It's definitely not the full spring chorus yet – he sounds a bit half-hearted, and he's missing that typical three-repetition phrase used during the breeding season. I reckon he's either practising his repertoire or marking out his winter territory.

And to finish, we had a brief sighting of an American mink in early November. Luckily I only saw it once. We don't really want them here, as they're an introduced species and a danger to local wildlife and to anyone keeping chickens nearby.

NOVEMBER REPORT FROM RUSHEY MEADOW by Ned Hunt

I took the photo below a few days ago on a frosty morning. As you will see, as a consequence of recent rains, our pond has started to reappear, albeit in a very small way, having been dry for two months. This is quite satisfying.

All over the place moles are busy under the grass. I don't mind the odd molehill but in some evidently favoured areas they are prolific. Next year the molehills will end up attracting thistle and dock seed and

in turn germinate into unwelcome grassland weeds. In the past few years I've planted lots of tiny cowslip plants near the mole hills. Why is it that cowslip seed doesn't germinate and spread?



All our ewes have been 'marked' by Gerry, our ram, so all being well next April we should have a new crop of lambs. A positive thought during a wet dull overcast autumn day. All of this year's lambs are doing well. It's difficult to tell them all apart. Sometimes it's even difficult to recognise Struay, our oldest sheep, who's keeping a controlling eye on them and is their five times great grandmother.

And now for an interesting example of environmental 'localism'! Many decades ago I dug up a tiny sycamore sapling from along Norcott Farm Lane and potted it up to grow

on. With what was then British Waterways consent I planted it at the very tip of the Dudswell Mill plot opposite Lochinvar. Last week it was expertly trimmed and reduced in height. All the timber was shredded and chipped and luckily we've been given all the chippings for use as a mulch in Sally's Cutting Garden and around our orchard fruit trees. All this resource raised, grown and utilised within a few hundred yards and of course the pruned tree is still there!

Sport England's Record – The Facts

- We respond to around 1100 statutory planning applications per year, and around 650 pre-application enquiries
- In 2024/25 we responded to 99.2% of statutory applications within 21 days (and 96% of pre-application enquires – providing a substantive response)
- In 2022/2023: 94% (1,007 out of 1,075) of concluded planning applications affecting playing fields resulted in improved or safeguarded sports provision-
- In 2024/25 we negotiated around 138 Community Use Agreements on school sites (152 in 2023/24)
- In 70% of statutory applications, we don't object. In 30% of applications where we object initially, we are able to negotiate away the objection and secure additional benefits

Sport England's concerns with MHCLG's position

Safeguarding Playing Fields – Absence of a “back stop”

If Sport England's statutory role is removed, there is no guaranteed protection for playing fields. National planning policy alone failed to stop inappropriate developments in the past – c.10,000 fields were lost between 1979 and 1996. That's why the safeguard (Sport England being consulted on any applications affecting a playing field) was introduced in 1996.

Developers Targeting Playing Fields

With housing targets rising, playing fields are seen as easy land grabs, often in desirable locations like suburbs with higher land values

Decline in the Quality of Planning Decisions

Without expert input, planning decisions risk harming grassroots sport facilities and reducing community access.

Bad Design leads to poor quality Pitches

Unless there are appropriate check and challenge systems in place, school and sports' developments unless checked and challenged can lead to poor provision. *Example: Contractors often fail to restore pitches properly after school building work—Sport England currently ensures that they do.*

The potential for schools to provide facility access to the community will be lost

Last year, Sport England helped secure 138 Community Use Agreements so local

clubs could use school sports facilities. Without this, many schools may lock their gates, forcing clubs to find new (and costly) spaces.

Poorly located facilities and over provision

- Poorly located new sports facilities could severely impact other pitch sports—e.g., an artificial pitch built on a cricket outfield could lead to a cricket club folding.
- Facilities built without strategic need could undermine nearby investments (like Government-funded Artificial Grass Pitches).
- A rapid increase in provision for emerging sports (e.g., padel) carries a risk of short-term popularity outpacing long-term demand, which could lead to underused facilities leaving them vulnerable to be lost to housing long term.

Misplaced Assumptions About Continued Support

Government is assuming Sport England will continue to advise on planning if its statutory status is removed. Without legal weight and confidence in a return for any commitment of resource, Sport England may have to shift its finite (publicly funded) resources elsewhere.

No Legal Backing = Less Influence

Without statutory status, Sport England's advice carries less weight—developers can ignore it.

Resource Shift Away from Planning

Sport England will focus on areas where it can make the biggest impact—meaning less time spent protecting playing fields and sports facilities.

Increased Burden on Local Authorities

Removing Sport England's statutory role doesn't just hurt sport—it piles extra work on already stretched LPA planning teams.

Extra Admin for Councils

Councils will have to figure out which applications on playing fields need Sport England's input, rather than a blanket referral—adding complexity and delays.

No Expert Advice

Without Sport England's specialist knowledge, councils risk making poor decisions on sports and recreation facilities.

Overstretched Teams Diverted

Planning officers already under pressure will spend more time coordinating specialist input instead of delivering core services. Sport England currently liaises with relevant National Governing Bodies to gather and co-ordinate expert planning input within the 21-day deadline to respond to statutory applications. Councils are likely to struggle to do this within a short timescale.

Reduced Oversight of Public Infrastructure

School sites make up **43% of all playing fields** and nearly **half of planning consultations**. If scrutiny disappears, poor designs and loss of community access are inevitable.

No Oversight on School Plans

Sport England won't be notified about most school proposals—only if **20% or more of a field is lost to housing or commercial use**.

Poorly Designed Facilities

Without expert input, schools could build poorly designed sports facilities that don't work for children or local communities.

Reduced Community Playing Fields

Playing fields could be lost to development, locking out local clubs and residents and Sport England would never be consulted on new planning applications.

Over Reliance on Local Plans

A planning system that assumes everything will be sorted later is dangerous for playing fields and community sport.

Replacement Pitches Promised... But Not Delivered

Plans assume lost playing fields will be allocated within the local plan process — but often the location and nature of the replacements is left to when the application for the playing field being lost is made creating uncertainty and risking permanent loss.

Outdated Evidence = Bad Decisions

Local plans run on 5-year cycles. Demand changes fast—like the **56% growth in women's football between 2020 and 2024** after the Lionesses' Euro win. With more success in football and rugby, demand will keep rising—but planning decisions won't reflect it.

Outstanding Uncertainties with the rest of the Planning Reforms

Critical uncertainties remain about how playing fields will be protected if Sport England's statutory role is removed.

Prescribed Bodies and local plans

MHCLG says Sport England will become a prescribed body on local plans but the guidance on this has yet to be released

Will Revised National Policies Protect Pitches?

Changes to the National Planning Policy Framework (NPPF) and National Development Management Policies are coming—but will they strengthen or weaken playing field protections?

1. Site: Sports Ground Back Lane, Loxley, Sheffield

Ensuring quality decision making:

- **Using our consultee role to improve design of sporting proposals to ensure they meet the needs of sport**
- **Protecting playing fields**
- **Scrutiny - ensuring local planning and decision making aligns with requirement for playing field protection**

Reducing burden on the Local Planning Authority by:

- **gathering relevant information,**
- **co-ordinating stakeholder input (e.g. NGBs and clubs),**
- **and providing technical assessment of proposals against NPPF paragraph 104**

Description of development: Re-grading and drainage works to the playing field to facilitate creation of new football pitches. The proposed works would prejudice the site for playing cricket and result in the displacement of the cricket club that shared use of the site.

Sport England's involvement: SE objected to the proposal due to the negative impact it would have on cricket. The developer offered an off-site financial contribution to mitigate this impact and identified an alternative cricket club where this money could be spent. This site would not have been able to accommodate the displaced cricket club so SE maintained the objection, working with the ECB, and the local council on identifying a suitable alternative site that would be able to accommodate the displaced club.

Outcome: Permission was granted after a suitable alternative permanent home is secured for the displaced cricket club. Without SE involvement the off site contribution for the original location chosen by the applicant may have been agreed by the Council which would have permanently displaced the cricket club. The granting of permission allows the football club to improve their facilities and increase the number of matches and training sessions they can host.

2. Site: Land adjacent Blackshots Stadium, Grays, Essex (Thurrock)

Ensuring quality decision making:

- **Using our consultee role to improve design of sporting proposals to ensure they meet the needs of sport**
- **Protecting playing fields**
- **Scrutiny - ensuring local planning and decision making aligns with requirement for playing field protection**

Reducing burden on the Local Planning Authority by:

- **gathering relevant information,**
- **co-ordinating stakeholder input (e.g. NGBs and clubs),**
- **and providing technical assessment of proposals against NPPF paragraph 104**

Using our consultee role to open up school sport sites to wider community use

Description of development: Development of new secondary school which would result in the loss of 2.3 ha of a local authority owned playing field used by Thurrock Rugby Club.

Sport England's involvement: SE objected to the proposal due to the loss of playing field. SE engaged proactively with the applicant from the pre-application stage in order for our concerns to be addressed as early on in the process as possible. Continued discussion and negotiation with the LPA and developer enabled a suitable mitigation package to be agreed with the objection being withdrawn 8 weeks after it was lodged.

Outcome: Following extensive discussions with the academy trust and local authority at pre-application and planning application stages a comprehensive mitigation package was negotiated, agreed and secured. Without Sport England's involvement there would have been a risk that the rugby club would have lost access to a significant number of pitches as they had limited security of tenure on the site. The Artificial Grass Pitch has provided them with free access (apart from electricity charges) for at least 20 hours per week to an all weather facility for matches and training that

they would have been unlikely to have been able to fund themselves and represents an improvement in terms of the capacity and quality of pitches that they have access to. The project also brought back into use a former school playing field that had been out of use for many years and would have been vulnerable to having being permanently lost plus re-instated pitches on the nearby King George's Playing Fields that have not been used for pitches for several years. Community use agreement secured for two secondary school sites with significant sports facilities which may not have offered community use over a long term period without this.

<https://www.orsettheathacademy.org.uk/About-Us/Facilities-Hire/>

3. Site: Site adjacent to Settle Cricket Club, Craven District Council

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**

Description of development: Proposed retirement flats adjacent to playing field (Settle Cricket Club)

Sport England's involvement: SE objected as the proposed development was at risk of cricket ball strike. The proposed block included balconies, open roof terraces and windows overlooking the cricket ground. We advised the developer to undertake a ball strike risk assessment that considered cricket ball trajectories. Based on the findings of the risk assessment, the developer designed a ball stop netting proposal and submitted plans of this. The risk assessment ensured that the ball stop fencing was appropriate to the skill level of cricket played at the ground and would eliminate any risk of ball strike and injury to people or property.

Outcome: SE were able to withdraw the objection to the planning application subject to a planning condition being imposed on the approval of planning permission by Craven District Council. Sport England's intervention in the planning application meant that the cricket club is protected, and this protection is at no cost to the cricket club. It also shows how Sport England can positively influence development proposals so that they do not impact on playing fields and sport.

4. Site: Castle Sports Centre, South Holland

Shaping proposals to ensure they meet the needs of sport and represent value for money for a significant public investment

- **Adding value by positively influencing design to ensure proposals meet the needs of sport**
- **Collating and analysing feedback from Sport National Governing Bodies**
- **Reducing burden on the Local Planning Authority by gathering relevant information and providing technical assessment of proposals against NPPF paragraph 104**

Proposal: Redevelopment of a leisure centre and provision of new facilities including an Artificial Grass Pitch, partly on playing field

The applicant's initial proposal resulted in the loss of an indoor sports court, athletics track and BMX cycling track. There were also flaws with the design of the replacement swimming pool, which would have resulted in accessibility and safeguarding issues. Sport England consulted directly with the relevant NGBs, nine in total, with four of these objecting due to the negative impact on their respective sports. Consultation with the NGBs is undertaken by Sport England to help inform understanding on the impact a proposal has on sport. This is required in order to assess whether a proposal would be acceptable under national policy, with paragraph 104 (c) of the NPPF permitting the redevelopment of playing fields if "the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use". Sport England balance the views of the NGBs with other material

considerations in determining whether or not the proposal would meet this requirement. Without Sport England's involvement it would be left to the Local Planning Authority to assess this impact by itself and balance the sometimes competing priorities of the NGBs. Currently Sport England undertakes this exercise on the Local Planning Authority's behalf.

Outcome:

Sport England provided initial feedback to the Local Planning Authority within 21 days of being consulted, outlining the concerns in respect of the individual sports and advising what the applicant could do to make the proposal acceptable. Discussions and negotiations with the developer led to the scheme being redesigned to better meet the needs of the local community and the NGBs. The revised proposal included a sports hall with netball and basketball markings, running facilities, cycling facilities, a redesigned swimming pool, an outdoor sports court and a 3G Artificial Grass pitch. Sport England again responded to the plans within the 21 day statutory deadline.

Sport England worked proactively from the pre-application stage to ensure improvements to the initial proposals, recognising the importance of ensuring this scheme (representing a £20 million Levelling Up investment) was delivered successfully. The application was approved in January 2025 with work scheduled to be complete by autumn 2026.

Related links:

<https://spaldingvoice.co.uk/health-hub-plans-set-for-green-light/>
<https://www.bbc.co.uk/news/articles/c3dxdy49045o>

5. Site: Noctorum Playing Fields (Birkenhead School), Wirral BC

Reducing burden on the Local Planning Authority by:

- **gathering relevant information,**
- **co-ordinating stakeholder input (e.g. NGBs and clubs),**
- **and providing technical assessment of proposals against NPPF paragraph 104**

Ensuring quality decision making:

- **Protecting playing fields**

Description of development: Redevelopment of school playing fields for housing with limited replacement in terms of quality and quantity. This site had previously been to planning appeal (which Sport England appeared at) with the appeal being dismissed. The new application was not substantively different from the previous one.

Sport England's involvement: Sport England objected to proposal due to the loss of playing field in an area of identified need. Concern over a loss of high-quality playing field with qualitative improvements not deemed to be sufficient mitigation. LPA supported Sport England position and refused application. Applicant subsequently appealed and Sport England defended position at public inquiry due to concern over how the applicant had interpreted paragraph 104.

Outcome: Appeal dismissed, playing field protected, which was welcomed and supported by the local community

6. Site: Barrows Lane, Birmingham CC

Reducing burden on the Local Planning Authority by:

- **gathering relevant information,**
- **co-ordinating stakeholder input (e.g. NGBs and clubs),**
- **and providing technical assessment of proposals against NPPF paragraph 104**

Ensuring quality decision making:

- **Protecting playing fields**

Description of development: Barrows Lane, Birmingham

Sport England's involvement: Sport England objected due to total loss of playing field with no mitigation and clear deficit of playing fields. Council refused the application. Applicant subsequently appealed and introduced some mitigation in terms of commuted sum for pitch improvements on

other sites. Sport England provided support to the Council at appeal although did not appear.

Outcome: Appeal was dismissed with Inspector deeming improvements to other sites would not outweigh the quantitative loss.

7. Site: Polton Training Academy, Middlesbrough.

8. Site: Burnopfield cricket club, Newcastle upon Tyne

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Supporting growth agenda:**
 - **Supporting housing growth through early proactive pre-application engagement**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**

Description of development: Erection of 56 dwellings on existing cricket club site. As part of the proposed mitigation, the applicant proposed a replacement facility for the cricket club.

Sport England's involvement: Sport England engaged proactively with the applicant through the pre-application process. The Playing Fields Policy was explained to the applicant and it was advised that in this case, the applicant should seek to find a suitable replacement facility to accommodate the needs of the existing cricket club. An alternative site

was found with Sport England providing input, along with the ECB, on the design of the scheme. This pre-application input ensured that the final proposal as included in the application was of an acceptable standard and ensuring that an application could be decided in a timely manner.

Outcome: The scheme was approved. (NB SE did submit a holding objection due to inappropriate trigger points in the S106 relating to timing of completion of the facility). The replacement cricket ground commenced use in 2014 and is now used to host 14 different age group teams.

<https://www.thenorthernecho.co.uk/news/local/northdurham/9730983.ground-move-vital-cricket-clubs-future/>

<https://www.thenorthernecho.co.uk/news/10781829.work-underway-new-cricket-club/>

9. Site: Oldfield Lane (aka TV Harrison), Leeds City Council



- **Ensuring quality decision making:**
 - **Protecting playing fields**

- **Scrutiny – ensuring local planning and decision making aligns with requirement for playing field protection**

Description of development: Outline application for housing development on playing field. Leeds City Council was both the applicant and the determining authority.

Sport England’s involvement: Sport England were consulted on the application and advised the LPA that the planning application should be assessed against paragraph 104 of the NPPF, given the existing use of the site as a playing field. SE objected to the application on the grounds of the loss of playing field and failure of the application to meet the requirements of para 104. Sport England challenged the applicant’s argument that the area had a “surplus”, highlighting the lack of evidence provided to demonstrate this.

Outcome: Leeds City Council ignored Sport England’s advice and failed to consider the application under para 104, arguing this was unnecessary as the site had already been allocated for housing development through the local plan. The Council approved the application. A legal challenge against the decision was made by a local community group with the challenge citing the advice Sport England had provided the city council through the planning application consultation. The Council’s decision was quashed with the judge finding that the Council should have assessed the application against para 104, (as per Sport England’s advice). This shows the importance of Sport England in providing scrutiny to decision making where the local council is both applicant and decision maker. Ultimately, Sport England’s intervention contributed to the High Court ruling that Leeds City Council had failed to properly consider planning policies to protect playing fields. This underscores the vital role Sport England play in ensuring local councils do not overlook the importance of protecting playing field in pursuit of their own development projects.

10. Site: Land north of Frederick Road, Salford

- **Ensuring quality decision making:**

- **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
- **Protecting playing fields**
- **Scrutiny – ensuring local planning and decision making aligns with requirement for playing field protection**

Description of development: Outline application for mixed use development incl 933 dwellings. The proposal includes underground utilities work on part of a playing field, resulting in temporary loss of playing field.

Sport England's involvement: Sport England initially objected to the application. This objection opened the door for negotiations between the developer and Sport England. Sport England worked proactively with the developer to overcome the impact on playing field and achieve wider community gains. Significant financial contributions were secured with Sport England advising the LPA on the appropriate sums using Sport England's calculator tools.

Outcome: After securing the improvements to the proposal Sport England withdrew their objection and the application was permitted.

11. Site: Watergate School; Lewisham

- **Using our consultee role to open up school sport sites to wider community use**
- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Speed and efficiency**

Description of development: Construction of a new school building and Multi Use Games Area (MUGA) on an area of playing field.

Sport England's involvement: Sport England provided pre application advice to the applicant before the actual application was submitted. This allowed any issues to be addressed prior to the submission of the application. For example, Sport England were able to comment on the draft plans for the MUGA, with these comments influencing the final design which was later submitted. Sport England consulted directly with the Football Foundation in order to ascertain the level of impact on the existing use and fed these comments back to the LPA. Sport England also recommended a condition requiring a Community Use Agreement in order to secure widened community use to the site (which was previously not in place). Sport England therefore raised no objection to the proposal when it was submitted. Although there was loss of playing field, it was considered by Sport England that the overall benefits to sport that the proposal provided outweighed the harm.

Outcome: The application was permitted with no objection from Sport England. Sport England responded within 16 days of being consulted.

12. Site: Lion Farm, Oldbury, Sandwell (local plan allocation).

- **Ensuring quality decision making:**
 - **Protecting playing fields**
 - **Scrutiny – ensuring local planning and decision making aligns with requirement for playing field protection**

Description of development: The draft Sandwell Local Plan includes the proposed allocation of part of a playing field site (Lion Farm, Oldbury) for mixed use development. The site is owned by the council. The proposed allocation would retain approximately half of the playing field, associated changing facilities and car parking, with the remaining area of playing field (6 pitches) redeveloped for other uses.

Sport England's involvement: As part of the evidence base for the local plan, Sport England worked with the council inputting and helping guide their Playing Pitch and Outdoor Sport Strategy (PPOSS) which was produced jointly with other Black Country authorities. Reference to this evidence is included in the Council's general draft policy for playing fields, an approach Sport England have supported due to its conformity with NPPF paragraph 103 and 104. Although the general policy approach was mainly supported, representations objecting to the proposed allocation of Lion Farm were submitted by Sport England.

Following Sport England's objection at Regulation 18 stage, the Council amended the policy wording for the allocation to include a list of 8 potential mitigation sites at Regulation 19 stage. As part of the response to this second consultation, Sport England considered each of the 8 sites and assessed whether they would meet the tests of paragraph 104 in terms of providing equitable or better replacement in terms of quantity, quality and accessibility. The Council themselves had not provided any equivalent assessment as part of their evidence base. Sport England's assessment concluded that these sites would not provide suitable mitigation in terms of the site to be lost, in regards to those three tests. As such, Sport England upheld the original objection to the local plan. The examination hearing sessions are currently being held with Sport England scheduled to attend later this summer/autumn.

Outcome: This case highlights the importance of the scrutiny role that Sport England plays when the local authority are both the owner of a site, and the decision maker. Both of these local authority roles are under pressure, the former in terms of helping to raise funding for the authority, and the latter in terms of finding enough suitable sites for housing. Sport England can offer independent advice to the authority when these local authority roles can conflict with each other, performing the appropriate check and balance to ensure unsuitable sites, such as playing fields, are not allocated without appropriate mitigation being provided. In this instance, the Local Planning Inspector will now balance the LPA's arguments against Sport England's in terms of compliance with paragraph 104. Without Sport England's objection, this scrutiny would not have been provided and the matter likely not considered as part of the examination process.

13. Site: The Hemel Hempstead School, Hemel Hempstead

- **Using our consultee role to open up school sport sites to wider community use**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**
 - **Speed and efficiency**
 - **Working with government departments to secure a mutually beneficial outcome**
 - **Positive pre-application engagement**

Proposal: Siting of a three-storey classroom block on part of the school's northern playing field. The proposal was part of the Department for Education's school rebuilding programme.

Sport England were consulted by the applicant through pre-application consultation. Sport England raised concerns as the initial plans did not include any mitigation for the loss of the playing field. The pre-application process allowed for an appropriate mitigation package to be agreed prior to the submission of the planning application.

Outcome: The planning application submitted included an appropriate mitigation package that Sport England were satisfied resulted in a positive overall impact on sport. This mitigation included a Multi-Use Games Area designed to the relevant technical standards, new cricket practice nets and qualitative improvements to the school's southern playing fields. Sport England also helped agree the wording of a Community Use Agreement to cover the existing and proposed facilities, widening the facilities for use by the local community (although the sports hall did already have significant community use this had not been formally agreed so there was a risk this could be withdrawn at any point). As the mitigation package had been agreed through the pre-application process, it enabled Sport England to submit a no objection response to the application ahead of the 21-day

statutory deadline. Sport England were consulted on and replied to the response in January 2023. The application was permitted by the Local Planning Authority in July 2023.

14. Site: Former Friends School Playing Field, Saffron Walden (* NB. PINS deciding authority as LPA in Special Measures)

- **Using our consultee role to open up school sport sites to wider community use**
- **Reducing burden on the determining authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**

Description of development: Residential development of 91 dwellings on the majority of a former independent school's playing fields.

Sport England's involvement: When the school was last operational in 2017, the playing fields were strategically important for meeting community needs and had a CUA. When the site was purchased by the developer in 2017, playing fields were closed to community use and access prevented. The mitigation proposed in this application was to bring the southern part of the former playing fields back into community use as part of the residential scheme. However, advice provided at pre-application stage on the design and layout of these facilities was ignored and no engagement took place with local sports clubs. Objection was made to the planning application due to significant net loss of playing fields and proposals for retained playing field not being designed to meet community needs or meet design guidance.

Outcome: When PINS considered the application, they agreed with SE's views on impact of loss of playing fields and design of retained playing field not being responsive to community needs and refused permission. This outcome has now resulted in developer discussing an amended scheme at pre-application stage with both Sport England and local clubs which is intended to address the concerns raised in previous application.

<https://www.saffronwaldenreporter.co.uk/news/24706666.plans-former-school-field-saffron-walden-thrown/>

15. Site: HMP Ford, (Arun)

Ensuring a speedy no objection response to a Ministry of Justice prison proposal through positive pre-application engagement

- **Speed and efficiency**
- **Positive pre-application engagement**

Proposal: Construction of new prison blocks, partly on playing field land

Sport England was consulted at the pre-application stage in January 2023 on the Ministry of Justice proposal to build new prison buildings on playing field at an existing prison. At this stage advice was given to the applicant to consider alternative layouts in order to minimise the impact on the playing field. A full application was submitted in August 2023 incorporating amendments that had been guided by the pre-application engagement.

Outcome: The Ministry of Justice had revised their plans as per Sport England advice, relocating the proposed buildings away from the playing field. Sport England subsequently confirmed no objection to the proposal, responding ahead of the statutory 21-day deadline. As of April 2025, the application remains undetermined by the Local Planning Authority, which suggests that any delays in the granting of permission are unrelated to Sport England.

The application was refused in July 2025, with the reasons for refusal relating to drainage, flood risk and lack of a submitted S106 agreement (all reasons unrelated to Sport England).

16. Site: Edward Peake School, Central Beds

- **Using our consultee role to open up school sport sites to wider community use**
- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Positive pre application engagement**
 - **Speed and efficiency**

Description of development: 3 court sports hall and new artificial grass pitch

Sport England's involvement: Sport England engaged with the applicant through the pre-application process to provide feedback on the proposals to help inform the design of the scheme before the application was submitted. Sport England advised the applicant on the appropriate SE design guidance standards and FA requirements. This pre-application engagement allowed a lot of the issues to be addressed prior to the submission of the planning application.

Outcome: The application was permitted with wider community use secured for the new facilities. Sport England negotiation influenced the design of the scheme to ensure this met the required design standards.

17. Site: Land east of Lady Bay Bridge, Nottingham

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**

- **co-ordinating stakeholder input (e.g. NGBs and clubs),**
- **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**

Description of development: Temporary haul road and construction storage area located on an area of playing field laid out as a rugby pitch (to facilitate construction of a new cycle and footbridge)

Sport England's involvement: SE objected to the proposal. This objection opened up negotiations between Sport England, the LPA and applicant. SE requested a scheme to secure relocation of the rugby pitch and a commitment to reinstating the playing field following the construction period.

Outcome: The negotiations secured relocation of the rugby pitch, including the sports lighting and reinstatement of playing field through conditions. The application was permitted by the LPA. Without the initial objection Sport England would not have had the opportunity to negotiate with the applicant to secure the improvements to the scheme which safeguarded the ongoing rugby use at the site.

18. Site: Bloxham school, Cherwell DC,

- **Using our consultee role to open up school sport sites to wider community use**

Description of development: Installation of cricket nets on an area of playing field. This would prevent the laying out of a rugby pitch on the playing field.

Sport England's involvement and outcome: Sport England offered support to the proposal, on the basis of a Community Use Agreement being included as a condition to the permission. Sport England provided a

template CUA which the applicant completed and submitted as part of a later discharge of condition. This allowed for a school site's wider sporting facilities being opened up for wider community use.

19. Site: Oakfields Playing Field LB Redbridge

Performing the check and balance role when local authorities seek to dispose of their own playing fields or maximise profit from them

- **Protecting playing fields and community sport provision**
- **Co-ordinating stakeholder input and providing technical expertise**
- **Ensuring local planning and decision making aligns with requirement for playing field protection**

Proposal: Allocation of 850 homes in the Local Plan, resulting in the loss of playing field.

Sport England opposed the allocation in the Local Plan as the site was an important and much needed resource for community sport. In 2023, the Council then looked at giving West Ham professional football club a long lease for their academy on Oakfields, thereby displacing local community teams. There would have been a considerable negative impact on grassroots football in the community with the local team using the site, Bealonians FC, catering for 600 players across 29 youth teams and 10 adult teams, along with 5 community cricket clubs. There was clear intention that, if successful, West Ham would sell their current Academy site for housing on the other side of the Borough. Sport England highlighted to the Council that there were flaws in the associated disposal process which could be challenged and reminded the Council and West Ham that Sport England would be a statutory consultee on any subsequent works on the playing fields.

Outcome: The site was withdrawn at the Examination stage of the local plan process following the pressure from Sport England and others. This highlights the importance of the scrutiny role Sport England provides when Council owned playing field assets are involved. It is important to note that although the Council abandoned its plans for the lease to West Ham, the

long term future of the site still remains uncertain with the proposed removal of Sport England as a statutory consultee resulting in the loss of this scrutiny.

<https://www.ilfordrecorder.co.uk/news/21195475.victory-campaigners-fighting-save-oakfields-playing-fields/>

West Ham Lease <https://www.standard.co.uk/news/london/redbridge-council-west-ham-bealonians-fc-oakfield-playing-fields-b1134488.html>

20. Site: Belmont School Warden Hill Road Cheltenham

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**

Description of development: Installation of 200m oval running track, with a 100m straight and run-off, 2no. smaller 100m ovals, a campus-wide 2 metre wide cycle track and a long jump pit. Erection of 2no. MUGAs (to include five-a-side football pitches), 2no. BMX pump tracks (advanced and beginner) and bleacher seating. There was to a loss of a junior football pitch

Sport England's involvement: We objected due to lack of justification of the loss of playing field and asked for a meeting, as there was a couple of solutions we wanted to put forward, plus the design was flawed in a couple of places.

Outcome: Sport England got a better design for the school; including layout and surfaces which met their needs. The school were engaged with a local

cycling club which were going to use the site and we linked the school up with the Active Partnership.

21. Site: Queen Elizabeth High School Hexham; Northumberland CC

- **Using our consultee role to open up school sport sites to wider community use**
- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**
 - **Scrutiny - ensuring local planning and decision making aligns with requirement for playing field protection**
 - **Working with government departments to secure a mutually beneficial outcome**
 - **Speed and efficiency**

Description of development: School rebuild, including replacement sporting provision partly on playing field

Sport England's involvement: Sport England initially objected to the proposal due to the quantitative loss of playing field that would result. Sport England engaged with the NGBs of the pitch sports that would be affected by the site's redevelopment (The Football Foundation on behalf of the FA, England Hockey, the ECB and the RFU), with their views being incorporated

into Sport England's response to the application. Sport England withdrew their objection once improvements to the scheme were secured.

Outcome: A number of the NGBs Sport England consulted raised concerns about the technical design of the proposal. The applicant took these comments on board and provided revised plans to address these concerns. An improved scheme was therefore provided through negotiation. In this case a replacement flood lit AGP for hockey was provided (the previous hockey pitch did not have sports lighting so evening training was not possible), a new AGP for football in an area of identified need, and suitable rugby pitch improvements. Sport England was also able to help negotiate a Community Use Agreement for the site which widened this school site up for widened community use. The site has operational since 2023.

<https://www.hexham-courant.co.uk/news/23064501.queen-elizabeth-high-hexham-middle-schools-win-school-project-year/>

<https://www.hexham-courant.co.uk/news/20298114.multi-million-pound-queen-elizabeth-high-school-hexham-middle-school-merger/>

22. Site: Buckinghamshire New University; Chalfont St Giles

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Protecting playing fields**

Description of development: Redevelopment of the site resulting in loss of playing field (proposed retention of cricket field and new commercial health and fitness club)

Sport England's involvement: Sport England objected to the loss of playing field/pitches including a hockey Artificial Grass Pitch (AGP) and the lack of community accessible provision. Sport England also identified lack of supporting evidence to demonstrate that the playing field/pitches including the hockey AGP were not needed.

Outcome: Application withdrawn, playing field protected.

23. Site: Wide Lane Sports Ground; Eastleigh BC

- **Using our consultee role to open up school sport sites to wider community use**
- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**

Description of development: Installation of two AGPs, new pedestrian access route and engineering works on grass playing field (resulting in loss of a full size rugby pitch and three football pitches). Although the proposal was for alternative sporting provision, there would have been an overall quantitative loss in terms of pitches.

Sport England's involvement: Sport England identified that the university site played a key role in providing facilities/playing field for community sport. Sport England initially objected as the design was not suitable for rugby and there was no security of access/use for community clubs/groups using the facilities. In assessing the quality of the scheme Sport England

consulted with the relevant NGBs and assessed the proposals against their relevant technical advice.

Outcome: Sport England secured an amended scheme which complied with technical guidance so that it could be used for community rugby as well as a community use agreement which provided security of access to local community clubs at a key site in Southampton. Without Sport England's input it would have been left to the LPA to assess the design of the proposal

24. Site: Bucks County Council Sports and Social Club; Buckinghamshire Council

- **Ensuring quality decision making:**
 - **Providing technical assessment of proposals against NPPF paragraph 104**
 - **Protecting playing fields**
 - **Scrutiny – ensuring local planning and decision making aligns with requirement for playing field protection**

Description of development: Outline application for mixed use development comprising up to 100 residential units on playing field land. Buckinghamshire Council were the landowner.

Sport England's involvement: Sport England objected to the loss of the entire playing field site owned by Buckinghamshire Council. No replacement provision was proposed and there was no evidence to show that the playing field was surplus to requirements. In considering the application against the local plan policies, the council took the view that as the site was not in existing use as a sports ground then their own local plan policies for the protection of Sport and Recreation did not apply.

Outcome: Sport England requested that the application be referred to the SoS for call-in. However, the application was referred back to Buckinghamshire Council for their approval with a financial contribution of £300,000 identified for improvements to another sports ground.

25. Site: Kingswinford Youth Centre, Dudley

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Protecting playing fields**

Description of development: 49 retirement living apartments and replacement play area and MUGA, partly on playing field resulting in loss of a mini football pitch and future capacity to provide pitches. The proposal would also result in the loss of car parking which would prejudice the use of the playing field.

Sport England's involvement: Sport England consulted with the Football Foundation and Birmingham FA who provided more detail on the nature of the use of the site. They advised of the teams that currently used the playing field and the negative impact on the loss of the car parking. Sport England objected to the application, on the basis of the proposal failing to meet the requirements of para 104 of the NPPF. Although there was a formal objection, Sport England advised that there was potential to overcome this, through a reconsidered site layout.

Outcome: The application was refused by the LPA. The incompatibility of the proposal with national and local policy in respect of the loss of playing fields was included as one of the reasons for the refusal of the application. There were 8 other reasons for refusal cited – none of which were in relation to Sport England's objection and related to other matters (affordable housing, ecological impact, highways, design). This case demonstrates how Sport England help to provide evidence to help guide a council's decision making process, in this case through direct engagement of the relevant technical experts. Without this role, the burden would have

fallen solely on the LPA to assess impact under paragraph 104. It also shows how consideration of playing fields are just one factor that a LPA has to assess, and there are often many reasons for refusal that are unrelated to Sport England.

26. Site: Teddington Sports Ground/Udney Park Playing Fields : Planning Appeal (PIMS case study 046)

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Protecting playing fields**

Description of development: Proposals for 107 extra-care apartments (class C2 use), GP surgery and car parking on playing field land. The scheme included a new artificial pitch, paddock for horses and pavilion.

Sport England's involvement: Planning Inquiry held in Nov 2019 and March 2020 over 13 days. SE had objected to the loss of playing field (approx 50% of the total playing field) as this did not meet SE policy. Appellant put forward the case that proposed AGP and MUGA was significant and that this outweighed the loss. Inspector's judgement found in SE's favour accepting all of the key points put forward

Outcome: Appeal dismissed. Some community use of the site continues. Sport England continues to work with the Council to support the site coming back into full use. The site is an asset of community value.

27. Site: St Dunstan's Jubilee Ground, Catford, LB Lewisham

- **Using our consultee role to open up school sport sites to wider community use**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**

Description of development: In 2012 the Private Banks Sports Ground in Lewisham was sold to the independent school St Dunstan's College and renamed the Jubilee Ground.

Sport England's involvement: The school has since invested heavily in the site including new artificial pitches on the playing field and tennis courts. SE was consulted on the applications for development of sports facility on the site advising on the design (to meet our technical standards).

Outcome: A community use agreement was secured that ensures that the community can continue to hire the facilities.

<https://www.stdunstansenterprises.org.uk/sports-and-leisure/sports-and-leisure>

28. Site: Croygas Sport Club, SM6 9BY

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Protecting playing fields**

Description of development: Proposal for 8 dwellings resulting in partial loss of playing field at existing sports club. The club intended to sell off land to invest in its facilities.

Sport England's involvement: Sport England objected to the proposal. The club already has a residential development within its car park which will consequently inhibit further sports development on the site. Further losses mean less space for sport and leading to an unsustainable means of running this sports facility.

Outcome: Planning permission was refused. SE has put the applicant in touch with FF and ECB to explore pitch improvements and more sustainable ways to operate the site.

29. Site: East Lancs Paper Mill, Bury

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**

Description of development: Outline application for up to 400 residential dwellings including details of vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, provision of open space and sports facilities and demolition of existing building and structures

Sport England's involvement: Sport England consulted with the England and Wales Cricket Board primarily in assessing the relocation of the East Lancs Paper Mill Cricket Club who provided design input and in assessing the proposal under Exception 4. Sport England initially objected to the application, on the basis of matters resulting from flood alleviation proposals; lack of information relation to the pitch replacement; and the strategic need for proposed football pitches and as such the proposal failing the meet the requirements of para 104 of the NPPF. Through further submission and negotiation, the objection was subsequently removed, Sport England advised that there was sufficient assurance of replacement to enable the playing field/CC provision to be dealt with by planning condition.

Outcome:

<https://www.placenorthwest.co.uk/details-in-for-400-homes-at-former-east-lancs-paper-mill/>

30. Site: Colchester Northern Gateway, Colchester

Early positive pre-application involvement on a large mixed- use site, allowing for housing growth alongside improved sporting provision

- **Supporting housing growth through early proactive engagement**
- **Protecting playing fields and improving sport and recreation facilities**
- **Speed and efficiency in response**
- **Co-ordinating stakeholder input and providing technical expertise**

Description of development: Hybrid application including 350 residential dwellings, 300 older people's homes, private acute surgical hospital, medical centre, care home and community green on Mill Road Playing Fields to the south of the A12. Site was a 15 ha multi-sport playing field consisting of 5 rugby union pitches, a cricket square, an archery range and 12 smaller pitches used for mini rugby, youth football or training. The site was the home of Colchester Rugby Club and was shared by local cricket, football, rugby league and archery clubs. The site was allocated in

adopted and (at the time) emerging Local Plan policy for employment, residential and community uses to meet local needs as part of a wider growth area to the north of Colchester.

The emerging Local Plan required a related site on agricultural land to the north of the A12 to be safeguarded for sport and recreation uses to deliver a sports hub that would provide an opportunity to bring forward a sub-regional leisure destination and to enhance and expand the range of sport/recreation facilities available for local clubs/residents in order to increase participation levels across the Borough. A related full planning application was made for the Colchester Northern Gateway Sports Hub on a 34.5 ha site which included a leisure centre with a 5 court sports hall, two full size 3G artificial grass pitches (one WR22 compliant), 10 natural turf rugby and football pitches, a clubhouse for Colchester Rugby Club, a 1.6km closed circuit cycle track (Places to Ride scheme) and an archery range. As well as replacing the displaced facilities from the Mill Road Playing Fields, the sports facilities proposed in the sports hub were informed by the Council's evidence base, national governing body needs and local club needs. Colchester City Council set up a Sports Users Steering Group 4 years before the planning application was submitted to inform the scope, design and layout of the sports hub.

Sport England's involvement: Sport England was engaged in the conceptual proposals for the replacement facilities on the sports park along with national governing bodies and clubs for several years before the planning application was submitted including the provision of pre-application advice as a statutory consultee before the planning applications were submitted. The sports hub planning application was submitted and approved in advance of the mixed use application on the Mill Road Playing Fields site being submitted in order to allow time for delivery of the replacement playing fields.

From the outset of the determination of the sports hub application, Sport England made it clear that the principle of the development was supported due to the sports hub providing sufficient mitigation for the loss of the Mill Road Playing Fields. Sport England's focus was on ensuring that detailed issues raised by the governing bodies were considered and addressed

before the application was approved. This resulted for example in the application being amended to add sports lighting to a grass rugby pitch to provide more capacity for meeting the rugby club's training needs and securing adequate access to the artificial grass pitches. Planning conditions were also secured relating to the design of the sports hall and playing pitches to address governing body feedback and to secure details of the programme of use of the artificial grass pitches.

Sport England's engagement on the sports hub planning application helped ensure that by the time the application was submitted for the mixed use redevelopment of the Mill Road Playing Field that there were no substantive issues that required addressing. Sport England confirmed no objection to this application as a statutory consultee subject to conditions/obligations addressing some outstanding matters of detail around 18 months before the application was approved by the Council.

Outcome: The Colchester Northern Gateway sports hub, now known Colchester Sports Park, officially opened in April 2021 and all of the sports clubs that were based at Mill Lane Playing Field were relocated in advance of the facilities closing. All clubs that were relocated have access to equivalent or better facilities and the sports park provides additional facilities that are responsive to local needs such as the cycle track, pump track, sports hall and fitness suite

<https://colchestersportspark.co.uk/>

<https://northerngatewaycolchester.co.uk/colchesters-northern-gateway-sports-park-opens/>

<https://www.gazette-news.co.uk/news/19251183.state-of-the-art-sports-park-finally-set-open-gates/>

31. Site: Lundsfield Quarries Lundsfield, Lancashire

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**

- **and providing technical assessment of proposals against NPPF paragraph 104**
- **Supporting growth agenda:**
 - **Working with government departments to secure a mutually beneficial outcome**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**

Description of development: Outline application for the demolition of existing buildings and the erection of up to 250 dwellings with an associated new access

Sport England's involvement: SE initially objected to the proposal as the residential site wrapped around 3 sides of an existing senior football club site – Carnforth Rangers FC – the applicant was Homes England. Issues arising where ball strike and the loss of parking for the football club – concerns about the future sustainability of the club if both issues not dealt with. Car parking assessed under Exception 3 and ball para 200. SE worked with the FF both preferring that the applicant re-locate the club to a more suitable site – reluctance to do this and LA had no allocated site ready. Worked through iterations of the scheme to reach a point where we could be broadly satisfied that the residential would not compromise the club now or in future.

Outcome: The permission and the involvement of SE and the FF and HE as applicant and have ensured that the future of the Football Club is protected.

ADD Gary's SW/SG/2015/38923/S & SW/SG/2015/38948/S

33. Winslade Park Avenue, East Devon District Council

Using our statutory function to revive sporting use on playing field alongside delivery of new housing

- **Supporting housing growth through early proactive engagement**
- **Protecting playing fields**
- **Widening community access to sport**
- **Co-ordinating stakeholder input and providing technical expertise**

Location: Winslade Park Avenue, East Devon District Council

Proposal: Mixed use redevelopment for employment use and 137 dwellings. An existing playing field formed part of the site.

The area of playing field that formed part of the site area had previously been used for cricket, football and tennis. As a privately owned site it was only available to the clubs who leased the land – it was not available for wider community use. The site was sold in 2014 to a new owner who wanted to redevelop the site for housing and employment. The uncertainty this created resulted in a longstanding cricket club, Countess Wear, relocating from the site to a different location. They had used the site since 1991. The football and tennis use of the site had also ceased.

Sport England were consulted on the proposal to redevelop the site for housing and employment in 2020. Positive pre-application engagement led to agreement with the applicant on a scheme which did not encroach on the playing field. Although the playing field was protected from redevelopment, this did not ensure that sport would return to the site. To bring the playing field back to use, Sport England negotiated with the applicant on securing a Community Use Agreement as part of the planning permission. This was signed in 2023 and enables wider community use on the site for cricket, football and tennis. Sport has now been brought back to the site, with Clyth Valley youth football teams and Exeter 3rd XI cricket now using the site. The Devon Cricket Board also use the playing field for schools activity focussed on getting girls into cricket. There are also ongoing discussions with the ECB on creating a cricket regional hub on the site. This example shows how Sport England can work positively and proactively to protect and improve sporting provision alongside the delivery of new housing growth.

Avalon Planning (the agent working on behalf of the applicant):

“Working closely with Gary Parsons (Planning Manager) from Sport England and using his links to key contacts at the ECB, Devon FA and the LTA, we were able to reopen the site for the first time in nearly 10 years for community led sport. Sport England were instrumental during the planning process, always being available for communication and engagement and advocating support for the site wider masterplan. The reopening of the Winslade Park site has been welcomed by the local community and the site is now widely recognised again as an available community sports venue. Having now been open again for two years and through communication originating with Sport England, Winslade Park has been regularly utilised by a local cricket club, the Exeter Chiefs have been using the pitches for training for their youth teams and ladies team and the local football club has also used the facility for tournaments. Being located at an out of town office park, the pitches and wider parkland are also now heavily utilised by the office residents as part of the weekly exercise routine and this is coordinated via an on site fitness instructor”

Lawn Tennis Association:

“The 3 tennis courts at Winslade Park have not been used for over ten years and have remained in a state of disrepair ever since. With the direction and support of the Sport England Planning Manager and the collective power of the MoU we are now in a position where the tennis courts will become an accessible public tennis facility. This is a key strategic location for the LTA given the lack of public tennis courts in the East Devon areas and neighbouring city of Exeter. With the proposed CUA this site will become a thriving community facility offering affordable sport to the local area.

34 Gurnell Leisure Centre, LB Ealing

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**

- **co-ordinating stakeholder input (e.g. NGBs and clubs),**
- **and providing technical assessment of proposals against NPPF paragraph 104**
- **Supporting growth agenda:**
 - **Supporting housing growth through early proactive engagement**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**

Description of development: Proposal for 300 dwellings on a site comprising of playing field and a leisure centre. Proposal included replacement leisure centre and replacement leisure facilities including playing field.

SE involvement: The site consisted of a Leisure Centre, a playing field, BMX pump track, skatepark and a car park. There had been issues relating to flooding, saturated land etc. with the playing field that was resulting in reduced use/demand and the Leisure Centre was in need of replacement. The issues with the playing field was identified during the development of the Playing Pitch Strategy (and subsequent reviews) so through that process the Council, Sport England and Governing Bodies sought to relocate any needed pitches and any remaining usage to other local sites that could accommodate the increase in use. The Council then sought planning permission to replace the Leisure Centre, replace the BMX and skatepark and change the playing field into open space for activity purposes and public realm. Sport England provided advice at the pre-application stage and then did not object to the application, subject to planning conditions being imposed.

Outcome: Sport England supported the proposed housing development and the proposed replacement facilities. Local community opposition delayed the progression of the scheme with the council choosing to put the original plans on hold due to this. An alternative proposal was then developed with the community. Sport England also supported this new

proposal (subject to certain planning conditions). This case demonstrates how Sport England proactively work with the local council and applicants to resolve issues prior to application stage but how even with this support, proposals for housing can be delayed due to other factors.

35 North Hertfordshire College, Hitchin

- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Supporting growth agenda:**
 - **Supporting housing growth through early proactive engagement**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**

Description of development: Demolition of existing sports hall and squash court building, erection of new sports hall, provision of new 3G pitch, new car parking provision, remodelling of site to provide level access to new sports facilities and enabling development of 116 residential dwellings, new access road, open space, landscaping and associated works

SE involvement: Extensive redevelopment of the site that resulted in the replacement of some sport facilities onsite but there was still loss of natural playing field, a small Artificial Grass Pitch and Squash Courts. Sport England worked with the College at pre-application stage to steer potential mitigation which included working with the college and another school in the town to develop an Artificial Grass Pitch (there was identified

deficiencies with Hitchin) and playing field improvements to bring a disused area back into use at the school site. A plan was also put into place to relocate the Squash Courts.

Outcome: The application was approved. Sport England's involvement helped facilitate new and improved facilities for the whole town and allowed housing to be developed on the college site.

36 Calvary Barracks, Beavers Lane, LB Hounslow

- **Using our consultee role to open up school sport sites to wider community use**
- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Supporting growth agenda:**
 - **Supporting housing growth through early proactive engagement**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**

Description of development: Large mixed used redevelopment including 800 homes, employment and playing pitches

SE involvement: Sport England advised the Council on a Supplementary Planning Document (SPD) that would steer development of the former Barracks. This included Sport England meeting with the Local Authority and the MOD and suggesting wording for the SPD. Sport England then advised the applicant at the pre-application stage on the proposal and mitigation as all the existing sports facilities at the site were proposed to be lost (two playing fields and Multi-Use Games Area). The mitigation involved sport

provision on the application site to support junior Football and Cricket and MUGA's improvements at a local park.

Outcome: The proposal was still considered contrary to our Playing Fields Policy however Sport England took a pragmatic view and did not object as it recognised that the proposal would allow community use of a site that previously did not have any community use for a sport that there was a deficit of provision identified in the Playing Pitch Strategy and facility improvements to a park for informal/recreational play of some sports, including Cricket, which it was believed had a high level of informal/recreational participation in the area. It was considered that overall the benefits for to local community sport and physical activity was significant and there was also considerable number of residential units being delivered.

37 Crowthorne Rugby Club, Berkshire

Early positive engagement allowing for both housing growth and safeguarded and improved community sports provision

- **Supporting housing growth through early proactive engagement**
- **Protecting playing fields**
- **Working with government departments to secure a mutually beneficial outcome**
- **Co-ordinating stakeholder input and providing technical expertise**

Location: Crowthorne Rugby Club, Berkshire

Proposal: NHS Trust proposal to redevelop site for 141 units. Playing field formed part of the application site area.

The playing field was used primarily by Crowthorne Rugby Club with a local football club also using the site. The proposal would have led to both clubs being displaced. A key challenge was that the club had no security of tenure to be able to continue using the site and had to find a temporary home while the NHS Trust sought the planning permission. To overcome this, Sport England took a proactive approach to the proposals, meeting with the NHS Trust, the housing developer (Barratts) and their agents

several times regarding the future of the playing field. Sport England explained the obligations under paragraph 97 of NPPF (now paragraph 104) and the Local Plan policies, both of which required the protection of the playing field unless appropriate mitigation was provided. Sport England explained at this early stage that the proposal would need to identify a suitable replacement playing field in order for the scheme to be considered policy compliant. Following this early advice, the NHS Trust reviewed the estate and found another site within the portfolio where two new rugby and football pitches could be laid out with space for a new clubhouse and parking.

Outcome: With appropriate mitigation agreed, Sport England supported the application. Planning permission was granted in January 2018. Construction on the housing started shortly after with completion of the site within 3 years of the granting of the permission. Crowthorne Rugby Club were able to relocate to the replacement site in August 2019. The new pavilion was built in accordance with Sport England's design guidance standards, which helped ensure it was accessible to all – with appropriate provision for disabled people and women, a marked improvement on the previous clubhouse. This has enabled the club to grow, with a developing youth section for girls and boys.

Rugby Football Union:

“The project was a lot of work ... but one that without Sport England support would never have happened”

38 Trinity Guild RFC, Baginton, Coventry

Demonstrating flexibility in approach to help facilitate delivery of government investment and economic growth

- **Supporting employment growth through constructive engagement**
- **Protecting continuity of sport provision and delivering playing field and sports facilities in conjunction with wider development**
- **Co-ordinating stakeholder input and providing technical expertise**

Proposal: Relocation of Trinity Guild RFC to a replacement site as part of a wider employment development allocated through Warwick District Council's Local Plan.

Sport England were consulted in 2016 on a planning application for the Whitley South industrial site near Baginton, which involved the loss of playing field and displacement of a local rugby club, Trinity Guild RFC. No objection was raised subject to a planning condition requiring a replacement site to be made available for use prior to the loss of the exiting playing field site. The application was approved in 2017. In 2018, a new application was submitted for a further expansion of the employment site involving the development of a supporting electric battery "Gigafactory" at Coventry Airport. This element of the proposal meant the relocation of the rugby club would have to be brought forward to meet the Government's Faraday Battery Challenge funding deadlines.

To assist with this, Sport England engaged constructively with Coventry City Council and Warwick District Council, as the planning application spanned the authorities' boundaries, the developer (Segro), Trinity Guild RFC and the RFU, to help facilitate a phased relocation of the club. This phased relocation represented flexibility in Sport England's approach, as the original permission had initially required the replacement playing field to be provided in advance.

The pragmatic response entailed arrangements being put in place for the relocation of the rugby club to a school site for an interim period, which required planning permission for sports lighting for training purposes and a temporary clubhouse (now utilised by the school). To secure a long term solution and address planning policy requirements in line with NPPF paragraph 104, the employment planning application also incorporated provision for a fit for purpose replacement playing field aligned to the Club's needs, including the growth in mixed ability, women and girls sporting activities.

Outcome:

Permission was granted after a phased relocation of the rugby club was agreed, which was not previously the position in a separate planning

approval. Without our involvement the appropriate safeguards for the second oldest rugby club in Coventry (1899), would not have been in place. These arrangements ensured the rugby club had uninterrupted operations during the transition to their new permanent facility. The club moved to the school site in 2019, and on to their new site in September 2024. The interim arrangement was retained longer than anticipated, which was attributable to a range of factors beyond Sport England's remit linked to the contractual implementation of the building project. However, Sport England's involvement and advocacy ensured that the provisions for long term replacement were ultimately delivered in line with the commitment negotiated and set out in the planning permission.

Meanwhile, at the former rugby club site, the UK Battery Industrialisation Centre was developed and opened in 2021 with investment from the Government and West Midlands Combined Authority (WMCA). In January 2025, Coventry and Warwick Gigapark site was backed by a further £23 million of funding from the WMCAs flagship Investment Zone, to develop the site to attract world-leading battery manufacturers and energy storage businesses.

With our input, the granting of permission allowed the club to continue their activities, provided long term facilities for future growth, and supported the development of the site for employment to meet government funding deadlines.

Related links:

<https://trinityguild.rfu.club/news/the-guilder-february-2025-edition>

<https://www.ukbic.co.uk/ukbic-opened-by-prime-minister-boris-johnson-mp>

39 Richmond Hill Primary School, Doncaster MBC

Negotiating through our statutory role to open up a previously under used school playing field to wider community use

- **Widening community access to playing fields and sport**

Proposal: Installation of a new ground source heat pump system to provide a sustainable energy resource to the school.

The proposal involved works to about half of the school's playing field where the ground source heat pump system was proposed. Sport England has adopted a flexible approach to temporary works or buildings taking place on playing field provided:

- A. That that they do not have a long-term negative impact on the ability for the playing field to function following their completion or removal. Therefore, the playing field is not prejudiced by the temporary works.
- B. That there is no disruption for the ability for sport to take place while the works are being carried out. If there is any impact, then alternative arrangements are provided to ensure sports continuity.
- C. That any works or loss of the playing field is for a temporary period only.
- D. That as mitigation for the temporary loss of playing field, some sort of compensation is offered, for example, such as making the school available for community use.

Following the input of the Football Foundation (who provide comments on behalf of the Football Association) and act as Sport England's technical advisors in respect of their sport facilities and provide Sport England with local intelligence on the demand for their sport, as mitigation for the temporary loss of the playing field, community use was secured. The Football Foundation advised Sport England that a local football team: Sprotbrough and Cusworth Crusaders could use the site.

Outcome: Sport England was able to negotiate the following benefits as part of our planning consultation comments, where the applicant provided further documentation to meet A to D above. In summary:

- The school was able to proceed with its heat source pump system without there being any negative impact on the playing field in the long term.

- The school demonstrated that sport can continue to take place during the installation and construction works.
- The playing field would be fully restored following the completion of the works.
- As mitigation for the temporary loss of playing field, community use was secured, and a local team and the local community will be able to use the site which currently is unused. The community use will also generate a revenue for the school as the users can pay a reasonable fee to access the playing field, and this revenue can assist the school to maintain the playing field and recover the costs in managing any community use.

40: Laureate Academy, Dacorum BC

Decline in the Quality of Planning Decisions – Community Use and Design & Impact plus Not a blocker to Government Infrastructure Provision – DfE

- **High quality design of new sporting facilities**
- **Widening community access to sport**

Proposal: Redevelopment of existing secondary school including new sports block. Proposal included temporary impacts on the playing field. The proposal was part of the Department for Education's school rebuilding programme.

Sport England was consulted by the applicant through pre-application consultation and by the local planning authority at the application stage. Sport England raised concerns when initially consulted on the planning application that there was a lack of clarity about whether the sports hall would be designed to support indoor cricket use by the community because the existing sports hall that was proposed to be demolished was used by local community cricket teams. The DfE's default position on sports hall design is that they are designed for multi-sports use to DfE's standard brief which does not provide for indoor cricket in terms of nets and suitable flooring and lighting specifications. Furthermore, despite the school's existing indoor and outdoor sports facilities being subject to extensive

community use, there was no community use agreement in place to secure this access over a long term period. Despite request for clarity at pre-application stage about whether the trust that manages the school (Future Academies) would be willing to complete a community use agreement, no confirmation was provided.

Outcome: Following discussions after the planning application was submitted, the DfE and the education trust agreed to design the sports hall to a higher than standard specification to ensure that the new sports hall provided cricket nets and was designed to an ECB specification suitable for community indoor cricket use. Despite initial reluctance by Future Academies trust to agree to complete a community use agreement to secure community access to all of the school's new and retained sports facilities to help mitigate the temporary impacts on the playing field, following discussions the DfE and the trust agreed to completing a community use agreement for all of the school's sports facilities.

Agreements to these changes allowed Sport England to remove its initial objection to the application and confirm that no objection would be made subject to the imposition of planning conditions to address the detailed specifications for the sports hall design to help ensure that they were suitable for indoor cricket in practice and to secure the completion of the community use agreement. These conditions were subsequently imposed when the application was permitted by the Local Planning Authority in June 2024. The application was determined over 2 months after Sport England withdrew its objection and therefore did not delay the delivery of the project. As well as ensuring that the replacement sports hall would allow community cricket use to continue on the site, the amendments made in response to Sport England's advice also allowed community use to be secured over a long term period to the new sports hall, activity studio, fitness room and supporting changing facilities as well as the retained and enhanced multi-use games areas, artificial grass pitch, natural turf playing field. Construction of the new school started in 2025 and is due to be completed by the end of 2026. Without Sport England's engagement it is questionable whether the Local Planning Authority would have required the applicant to design the sports hall so that it was suitable for cricket use and whether they would be able to assess whether it would meet ECB guidance

in practice . It is also questionable whether they would have secured a community use agreement without Sport England advocacy in the face of initial opposition from the applicant.

41: Cressing Primary School, Essex CC

Decline in the Quality of Planning Decisions –Design & Impact plus Reduced Oversight of Public Infrastructure

- **High quality design of new sporting facilities**

Proposal: New classroom block to be sited on playing field to facilitate school expansion and development of new playing field. Sport England was consulted by the applicant through pre-application consultation and by the local planning authority at the application stage. The scheme involved developing a new classroom block on part of the existing playing field and using adjoining land acquired from a residential development for meeting school expansion needs to create a new playing field area to mitigate the loss. While the proposal had potential to meet exception 4 of Sport England's Playing Fields policy in principle as replacement playing field provision was proposed, Sport England raised concerns at both the pre-application stage and when the planning application was submitted that inadequate details were provided of a feasibility study for the new playing field in order to demonstrate that equivalent/better quality replacement provision would be made. A landscape management plan and specification prepared by a landscape architect had been prepared to address this but this was not considered to be robust for assessing the quality of the replacement playing field. Concerns were also raised about the lack of detail about the phasing and delivery arrangements for the new playing field. An initial objection was therefore made to the application by Sport England.

Outcome: Following discussions after the planning application was submitted, the applicant prepared a feasibility study for the replacement playing field area that was undertaken by a specialist sports turf consultant. This demonstrated that a suitable quality playing field could be delivered which would be at least equivalent in quality to the existing playing field that would be partially lost. Details were also provided of the

phasing and delivery arrangements which showed that due to the construction timescale for the replacement playing field it would not be possible for the new playing field to be completed and ready for use in advance of construction starting on the new classroom block. There would be a time lag of around 20 months between the playing field area being lost and the new playing field being available for use. Sport England offered to take a pragmatic approach if it could be demonstrated that the school's playing field needs could be met during the interim period. The applicant was then able to demonstrate that during this period the school's playing pitch needs could be met on the retained area of the existing playing field albeit with reduced pitch sizes. Sport England subsequently withdrew the initial objection subject to a condition being imposed relating to the submission/approval of a construction specification for the replacement playing field in order to ensure that the playing field was constructed in accordance with the recommendations in the feasibility study. A condition was also requested to be imposed to ensure that the replacement playing field was delivered in practice within a defined timescale. These conditions were subsequently imposed when the application was permitted by the Local Planning Authority in January 2025 and construction started in September 2025. The application was determined over 2 months after Sport England withdrew its objection and therefore did not delay the delivery of the project. As well as ensuring that the replacement playing field was delivered within an acceptable timescale which did not prejudice the delivery of the school's expansion or compromise the school's playing field needs, Sport England's approach and the amendments made in response to Sport England's advice also helped ensure that the replacement playing field should be at least equivalent in quality to the area that would be lost. Without Sport England's engagement it is questionable whether the Local Planning Authority would have required the applicant to prepare a feasibility study for the new playing field or required a construction specification for it to be submitted and approved to ensure that it was delivered to an acceptable standard in practice. It is also questionable whether they would have required the delivery of the replacement playing field within a defined timescale.

Decline in the Quality of Planning Decisions – Community Use and Design & Impact plus Not a blocker to Government Infrastructure Provision – DfE

- **Widening community access to sport**

Proposal: Redevelopment of existing secondary school including new sports block. Proposal included temporary impacts on the playing field. The proposal was part of the Department for Education's school rebuilding programme.

Sport England was consulted by the applicant through pre-application consultation and by the local planning authority at the application stage. As the temporary impact on the school's playing fields associated with construction activities and temporary accommodation was relatively significant, Sport England raised queries at the pre-application stage about the approach to playing field restoration following the removal of the temporary facilities. Furthermore, despite the school's existing indoor and outdoor sports facilities being subject to extensive community use, there was no community use agreement in place to secure this access over a long term period and this was not initially offered by the applicant in relation to the new sports facilities in the redeveloped school.

Outcome: Following discussions at the pre-application stage, the applicant commissioned a specialist sports turf consultant to assess the existing ground conditions of the playing field to provide a baseline for restoration and to help inform the restoration proposals. The restoration proposals that were developed were expected to deliver a higher quality playing field than at present. The applicant also agreed by the time the planning application was submitted to complete a community use agreement to secure community access to all of the school's new and retained sports facilities to help mitigate the temporary impacts on the playing field. These changes allowed Sport England to raise no objection to the application when it was submitted subject to the imposition of planning conditions to address the detailed specifications for the playing field restoration scheme and to secure the completion of the community use agreement. These conditions were subsequently imposed when the application was permitted by the Local Planning Authority in October 2025. As these issues were addressed at pre-application stage, Sport England made no

objection to the application from the outset and therefore did not delay the delivery of the project. As well as helping ensure that the playing field restoration scheme would restore the playing field to its previous or a better quality condition, the amendments made in response to Sport England's advice also allowed community use to be secured over a long term period to the new sports hall, activity studio, fitness room, multi-use games area and supporting changing facilities as well as the retained and enhanced natural turf playing field. Securing community access to the indoor sports facilities responds directly to Basildon Borough Council's recent Built Sports Strategy (2024) which specifically recommended that a community use agreement be secured for the sports hall proposed in the redeveloped school in order to address the local issue of most sports halls in the Borough operating at capacity in terms of community use. Without Sport England's engagement it is questionable whether the Local Planning Authority would have required the applicant to prepare a feasibility study for the playing field restoration proposals or required a construction specification for it to be submitted and approved to ensure that the restoration was delivered to an acceptable standard in practice. It is also questionable whether they would have secured a community use agreement for the sports facilities.

43: Astley Cooper School, Hemel Hempstead

Decline in the Quality of Planning Decisions

- **Community Use**
- **Reduced Oversight of Public Infrastructure**

Proposal: Discharge of planning condition 12 (Community Use Agreement) attached to planning permission 23/00191/ROC - Redevelopment of existing secondary school including new leisure centre. The proposal was part of the Department for Education's school rebuilding programme.

When consulted on the original planning application for the redevelopment of the school, a planning condition requiring a community use agreement to be submitted and approved was sought by Sport England as part of the mitigation package for the impact on the school's sports facilities. The

school's redevelopment made provision for a replacement dual use leisure centre that included a 20 x 8.5 metre 4 lane swimming pool, a four (badminton) court sports hall, a 120 sqm activity studio, wet and dry changing facilities and ancillary facilities. As the existing swimming pool was strategically important in terms of meeting community swimming needs in Hemel Hempstead it was important that community access was secured for the replacement pool in order to help ensure continuity of community access over a long term period.

When Sport England was consulted on the application to discharge the planning condition for the community use agreement, concerns were raised that the agreement submitted was not comprehensive in terms of its content and had a number of omissions particularly the absence of a management committee for the parties to discuss the implementation of the agreement and no provision being made for the parties representing the community's interests (Dacorum Borough Council and the Hertfordshire Sport & Physical Activity Partnership) to be involved in the monitoring and review of the agreement.

Outcome: Following an initial objection being made to the application and the matters being discussed with the school, a significantly amended community use agreement was submitted which substantially addressed all of the issues raised allowing Sport England to withdraw the objection to the application. The school's new sports facilities opened in 2023 and are used significantly by the community – photo of the new school pool below. The approved community use agreement will help ensure that a suitable framework exists for monitoring and reviewing the implementation of the agreement over a long term period and provide a forum for parties representing the community to discuss issues with the school including any reviews of community access arrangements. Without Sport England's engagement it is questionable whether the Local Planning Authority would have required the applicant to make significant amendments to the originally submitted agreement to secure these changes.

44 Southampton University's sports ground, Wide Lane, Eastleigh, SO50 5PE

Scrutinising quality of planning decisions

- **Securing community benefits from new education/university sports facilities**
- **Compliance with national governing body design guidance**
- **Co-ordinating stakeholder input and providing technical expertise**

Proposal: Installation of two new full size artificial grass pitches (AGPs), one football only and the other dual use rugby and football along with associated works.

The Southampton University's sports ground had been identified in the Playing Pitch Strategy as an important site for both university and community sport. The existing site already encompassed 2no. AGPs (a hockey and football AGP) but further artificial pitch provision was proposed to accommodate the growth in the university's sports teams. Sport England identified through engagement with the FA/Football Foundation and the RFU that the university site accommodated community use for both football and rugby. Sport England raised concerns about the scant information on the design of the facility and how it met FA and RFU guidance for football and rugby AGP facilities. Sport England initially encountered resistance from the agent to provide any further additional information arguing that the details requested were not relevant planning matters. However, Sport England engaged further with the agent and the local planning authority through meetings and in writing to explain that further information was needed to ensure compliance with FA and RFU design guidance. Furthermore, Sport England argued that the proposal needed to secure access and use of the proposed AGP facilities for the community given the important role the site played in meeting community needs

Outcome: Sport England secured an amended scheme which was technically compliant and the implementation of a community use agreement which provided security of access to local community clubs, including Winchester RFC which use the site for midweek training helping to alleviate overplay at their home ground in Winchester.

Turning a negative into a positive – how collaboration with the NGBs completely changed the direction of a planning application.

Proposal: Sport England was consulted by Leeds Council for a planning application for a 3G artificial grass pitch (AGP) on existing playing field at a school site in the city. 3G is a surface that is suitable for football and rugby but is unsuitable for Hockey.

Whilst Sport England does not wish to discourage new sport facilities, where they result in the loss of grass playing field, it is essential that there are sufficient benefits to the development of sport as to outweigh the detriment caused by the loss of the playing field. A 3G pitch isn't suitable for all pitch sports and they are certain design requirements for others. For example, a 3G pitch is only suitable for football and rugby if it contains shock pad to absorb tackles. 3G, due to its use of rubber crumb, renders it unsuitable for hockey.

By seeking the views of the Football Foundation (FF), who provide observations to Sport England on behalf of the Football Association, and England Hockey, Sport England was able to change a planning application from being a proposal for an artificial grass pitch suitable only for football (where there was no demand for football and would not be used) to an artificial grass pitch suitable for hockey – where there was an identified demand for hockey clubs both in Leeds and neighbouring Bradford.

As there was no up to date Playing Pitch Strategy, the strategic need for the proposed 3G AGP had to be justified using local intelligence of the FF.

In the absence of an evidence base, Sport England will give the views of the National Governing Bodies for Sport great weight. This is because in the production of any evidence base, such as a Playing Pitch Strategy, the Governing Bodies are a key partner and provide much of the demand and supply information to inform an evidence base.

The FF informed Sport England that there were already a number of existing 3G AGPs in the local area, and therefore, there was no strategic need for the proposal. In addition, if planning permission had gone ahead for the 3G AGP, this would have undermined the viability of the other existing 3G AGPs

and as it would dilute the users, it could even have resulted in the other existing 3G AGPs becoming unavailable and even redundant.

Sport England had no choice but to object to the planning application following the comments of the FF on the lack of strategic need. England Hockey were also consulted by Sport England at the same time. They were able to advise in relation to their sport that there was a need for sand based AGPs (suitable for hockey) in the area due to a lack of available community sites in the City of Leeds.

Therefore, as part of Sport England's objection, we were able to helpfully suggest that if the planning application was amended to a sand filled AGP suitable for Hockey we could withdraw our objection as this would meet a demand for Hockey.

EH are promoting a surface called Gen 2 that has wider benefits for sport as it can also support tennis and netball, so it ideal for wider curriculum needs

Following Sport England's objection and the proposed resolution, the school was able to consider the comments made and entered into direct dialogue with England Hockey who were able to provide technical advice on Gen2 pitches.

The planning application was formally amended, and Sport England was able to withdraw the objection to the planning application as it would deliver a much-needed facility that not only supports Hockey but other sports as well.

The result is that a planning application that was initially negative for sport was turned into a positive for sport through the involvement of the NGBs and Sport England's role as a statutory consultee.

Outcome

Planning permission has been granted and the Gen2 and has community use so that local clubs and residents can use it.

The pitch was constructed between February and June 2024 and is complete and can be hired by the local community.

Jamie Pover, Facilities Development Manager of England Hockey states:

“Having the opportunity to work with Academy groups to offer multi sport surfaces to impact their curriculum and also wider community sport is fantastic. To see Gen2 surfaces being considered and delivered across the country means collaborative working across NGBs to maximise the business models of various sites whilst also addressing shortfalls in facilities.”

In the Leeds West Academy Newsletter the Academy states:

“The sports pitch is a multi-use games pitch enhancing both curriculum time and after school activities providing significant benefits for our partner community clubs, primary schools and local people, through planned new activities. It will encompass a Full-Size Hockey Pitch, 3 Cross Field 6/7 a side Football courts and 2 No In2Hockey Pitches. The Pitch can also support Football and non-contact rugby training and has the capability to support 9/12 tennis courts and 6 netball courts.”

46 Belvidere School, Belvidere Lane, Shrewsbury, SY2 5LA

Utilising our Statutory role to shape and influence the quantity and quality of re-provision of playing fields of a DFe funded school re-build project to deliver a positive outcome for sport

- **Protecting playing fields and community sport provision**
- **Adding value by positively influencing design to ensure proposals meet the needs of sport**
- **Co-ordinating stakeholder input and providing technical expertise**
- **Widening community access to sport**

Proposal: Proposed new secondary school and associated works on existing playing field, construction of replacement area of playing field following demolition of existing school buildings

Sport England were engaged in initial pre-application consultation with the DFe regarding re-building this secondary school in 2020. A planning application followed in 2021. The proposal would result in the playing field

being split across two sites, bisected by a road where previously the playing field was consolidated on one site. Initially, Sport England raised an objection though this was subsequently withdrawn following negotiation on various detailed points.

Outcome:

Sport England's engagement led to some design changes to amend the configuration of the proposed school buildings to reduce the impact on the existing playing field, and to assess the quality of the existing playing field and to secure details of the quality of proposed area of replacement playing field to meet the policy criteria of equitable or better replacement provision. The replacement provision was required to be verified to meet a PQS 'Good' quality standard.

Sport England also negotiated a scheme of enhanced maintenance works to improve the quality of the existing retained playing field. This was particularly beneficial to help sustain proposed community use. The replacement playing field, retained playing field and other existing school sports facilities, including the existing sports hall were secured for community use via a community use agreement.

Without our involvement, the design changes to provide a building configuration that reduced the impact on the playing field would unlikely have been secured, nor would it have been likely that the scheme of works to improve the quality of the retained playing field have been secured. This has now opened up the potential for the school's playing field to be utilised by community teams for football, rugby and cricket.

The school has been rebuilt and the replacement area of playing field has been constructed. The planning conditions have been agreed including a community use agreement.

47 Royal Wolverhampton School

Utilising our statutory role to shape and influence the quantity and quality of re-provision of playing fields of a DfE funded school re-build project to deliver a positive outcome for sport

- **Protecting playing fields and community sport provision**
- **Adding value by positively influencing design to ensure proposals meet the needs of sport**
- **Co-ordinating stakeholder input and providing technical expertise**
- **Widening community access to sport**

Proposal : Construction of a replacement school block and outdoor recreation, parking and associated landscaping on existing playing field, new sports hall, and construction of new sports pitches on existing disused playing field.

Sport England were engaged to provide pre-application advice to the DfE in 2021 and then again in 2024. A planning application followed in 2025. Initially an objection was raised though this objection was withdrawn having negotiated on various detailed points.

The existing school contains various listed buildings and is located within a Conservation Area. The proposed new school building was to be located on the existing playing field, however it was not going to be possible to demolish the existing school building to make way for a replacement area of playing field, due to its heritage status. The school proposed to bring a disused area of playing field back into use, though overall there would still have been a quantitative loss of playing field.

Outcome : The negotiated solution results in the applicant providing a detailed assessment of the quality of the playing field and a full scheme of works up front as part of the planning application documents. The applicant has also committed to provide replacement youth football pitches and also to provide a cricket pitch providing an enhancement compared to the playing field area to be lost. The applicant has also been persuaded to commit to a long term maintenance regime to be undertaken by the school. A community use agreement condition has also been agreed that will include both the retained and replacement areas of playing field (both grass pitches and an artificial grass hockey pitch) plus the new sports hall and an existing swimming pool.

Amendments were also secured to reduce the impact of BNG planting on the playing field. The application currently remains undetermined, though this does not relate to any outstanding matters related to sport.

The overall package of improvements will provide enhanced facilities for the school, providing a solution that respects the heritage designations at the site and secures community use.

48 Castle Rock School, Coalville

- **Using our consultee role to open up school sport sites to wider community use**
- **Reducing burden on the Local Planning Authority by:**
 - **gathering relevant information,**
 - **co-ordinating stakeholder input (e.g. NGBs and clubs),**
 - **and providing technical assessment of proposals against NPPF paragraph 104**
- **Ensuring quality decision making:**
 - **Using our consultee role to improve design of proposals to ensure they meet the needs of sport**
 - **Protecting playing fields**

Proposal: Started as pre-app enquiry for demolition of existing school building and construction of two storey replacement teaching block.

Issues:

- Siting of new building being dictated by Listed School Buildings on site and need for its retention.
- Proposed teaching block to be sited on only level purpose built playing field with drainage used by the school for all their pitch sports.
- Loss of grass pitches used by community for football.
- Loss of netball courts used by community
- Aged Existing Sand based AGP – Community Hockey Clubs using the AGP had already moved off the site due to safety issues.

- Informal community use of the school's sports facilities in place – swimming pool (25m), sports hall (4 court), grass pitches, tennis/netball courts, Hockey and Football AGP.

Negotiated – after several meetings with Regional Lead at DfE and agents and discussions on amendments, a Mitigation Package was agreed to be implemented as part of pre-commencement conditions attached to decision notice (ref: 24/00732/FULM) which:

- Reprofiled and installed drainage on remaining playing field land to create a plateau for laying out sports pitches and summer sports.
- Resurfaced the existing AGP to cater for displaced sports during phasing of new sports facilities being available for use. Support from England Hockey as Hockey Clubs intend to return to the site once the AGP's carpet is replaced. Included as a priority in emerging PPOSS.
- New playing field created to provide training grids to prevent excessive use of sports plateaux.
- New 3-court netball/tennis courts to be constructed with direct community access onto car park.
- Community Use Agreement for all indoor and outdoor sports facilities and inclusion of Active Partnership as a partner plus local netball club, football club and hockey club.

Additional details for each site

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
1	Objection (which was withdrawn once the suitable mitigation package was agreed)	Sports Ground Back Lane, Loxley, (Sheffield); August 2022; 20/03468/FUL PA/20/Y/SHC/56861	Original long list	Sheffield Janet B		Sheffield Hallam/ Olivia Blake since Dec 2019 (Labour)			
2	Objection (which was withdrawn after mitigation package agreed)	Land adjacent Blackshots Stadium, Grays, Essex (Thurrock); September 2022; 21/01309/FUL PA/21/E/TK/59281	Original long list	Thurrock, Essex Roy W	✓	Thurrock/ Jen Craft since July 2024 (Labour)			
3	Objection (Withdrawn after planning condition agreed)	Site adjacent to Settle Cricket Club, Craven District Council, 2021/23539/FU	Original long list	Craven, North East Richard F		Skipton and Ripon/Sir Julian Smith since May 2010 (Conservative)			

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		L PA/21/Y/CW/60474							
4	Objection (withdrawn after amendments to the proposal submitted)	Castle Sports Centre, (South Holland); H16-0462-24 PA/24/EM/SHO/67767	Original long list	South Holland, Lincs Sharron W		South Holland and The Deepings/Sir John Hayes since May 1997 (Conservative)	✓		
5	Objection (sustained – LPA refused and went to planning appeal)	Noctorum Playing Fields (Birkenhead School), Wirral BC PA/23/NW/WIR/64606	Original long list	Birkenhead/N W Chris C		Birkenhead / Alison McGovern since May 2010 (Labour). Minister of State (DWP)			
6	Objection (sustained – LPA refused and went to planning appeal)	Barrows Lane, Birmingham CC PA/24/WM/BC C/67506	Original long list	Birmingham / Stuart M		Birmingham Yardley/ Jess Phillips since May 2015 (Labour). Under Secretary Home Office		✓	Additional work done on this with External Affairs?
7	Object	Polton Training Academy, TS3 8DR, 22/0364/FUL,	Original long list	Middlesbrough Dave M		Middlesbrough and Thornaby East / Andy McDonald since Nov 2012			

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		Middlesbrough				(Labour)			
8	Object	Burnopfield cricket club, 2012 decision, NE/DUC/2012/28192/S (housing) NE/DUC/2012/28211/N (replacement)	Original long list	Durham Dave M					
9	Object	Oldfield Lane (aka TV Harrison); 20/08124/OT; Leeds City Council PA/21/Y/LE/593 01	Original long list	Leeds Richard F/Chris C		Leeds South West and Morsley/ Mark Swards since July 2024 (Labour)		✓	
10	Initial objection, which was withdrawn after appropriate mitigation package was negotiated.	Land north of Frederick Road, Salford, Dec 2024, 23/81238/OUT EIA	Original long list	Salford Pauline S		Salford / Rebecca Long Bailey since May 2015 (Labour)			

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		PA/23/NW/SAC/65138							
11	No objection.	Watergate School; Lewisham; Oct 2024; DC/24/134698 PA/24/L/LEW/66999	Original long list	Lewisham London Jo E	✓	Lewisham East/ Janet Daby since June 2018 (Labour)			
12	Objection to Local Plan allocation	Sandwell Local Plan – site allocation Lion Farm, Oldbury	Original long list	Sandwell / WM Stuart M		Sandwell has 4 MPs: <i>Smethwick - Gurinder Singh Josan (Labour)</i> <i>Tipton and Wednesbury - Antonia Bance (Labour)</i> <i>West Bromwich - Sarah Coombes (Labour)</i> <i>Halesowen* - Alex Ballinger (Labour)</i> Lions Farm Playing Fields covered by Sarah Coombes		✓	

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
13	No objection (any potential objection overcome at pre-app stage)	The Hemel Hempstead School, Hemel Hempstead, Dacorum BC; 22/03820/MFA PA/23/E/DM/63564	Original long list	Hertfordshire Roy W	✓	Hemel Hempstead/David Taylor since July 2024 (Labout)	✓		
14	Objection	Former Friends School Playing Field, Saffron Walden, PINS deciding authority, S62A/2024/005 Z PA/24/E/UT/68480	Original long list	Essex Roy W	✓	North West Essex/Mrs Kemi Badenoch since June 2017 (Conservative)			
15	No objection	HMP Ford, (Arun); F/11/24/PL PA/24/SE/AR/68577	Original long list	West Sussex Jo E		Bognor Regis and Littlehampton/Alis on Griffiths since July 2024 (Conservative)	✓		

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
16	No objection	Edward Peake School PA/24/E/CB/66663	Original long list	Bedfordshire Vicky A	✓				
17	Objection, withdrawn after negotiation which secured improvements for sport	Land east of Lady Bay Bridge, Notts. 24/00126FUL PA/24/EM/RF/66803	Original long list	Nottingham/Rushcliffe Julia B		Site straddles constituency border. Nottingham East/Nadia Whittome since December 2019 (Labour) and Rushcliffe / James Naish since July 2024 (Labour)			
18	Support	Bloxham school, Cherwell DC. 24/02457/DISC PA/24/SE/CL/68741	Original long list	Oxfordshire Vicky A	✓	Banbury / Sean Woodcock (Labour) since July 2024			
19	Objection – Site allocation	Oakfields Playing Field LB Redbridge	Original long list	London Mark/Bob?		Ilford North/Wes Streeting since May 2015 (Labour). SoS Health and Social Care		✓	

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
						NB This is in Wes Streeting's constituency, and he was involved in opposing the allocation for housing – good example of what could happen if LA's are left to mark their own homework and desire to maximise assets for financial gain			
20	Objected	Belmont School Warden Hill Road Cheltenham; 2023/24; 23/00117/FUL PA/23/SW/CH/64008	Original long list	Cheltenham/SW Bob S	✓	Cheltenham / Max Wilkinson since July 2024 (Lib Dem). LD Spokesperson for Culture, Media and Sport.			
21	Initial objection, withdrawn after improvements to the scheme were secured	Queen Elizabeth High School Hexham; Northumberland	Original long list	Northumberland Dave M	✓	Hexham/ Joe Morris since July 2024 (Labour)			

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		d CC; 19/03998/CCD PA/19/NE/NO C/53764							
22	Objection	Buckinghamshire New University; Chalfont St Giles (PL/22/2830/FA) PA/22/SE/BUC/63137	Original long list	Buckinghamshire Owen N	✓	Chesham and Amersham / Sarah Green since June 2021 (Lib Dem)			
23	Initial objection; withdrawn after improvements to the scheme were secured	Wide Lane Sports Ground; Eastleigh BC; F/23/95045 PA/23/SE/ET/64478	Original long list	Southampton Owen N		Eastleigh/Liz Jarvis since July 2024 (Lib Dem)			
24	Objection	Bucks County Council Sports and Social Club; Buckinghamshire Council; 22/03709/AOP	Original long list	Buckinghamshire Owen N		Located on constituency border. Aylesbury/Laura Kyrke Smith since July 2024 (Labour). Mid			

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		PA/22/SE/BUC/63146				Buckinghamshire / Greg Smith since Dec 2019 (Conservative). Opposition Whip.			
25	Objection	Kingswinford Youth Centre; Dudley MBC; P24/1100	Original long list	Dudley WM Stuart M					
26	Objection	Teddington Sports Ground/Udney Park Playing Fields : Planning Appeal PA/24/WM/DU/69247 (PIMS case study 046)	Original long list	London Vicky A					
27	Support	St Dunstan's Jubilee Ground, Catford LB Lewisham; DC/17/103134 L/LEW/2017/4	Original long list	London Mark F	✓				

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		6952/S							
28	Object	Croygas Sports Club LB Sutton DM2024/00971 PA/24/L/SUT/68417	Original long list	London Vicky A					
29	Objection (which was withdrawn once the suitable relocation of Cricket Club was agreed)	East Lancs Paper Mill Cricket Club, Cross Lane, Radcliffe M26 2RF PA/18/NW/BU R/49850	Original long list	Bury, NW Fiona P		Christian Wakeford (Labour) Bury South			
30	Initial Objection. Withdrawn subject to conditions/obligations after further detailed provided of off-	Between Via Urbis Romanae & Mill Road, Land South of, Axial Way, Colchester	Original long list	Colchester SE Roy W		Pam Cox, Labour, Colchester (since July 2024)	✓		

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
	site cricket mitigation and details of rugby and archery club replacement facility tenure arrangements.	PA/19/E/COL/51963							
31	Objection (which was withdrawn once the suitable ball strike mitigation and vehicle parking was provided)	Lundsfield Quarries Lundsfield Kellet Road LA5 9AB LPA Ref: PA/19/NW/LA N/52462	Original long list	Lancaster Pauline S		Lizzie Collinge (Labour) Morecambe and Lunesdale			
32		Gary's dings							
33		Winslade Park Avenue, East Devon District Council, PA/23/SW/EV/65687	Original long list	SW near Exeter Gary P			✓		
34		Gurnell Leisure Centre, LB Ealing	Original long list	London Mark F					

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		PA/20/L/EA/55 745 & PA/24/L/EA/67 722							
35		North Hertfordshire College, Hitchin PA/20/E/NH/54 691	Original long list	North Herts Mark F	✓				
36		Cavalary Barracks, Beavers Lane, LB Hounslow PA/21/L/HNW/ 58230	Original long list	London Mark F					
37		Crowthorne Rugby Club, Berkshire SE/BF/2016/43 726/S	Original long list	Bracknell Forest / South Vicky A			✓		
38		Trinity Guild RFC, Baginton.	Original long list	Coventry			✓		

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		Coventry Local Plan		Raj B					
39	Objection withdrawn (E4)	Richmond Hill Primary School, Doncaster MBC PA/22/Y/DO/63191	October 2025 (school request)	S Yorkshire Richard F	✓				
40	Holding objection to No objection (E5)	Laureate Academy, Dacorum BC PA/24/E/DM/66545	October 2025 (school request)	Hemel Hempstead Roy W	✓				
41	Objection withdrawn (E4)	Cressing Primary School, Essex CC PA/24/E/ECC/68543	October 2025 (school request)	Essex Roy W	✓				
42	No objection (E5)	The Bromfords School, Basildon BC	October 2025 (school	Basildon Roy W	✓				

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		PA/25/E/BS/71 290 PA/25/E/BS/71 286	request)						
43	Objection withdrawn	Astley Cooper School, Hemel Hempstead PA/23/E/DM/6 5932	October 2025 (school request)	Hemel Hempstead Roy W	✓				
44	Objection withdrawn	Southampton University's sports ground, Wide Lane, Eastleigh, SO50 5PE PA/23/SE/ET/6 4478	October 2025 (school request)	Southampton Owen	✓				
45		Leeds West Academy, Leeds PA/21/Y/LE/5	October 2025 (school request)		✓				

Ref	SE response	Site name, date of decision, LPA ref	Date added	LA/region/PM	Education site?	Constituency / Current MP (at summer 2025)	Where has this case study been used?		
							MHCLG 1 st	Alice S request	Anywhere else please state
		9335							
46		Belvidere School, Belvidere Lane, Shrewsbury, PA/21/WM/SC C/58931	October 2025 (school request)		✓				
47		Royal Wolverhampton School PA/24/WM/W OL/69244	October 2025 (school request)		✓				
48		Castle Rock School, Coalville PA/24/EM/NW L/67915	October 2025 (school request)		✓				

HSLT Horizon Scanning Report – November 2025

An overview of social housing-related news and updates over the past month. If you would like anything added to the next report, please email the SQA Team
Mailbox: SQAteam@dacorum.gov.uk
Previous editions of these reports are available on Sharepoint: [Horizon Scanning Reports - Housing & Property Services](#)

Executive Summary

This report provides a comprehensive overview of recent developments, regulatory updates, and legislative activity affecting the social housing sector as Parliament resumed following its summer recess.

Key highlights this month include the long-awaited **Renters' Rights Act** receiving Royal Assent, together with the beginning of enforcement of **Awaab's Law**. Together, they significantly raise expectations on landlords and require immediate operational changes for local authorities.

The Renters' Rights Act fundamentally reshapes renting by abolishing fixed-term assured and assured shorthold tenancies and replacing them with open-ended periodic tenancies. This increases security for tenants and requires councils to update tenancy documentation, homelessness prevention processes, and private rented sector enforcement procedures. The Act also introduces clearer duties on all landlords around repairs, communication and transparency, and sets new minimum requirements for temporary and supported accommodation. Meanwhile, the fourth round of the Local Authority Housing Fund offers significant opportunities to expand council-owned temporary accommodation and reduce reliance on costly nightly-paid placements.

Awaab's Law is now enforceable and places strict statutory timescales on investigating and repairing hazards—especially damp and mould. Social landlords must demonstrate robust triage, evidence-based case tracking, prompt inspections and clear communication with tenants, including providing temporary decants where necessary. New guidance from MHCLG and the Housing Ombudsman highlights the importance of vulnerability assessments, detailed repair records and early intervention. Non-compliance is likely to be treated as a serious breach of consumer standards with regulatory consequences.

The Autumn Budget announced a national Value for Money review of homelessness services, a continued commitment to rent convergence with a 10-year CPI+1% rent settlement, and new welfare reforms expected to ease affordability pressures.

Please refer to pages **8-9** for suggested key actions to support ongoing compliance and service improvement.

Autumn 2025 Budget Summary

Key Housing & Homelessness implications for DBC as a stock-owning Local Housing Authority:

1. Cross-Government Value for Money Review

- The Chief Secretary to the Treasury will lead a review of government spending, including homelessness services.
- Scope includes assessing funding and delivery models and exploring improved procurement coordination across the public sector, particularly for temporary accommodation and supported housing.

Implications: A national review of value for money in homelessness services will increase scrutiny of local authority spending on temporary accommodation and supported housing. This may lead to changes in funding models, stronger expectations around cost efficiency, and greater

emphasis on coordinated procurement across public bodies. For DBC, this could mean pressure to reduce any reliance on high-cost temporary accommodation, participate in more countywide or regional procurement arrangements, and strengthen evidence of value for money within homelessness and prevention services.

2. Devolution of Housing Funding

- £1.3bn from the new National Housing Delivery Fund will be devolved to Mayoral Combined Authorities (MCAs) through the first integrated settlements. (Funding directed to major regions including Greater Manchester, London, West Midlands, West Yorkshire, Liverpool City Region, North East, and South Yorkshire).

Implications: Local authorities outside these areas **will not receive a direct share** of this funding and cannot bid into it through the devolved route.

3. Social Rent Convergence

- Government remains committed to implementing Social Rent convergence, allowing properties below formula rent to increase above CPI+1% until aligned.
- Final decision due January 2026, ahead of the new Social and Affordable Housing Programme (SAHP).
- Confirmation of a 10-year rent settlement (2026–36) allowing CPI+1% rent increases annually.

Implications: Improved budget planning.

5. Leaseholder Right to Request Gigabit Broadband

- DSIT to consult on introducing a new right for leaseholders to request gigabit broadband connections.
- Would create a corresponding duty for freeholders not to unreasonably refuse, supporting improved digital infrastructure in flats.

Implications: Would require full fibre broadband installation to relevant blocks.

8. Housing Benefit and Welfare Reforms

- Introduction of earned income disregards for claimants in supported housing and temporary accommodation to reduce work disincentives and mitigate cliff-edge effects.
- Two-child limit in Universal Credit's child element will be removed from April 2026, with potential implications for household affordability pressures.

Implications: Potential reduction in levels of rent arrears.

10. VAT Reform Consultation

- Upcoming consultation on changes to VAT rules to incentivise development of land for social housing, potentially affecting viability and delivery pipelines.

Implications: Potential benefits to feasibility of delivering our own and other RPs' targets for affordable housing supply in Dacorum.

Housing Ombudsman

- [Home page](#) – includes:
 - [The Complaint Handling Code](#)
 - [The Housing Ombudsman Scheme](#)
 - [Learning from severe maladministration reports](#) – includes Leaks (November 2025) and Damp & Mould (October 2025)
 - [Webinars and training](#)
 - [Centre for Learning](#)
- [Awaab's Law Resources - Housing Ombudsman](#) (pinned item)
This month sees enforcement of Awaab's Law. MHCLG has now released guidance for social landlords.
- [Housing Ombudsman highlights 3 wider orders on temporary moves to prevent future failings](#) – published 25 November
The article refers to temporary moves whilst work is being carried out at the tenant's home, often referred to as 'Decants'.
- [Damp and mould - Housing Ombudsman](#) – published 3 December
This page combines all the information that residents and landlords will find useful on this key topic including guidance, spotlight reports and training options for landlords.

Ministry of Housing, Communities and Local Government (MHCLG)

- [Live tables on social housing sales - GOV.UK](#) – last updated 18 September

MHCLG Updates

- [Local Authority Housing Fund – Round 4](#) – published 19 November
The £950 million fourth and largest round of the Local Authority Housing Fund (LAHF 4) will provide funding to councils to enable them to grow their own stock of good quality temporary accommodation, reducing the reliance on expensive and unsuitable nightly paid or B&B accommodation. The fund will also provide homes for some families arriving through the Afghan Resettlement Programme. The programme will run over four financial years: 2026-27 through to 2029-30.
- [Renters' Rights Act becomes law](#) – Press Release 27 October
- [Awaab's Law Guidance for Social Landlords](#) – published 17 October
- **Jigsaw** is a project funded by MHCLG to support local authorities across England in their preparation for the Renters' Rights Bill / Act. Their focus is on providing practical tools, training, and a collaborative network to help LAs implement the new legislation.
[Jigsaw's Royal Assent November Newsletter](#)

Chartered Institute of Housing (CIH)

- [Home page](#)
- [Competence and Conduct Standard for social housing](#)
CIH have created a Competence and Conduct Hub setting out requirements and offering support around expectations for senior managers to hold relevant qualifications.

Office of National Statistics (ONS)

- [ONS Blog - The value of ONS domestic abuse statistics](#) – published 26 November
The ONS is now using newly-developed questions to measure domestic abuse in the Crime Survey for England and Wales. These statistics have been reinstated as accredited official statistics by the Office for Statistics Regulation. This blog explains the significance of this and, as the 16 days of activism against gender-based violence begins, the value of the newly published domestic abuse statistics.
- [Household projections for England](#) – released 28 October
Household projections give an indication of the future number of households in England and its regions and local authorities.

Regulator of Social Housing

- Home page: [Regulator of Social Housing](#)
- [Registered providers of social housing – updated monthly - GOV.UK](#) – last updated 25 November
- [The Consumer Standards](#) – published February 2024
- [Memorandum of Understanding between Regulator of Social Housing and the Housing Ombudsman](#) – last updated 4 September
- [Whistleblowing report 2024-25](#) – published 18 November
Whistleblowing disclosures received by the Regulator of Social Housing in 2024 to 2025 and action taken.
- [Local authority housing data](#) – published 13 November
Local Authority Housing Statistics data returns for 2024 to 2025.
- [Right to Shared Ownership: initial guidance for registered providers](#) – updated 7 November
Guidance for registered providers delivering homes with the Right to Shared Ownership.
Change made: Added clarification that the Right to Shared Ownership does not apply to rented homes funded by the Social and Affordable Homes Programme 2026 to 2036.
- [Tenant Satisfaction Measures 2024/25](#) – published 4 November
This report sets out analysis of 2024/25 Tenant Satisfaction Measures (TSM) results for large registered landlords with 1,000 or more homes.
- [Analysis of tenant satisfaction in the social housing sector published by RSH](#) - published 4 November
The Regulator of Social Housing's analysis of large social landlords' Tenant Satisfaction Measure (TSM) results.

The 11 new Consumer gradings released since our last report are shown below. These include seven local authority gradings. All other gradings released over this period relate to registered provider governance and viability.

For the first time, two landlords have had consumer gradings changed as a result of review: North East Derbyshire District Council upgraded to C1 and Phoenix Community Housing Association downgraded to C2.

All regulatory gradings can be found in an editable file: [Regulatory judgements and enforcement notices table](#)

Provider	Date of Decision	About the Landlord All data referenced is 'According to the 2025 statistical data return'	Consumer Grading
Oldham Metropolitan Borough Council	26 November	Oldham Metropolitan Borough Council fails to meet RSH's standards Oldham MBC owns 2,083 social housing homes within Greater Manchester. Oldham MBC does not manage any of its homes directly. The vast majority (2,045) are subject to PFI arrangements across two separate contracts, with the remaining 38 homes spread across two non-PFI schemes.	C3
London Borough of Ealing	26 November	LB Ealing owns and manages 10,641 social housing homes in West London.	C2
North West Leicestershire District Council	12 November	North West Leicestershire DC owns approximately 4,000 homes.	C2
London Borough of Barnet	29 October	LB Barnet owns around 9,200 homes. More than 70% of its homes are flats and maisonettes, some built using non-traditional construction methods. The management of the council's housing stock is provided by its ALMO, Barnet Homes.	C1
North East Derbyshire District Council	29 October	Following a previous regulatory judgement in August 2024, the regulator engaged with North East Derbyshire DC to understand how it was addressing areas of weakness identified during their inspection. North East Derbyshire DC owns around 7,500 homes and has contracted its arms-length management organisation, Rykneld Homes Limited (RHL), to provide day-to-day housing management services on its behalf.	Upgrade to C1
London Borough of Hounslow	29 October	LB Hounslow covers approximately 23 square miles of Greater London and owns around 13,500 homes.	C2
London Borough of Sutton	29 October	LB Sutton owns around 6,000 homes. Management of the council's housing stock is delivered by its ALMO, SHP.	C1
GreenSquareAccord Limited	29 October	GSA was formed through the merger of GreenSquare with Accord Housing Association in April 2021. It operates in 38 local authority areas across the West Midlands, Oxfordshire, Gloucestershire and Wiltshire and owns and manages around 26,000 homes. It also develops new homes and provides care and support services.	C2

		GSA is a strategic partner of Homes England and expects to deliver around 406 homes over the next two years.	
Honeycomb Group Limited	29 October	Honeycomb is a charitable community benefit society. It owns 3,118 homes across five local authorities in the West Midlands and the North West.	C2
Phoenix Community Housing Association (Bellingham and Downham)	29 October	This judgement concludes an investigation into whether Phoenix meets the requirements of the Governance and Financial Viability Standard and the Consumer Standards. Phoenix was placed on the gradings under review list in July 2025. Prior to this, the consumer, governance and financial viability grades for Phoenix were published in August 2024 following an inspection, which confirmed a consumer grade of C1, a governance downgrade from G1 to G2 and a V2 grade for financial viability. Phoenix was formed in 2007 as a result of a stock transfer from the London Borough of Lewisham. It operates mainly in the south of Lewisham. Phoenix owns and manages around 7,700 homes and has five blocks over 18m and a further nine blocks over 11m high.	Downgrade to C2
Clarion Housing Group Limited	29 October	Clarion is a Charitable Community Benefit Society owning around 109,000 social homes, with a geographical footprint incorporating over 150 local authorities. Stock is more concentrated in London, the South and East of England, with over 50% of homes in 11 local authorities. The majority of these are for general needs, but it also provides homes for shared ownership, supported housing, housing for older people and leasehold management. Clarion intends to develop in excess of 20,000 homes, with the vast majority for affordable or social rent between 2025 and 2035.	C2

Homeless Link

[Latest News](#) includes:

- [MPs debate on funding for homelessness](#) – published 3 December
- [What the Budget means for homelessness and homelessness services](#) – published 28 November
- [Homeless Link joins call for Local Housing Allowance rate uplift](#) – published 26 November
- [The Renters' Rights Act and what it means for homelessness services](#) – published 4 November

Health and Safety Executive (HSE)

- [Building Safety Regulator - Building safety - HSE](#)
- The HSE [Work Right campaigns](#) website includes Asbestos information for duty holders and workers.
- [Key figures for Great Britain 2024 to 2025 - HSE](#) - Statistics ebulletin Issued: 20 November 2025

Current Consultations

There are currently no open consultations around social housing.

Other News

- [Social and Affordable Homes Programme: Outline Guidance Published Ahead of 2026 Launch](#)
Homes England urges providers and local leaders to access information and support in run-up to launch of new £27.2bn fund, which will aim to deliver at least 60% of the new homes for social rent.
- [White Ribbon Campaign](#) – It's time to end gender-based violence against women and girls.
Men's advocacy and allyship can make a difference in transforming harmful cultures, attitudes and behaviours that lead to men's violence against women. We need everyone to show their support to create meaningful change.
- [The MJ Awards](#) celebrate the 'stars of local government'. Entries are open until 16th January and include opportunities to showcase your teams, individuals and projects. [View the Categories](#).

Devolution News and Resources

District Councils' Network

News and resources around local government devolution.

- [Home page](#)
- [Press Releases](#)
 - [Cuts to council funding will hit housebuilding and growth](#) – published 20 November
- [The devolution and LG reorganisation hub](#) The LGA's hub aimed at bringing together information and resources on devolution and local government reorganisation for public and local authorities
- Sign up for Hertfordshire County Council's News and Updates at: [Update me | Hertfordshire County Council](#)

Passage of Bills through Parliament

- [Border Security, Asylum and Immigration Act 2025](#) – The Act received Royal Assent on 2nd December
- [Renters' Rights Act 2025](#) – The Act received Royal Assent on 27 October 2025.
A Bill to make provision changing the law about rented homes, including provision abolishing fixed term assured tenancies and assured shorthold tenancies; imposing obligations on landlords and others in relation to rented homes and temporary and supported accommodation.

- [Leasehold and Freehold Reform Act 2024](#) – The Act received Royal Assent in May 2024 and is up to date with all changes known to be in force on or before 30 November 2025. There are changes that may be brought into force at a future date.

[Progress of Public Bills](#). Search by name or stage of any bill at: [Parliamentary Bills - UK Parliament](#) (all active Bills)

- Session 2024-2026 Active Bills of possible specific interest:
 - [Housing Estates Bill - Parliamentary Bills - UK Parliament](#) - last updated 26 November
A Bill to make provision for a right to manage for freeholders on unadopted private or mixed-use housing estates; to set minimum standards for public amenities on new housing estates; to make provision about the enforcement of those standards; to make provision about the adoption by local authorities of public amenities on new housing estates. This Bill has had its second reading in the House of Commons.
 - [Asylum Support \(Prescribed Period\) Bill \[HL\] - Parliamentary Bills - UK Parliament](#) – last updated 16 June
A Bill to introduce a minimum period of 56 days after an asylum claim is determined before an asylum claim is considered to be determined for the purposes of ending asylum support; to make provision about the serving of documentation relevant to the ending of asylum support following an asylum determination. This Bill is now at the Report stage in the House of Lords but has not yet been heard in the House of Commons.
 - [Environmental Targets \(Public Authorities\) Bill \[HL\] - Parliamentary Bills - UK Parliament](#) – last updated 28 August
A Bill to make provision for a statutory objective requiring public bodies to contribute to delivery of targets set under the Environment Act 2021 and Climate Change Act 2008; to place a duty on public bodies to meet this objective in the exercise of their functions. This Bill is now at the Report stage in the House of Lords but has not yet been heard in the House of Commons.
 - [Universal Credit \(Standard Allowance Entitlement of Care Leavers\) Bill \[HL\] - Parliamentary Bills - UK Parliament](#) – last updated 18 September
A Bill to equalise the amount of the standard allowance included in an award of universal credit to which a claimant who has left care is entitled with the amount of that allowance to which a claimant aged 25 or over is entitled.

Key Actions for Dacorum Borough Council's Housing and Property Services Directorate

Dacorum Borough Council (DBC), as a social housing landlord and Local Housing Authority, should take the following suggested key actions to remain compliant, responsive, and forward-thinking:

1. **Publish updated Complaint Handling Code self-assessment** and implement required changes.
2. **Ensure Awaab's Law compliance** with operational procedures, timescales, triage and case tracking.
3. **Develop a DBC Damp & Mould Zero Tolerance Action Plan** using Ombudsman learning.
4. **Complete stock rent mapping and update the HRA Business Plan** for convergence + CPI+1%.
5. **Prepare an LAHF Round 4 programme** to expand DBC-owned TA and reduce B&B reliance.

6. **Strengthen TA VFM evidence and reduce high-cost placements** in anticipation of the Government VFM review.
7. **Update tenancy/TA policies and PRS enforcement procedures** for the Renters' Rights Act.
8. **Audit building safety compliance** and refresh safety case reports, asbestos management and MOR procedures.
9. **Implement CIH competence requirements** for relevant staff roles.
10. **Strengthen data quality for Tenant Satisfaction Measures** and ensure transparency requirements are met.

Clerk Actions from Recent Meetings	Comment	Agenda Item / Due Date	Notes
Adminstration			
Cllr Capozzi to liaise with Cllr Caroline Smith Wright for the mirror on New Road and speed bumps	CC Smith-Wright	Oct-25	Emailed Cllr Smith Wright. Follow up email sent 6/11/2025
Cllr Capozzi to discuss the crossing at rec ground in June 2025 possibly under LCWIP	CC Smith-Wright	Oct-25	
Prouludic to reply to email sent out on 28/10/2025	CllrCapozzi	Oct-25	Quote received from Abacus November 2025
Benedict King Chase regarding Street Lights Contract	Case closed as per email 03/11/2025	Nov-25	Last email sent in September 2025, they are waiting on HCC to come back. Cllr Somervail followed with few details, Grahma Baggot will resolve the issue
Bi annual Tree Report	September 2025	Sep-27	Action from the report carried out/actioned 29/10/2025
Opens Spaces			
Install wooden bollards outside Tesco (agenda item 17/02/25)		Oct-25	Awaiting for quotes
Commercial waste bin being installed at the rec ground	Contract received signed	Completed	Contract received, awaiting for two cllrs to give go ahead to sign the contract and set up DD
Install picnic tables	Cllr Capozzi/Pocock	Completed	Work completed
Update the boundary for the allotment area Frances Nunn	Clerk/Cllr Capozzi	Nov-26	Received amended agreement, F&GP to approve for Full Council
Update Asset register with new playground equipment and laptop	Actioned	Feb-25	Actioned next update March 2026
Allotments			
Numbering allotment plots	Cllr Capozzi/Clerk	Mar-26	
Phase two of the allotment fencing		Mar-26	Not an urgent item and maybe tidying up
To place wooden log outside the allotment gate to deter parking	Clerk/Cllr Capozzi	Nov-25	
Playground			
Planting of willow trees at the rec ground	Majestic Trees	Nov-25	Order placed with Majestic. Tree will be planted on 6/01/2026
Mole Treatment on the Rec Ground	In progress	Nov-25	Work completed
Personal Trainer to reinstate his standing order	In progress	Nov-25	Emailed the PT. Message sent via Whats app as he was seen doing PT session
To relay matting by the trampoline area.	Abacus to quote	Nov/Dec 2025	Quote received from Abacus November 2025

Case closed or dealt with

Northchurch Parish Coucil - S270 Schedule of Adoption (Street Lighting Assets)

feature_id	area_name	ward_code	ward_name	town_name	site_name	feature_location
2U58-LP-0009	Northchurch	ED08	Bridgewater	Northchurch	Bell Lane	O/S Hilltop, Bell Lane, Berkhamsted : THIS LIGHT IS NOT OPERATIONAL BETWEEN APPROXIMATELY MIDNIGHT AND 6AM. - FORMER NORTHCHURCH P C
2U1574-LP-0001	Northchurch	ED08	Bridgewater	Northchurch	Birch Road	O/s No.3A Birch Road, Berkhamsted - FORMER NORTHCHURCH P C
2U4-LP-0005A	Northchurch	ED08	Bridgewater	Dudswell	Boswick Lane	Opp No.20, at end of road, Boswick Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U172-LP-0011	Northchurch	ED08	Bridgewater	Northchurch	Covert Road	Opp No.53, Covert Road, Berkhamsted - FORMER NORTHCHURCH P C
2U172-LP-0012	Northchurch	ED08	Bridgewater	Northchurch	Covert Road	Opp No.61 Covert Road, Berkhamsted - FORMER NORTHCHURCH P C
2U172-LP-0013	Northchurch	ED08	Bridgewater	Northchurch	Covert Road	Opp No.69, Covert Road, Berkhamsted - FORMER NORTHCHURCH P C
2U172-LP-0014	Northchurch	ED08	Bridgewater	Northchurch	Covert Road	Junc. with Mobile Home Site, Covert Road, Berkhamsted - FORMER NORTHCHURCH P C
2U57-LP-0012A	Northchurch	ED08	Bridgewater	Northchurch	Darrs Lane	Down the Hill, Darrs Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U57-LP-0012B	Northchurch	ED08	Bridgewater	Northchurch	Darrs Lane	Down the Hill, Darrs Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U57-LP-0012	Northchurch	ED08	Bridgewater	Northchurch	Darrs Lane	Opp Maplins Mount, Darrs Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U60-LP-0006	Northchurch	ED08	Bridgewater	Dudswell	Dudswell Lane	O/s Trogir, Dudswell Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U60-LP-0005	Northchurch	ED08	Bridgewater	Dudswell	Dudswell Lane	O/s Sandstones/Window Cottage , Dudswell Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U60-LP-0001	Northchurch	ED08	Bridgewater	Dudswell	Dudswell Lane	Jnc Wharf Rd, near lock bridge, Dudswell Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U60-LP-0002	Northchurch	ED08	Bridgewater	Dudswell	Dudswell Lane	Adj. to j/w Boswick Lane, Dudswell Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U60-LP-0003	Northchurch	ED08	Bridgewater	Dudswell	Dudswell Lane	O/s Lindum House/Cottage Farm, Dudswell Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U60-LP-0004	Northchurch	ED08	Bridgewater	Dudswell	Dudswell Lane	Adj. to Boswick Lane, Dudswell Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U60-LP-0007	Northchurch	ED09	Bridgewater	Dudswell	Dudswell Lane	O/s Branksome, Dudswell Lane, Berkhamstead - FORMER NORTHCHURCH PC
2U1424-LP-0001	Northchurch	ED08	Bridgewater	Berkhamsted	Lyme Avenue	Junc.with A41, Lyme Avenue, Berkhamsted - FORMER NORTHCHURCH P C
2U1424-LP-0007	Northchurch	ED08	Bridgewater	Berkhamsted	Lyme Avenue	O/s No.24 Lyme Avenue, Berkhamsted - FORMER NORTHCHURCH P C
2U1424-LP-0006	Northchurch	ED08	Bridgewater	Berkhamsted	Lyme Avenue	Top of the cul-de-sac, Lyme Avenue, Berkhamsted - FORMER NORTHCHURCH P C
2U1424-LP-0005	Northchurch	ED08	Bridgewater	Berkhamsted	Lyme Avenue	O/s No.14 Lyme Avenue, Berkhamsted - FORMER NORTHCHURCH P C
2U1424-LP-0004	Northchurch	ED08	Bridgewater	Berkhamsted	Lyme Avenue	O/s No.13 Lyme Avenue, Berkhamsted - FORMER NORTHCHURCH P C
2U1424-LP-0003	Northchurch	ED08	Bridgewater	Berkhamsted	Lyme Avenue	O/s 3/5 Lyme Avenue, Berkhamsted - FORMER NORTHCHURCH P C
2U1424-LP-0002	Northchurch	ED08	Bridgewater	Berkhamsted	Lyme Avenue	O/s 2 Lyme Avenue, Berkhamsted - FORMER NORTHCHURCH P C
2F2004-LP-0001	Northchurch	ED08	Bridgewater	Berkhamsted	Northchurch Common	O/s Longacre, Northchurch Common, Berkhamsted - FORMER NORTHCHURCH P C
2F2004-LP-0002	Northchurch	ED08	Bridgewater	Berkhamsted	Northchurch Common	O/s Westcroft, Northchuch Common, Berkhamsted - FORMER NORTHCHURCH P C
2F2004-LP-0003	Northchurch	ED08	Bridgewater	Berkhamsted	Northchurch Common	On approach to New Road from Northchurch Common, Berkhamsted - FORMER NORTHCHURCH P C
2F2004-LP-0010	Northchurch	ED08	Bridgewater	Berkhamsted	Northchurch Common	Junc. with New Road, Northchurch Common, Berkhamsted - FORMER NORTHCHURCH P C
2U5-LP-0001	Northchurch	ED08	Bridgewater	Northchurch	Wharf Lane	O/s Parkways/Ashley, Wharf Lane, Berkhamsted - FORMER NORTHCHURCH P C
2U5-LP-0002	Northchurch	ED08	Bridgewater	Northchurch	Wharf Lane	O/s Lochinvar , Wharf Lane, Berkhamsted - FORMER NORTHCHURCH P C
2F1352-LP-0001	Berkhamsted	ED07	Berkhamsted	Berkhamsted	Berkhamsted Footpath 023	O/s Cornerfield, Northchurch Common, Berkhamsted - FORMER NORTHCHURCH P C

Detailed Receipts & Payments by Budget Heading 30/11/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
100 Income							
1076 Precept	46,106	46,106	0			100.0%	
1090 Investment & Interest	6	200	194			3.0%	
1110 O2 Mast	0	2,500	2,500			0.0%	
1120 Sunny Side Rural Trust	2,208	3,477	1,269			63.5%	
Income :- Receipts	48,320	52,283	3,963			92.4%	0
Net Receipts	48,320	52,283	3,963				
110 Administration							
4000 Staff Salary	16,841	30,405	13,564		13,564	55.4%	
4010 Employers NI Contribution	4,451	4,000	(451)		(451)	111.3%	
4030 Pension Employer Contribution	499	1,000	501		501	49.9%	
4070 Staff Expenses	0	200	200		200	0.0%	
4080 Staff Training	0	200	200		200	0.0%	
4085 IT Equipment	0	600	600		600	0.0%	
4090 Chairman's Allowance	105	300	195		195	35.1%	
4095 Councillors Training	0	300	300		300	0.0%	
4100 Councillors Expense	11	300	289		289	3.6%	
4110 Bank Charges	77	100	23		23	77.4%	
4120 Audit Fees	930	1,200	270		270	77.5%	
4130 Legal Fees	0	2,000	2,000		2,000	0.0%	
4140 Subscriptions & Memberships	0	150	150		150	0.0%	
4150 Insurance	2,640	2,500	(140)		(140)	105.6%	
4160 Stationery & Postage	0	100	100		100	0.0%	
4170 Telephone	0	120	120		120	0.0%	
4180 IT Support	622	700	78		78	88.9%	
4200 Grants and Donations	2,760	6,000	3,240		3,240	46.0%	
4210 Elections	0	1,000	1,000		1,000	0.0%	
4230 Hall Hire	304	800	496		496	38.0%	
4240 Administration Costs	624	1,000	376		376	62.4%	60
4290 Sundries	0	50	50		50	0.0%	
Administration :- Indirect Payments	29,865	53,025	23,160	0	23,160	56.3%	60
Net Payments	(29,865)	(53,025)	(23,160)				
6000 plus Transfer from EMR	60	0	(60)				
Movement to/(from) Gen Reserve	(29,805)	(53,025)	(23,220)				

Detailed Receipts & Payments by Budget Heading 30/11/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>140 Allotments</u>							
1400 Rent Received - Allotment	3,882	4,038	156			96.1%	
1405 Allotment Deposit	390	0	(390)			0.0%	180
1410 Water re-charge - SRT	2,987	2,500	(487)			119.5%	
1411 Water re-charge - Lower site	220	200	(20)			110.0%	
1412 Water re-charge - Upper site	490	400	(90)			122.5%	
Allotments :- Receipts	7,969	7,138	(831)			111.6%	180
4250 Maintenance	1,157	7,506	6,349		6,349	15.4%	
4400 Water - Upper SRT charges	1,782	2,500	718		718	71.3%	
4410 Water - Lower site charges	528	200	(328)		(328)	264.1%	
4420 Water - Upper site charges	1,281	400	(881)		(881)	320.3%	
Allotments :- Indirect Payments	4,748	10,606	5,858	0	5,858	44.8%	0
Net Receipts over Payments	3,220	(3,468)	(6,688)				
6001 less Transfer to EMR	180	0	(180)				
Movement to/(from) Gen Reserve	3,040	(3,468)	(6,508)				
<u>150 Recreation Ground</u>							
1500 Football Pitch/Sports Income	250	1,000	750			25.0%	
Recreation Ground :- Receipts	250	1,000	750			25.0%	0
4250 Maintenance	3,378	6,773	3,395		3,395	49.9%	
4500 Grass Cutting	625	2,500	1,875		1,875	25.0%	
4510 Gate Locking	760	1,140	380		380	66.7%	
Recreation Ground :- Indirect Payments	4,763	10,413	5,650	0	5,650	45.7%	0
Net Receipts over Payments	(4,513)	(9,413)	(4,900)				
<u>160 Open Spaces</u>							
1100 HCC Grass Cutting	3,777	3,714	(63)			101.7%	
1600 Open Spaces Income	16,100	16,100	0			100.0%	
1610 Warden Services	5,290	5,290	0			100.0%	
Open Spaces :- Receipts	25,167	25,104	(63)			100.3%	0
4250 Maintenance	2,356	3,713	1,357		1,357	63.4%	
4620 Cemeteries	1,075	4,378	3,303		3,303	24.6%	
Open Spaces :- Indirect Payments	3,431	8,091	4,660	0	4,660	42.4%	0
Net Receipts over Payments	21,736	17,013	(4,723)				

Detailed Receipts & Payments by Budget Heading 30/11/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>170 Playground</u>							
4250 Maintenance	883	2,090	1,207		1,207	42.3%	
4700 Safety Checks	876	300	(576)		(576)	292.0%	
4710 Repairs	0	1,000	1,000		1,000	0.0%	
Playground :- Indirect Payments	1,759	3,390	1,631	0	1,631	51.9%	0
Net Payments	(1,759)	(3,390)	(1,631)				
<u>180 CiL Projects</u>							
1080 CiL Levy EMR Funding	26,550	0	(26,550)			0.0%	26,550
CiL Projects :- Receipts	26,550	0	(26,550)				26,550
4191 NPC CiL Project	19,124	0	(19,124)		(19,124)	0.0%	19,124
CiL Projects :- Indirect Payments	19,124	0	(19,124)	0	(19,124)		19,124
Net Receipts over Payments	7,426	0	(7,426)				
6000 plus Transfer from EMR	19,124	0	(19,124)				
6001 less Transfer to EMR	26,550	0	(26,550)				
Movement to/(from) Gen Reserve	0	0	0				
<u>999 VAT Data</u>							
115 VAT on Receipts	5,579	0	(5,579)			0.0%	
VAT Data :- Receipts	5,579	0	(5,579)				0
515 VAT on Payments	6,091	0	(6,091)		(6,091)	0.0%	
VAT Data :- Indirect Payments	6,091	0	(6,091)	0	(6,091)		0
Net Receipts over Payments	(513)	0	513				
Grand Totals:- Receipts	113,834	85,525	(28,309)			133.1%	
Payments	69,781	85,525	15,744	0	15,744	81.6%	
Net Receipts over Payments	44,053	0	(44,053)				
plus Transfer from EMR	19,184	0	(19,184)				
less Transfer to EMR	26,730	0	(26,730)				
Movement to/(from) Gen Reserve	36,507	0	(36,507)				

Northchurch Parish Council

Bank - Cash and Investment Reconciliation as at 30 November 2025

Confirmed Bank & Investment Balances

Bank Statement Balances

30/11/2025	NS&I ACCOUNT	203,441.47
30/11/2025	ST JAMES PLACE	0.00
30/11/2025	Community Infrastructure Levy	750.00
30/11/2025	Current Account Unity Trust	64,436.81
30/11/2025	Reserve Account Unity Trust	0.00

268,628.28

Receipts not on Bank Statement

0.00

Closing Balance

268,628.28

All Cash & Bank Accounts

3	NS&I	203,441.47
4	St'James Place- CLOSED	0.00
5	Allotment Deposit Account	750.00
6	Current Account Unity Trust	64,436.81
7	Reserve Account Unity Trust	0.00

Other Cash & Bank Balances

0.00

Total Cash & Bank Balances

268,628.28

Bank Reconciliation up to 30/11/2025 for Cashbook No 6 - Current Account Unity Trust

<u>Date</u>	<u>Cheque/Ref</u>	<u>Amnt Paid</u>	<u>Amnt Banked</u>	<u>Stat Amnt</u>	<u>Difference</u>	<u>Cleare</u>	<u>Payee Name or Description</u>
03/11/2025	BACS	1,524.00		1,524.00		R <input type="checkbox"/>	TREE MONKEY
03/11/2025	BACS	552.00		552.00		R <input type="checkbox"/>	TREE MONKEY
05/11/2025	BACS	756.90		756.90		R <input type="checkbox"/>	Majestic
05/11/2025	TFR	76.85		76.85		R <input type="checkbox"/>	Allotment Tenants Deposit Acco
05/11/2025	BACS	312.00		312.00		R <input type="checkbox"/>	FS Building Services
05/11/2025	0511		35.00	35.00		R <input type="checkbox"/>	Receipt(s) Banked
05/11/2025	0511		276.00	276.00		R <input type="checkbox"/>	Receipt(s) Banked
05/11/2025	0511		35.00	35.00		R <input type="checkbox"/>	Receipt(s) Banked
13/11/2025	DD	145.39		145.39		R <input type="checkbox"/>	NEST PENSION FUND
13/11/2025	BACS	64.40		64.40		R <input type="checkbox"/>	DACORUM BC
13/11/2025	BACS	600.00		600.00		R <input type="checkbox"/>	NORTHCHURCH UNITED CHARITIES
13/11/2025	BACS	2,160.00		2,160.00		R <input type="checkbox"/>	Northchurch St Marys School As
13/11/2025	DD	36.42		36.42		R <input type="checkbox"/>	Castle Water
13/11/2025	DD	26.39		26.39		R <input type="checkbox"/>	SAGE
20/11/2025	BACS	696.00		696.00		R <input type="checkbox"/>	SUNNYSIDE RURAL TRUST
24/11/2025	BACS	129.00		129.00		R <input type="checkbox"/>	NORTHCHURCH & DISTRICT ASS.
24/11/2025	BACS	95.00		95.00		R <input type="checkbox"/>	TRISH POCOCK
24/11/2025	BACS	1,912.04		1,912.04		R <input type="checkbox"/>	USHA KILICH
26/11/2025	2611		98.00	98.00		R <input type="checkbox"/>	Receipt(s) Banked
30/11/2025	BACS	15.75		15.75		R <input type="checkbox"/>	UNITY TRUST
30/11/2025	TFR		130.00	130.00		R <input type="checkbox"/>	Receipt(s) Banked
30/11/2025	3011		62.00	62.00		R <input type="checkbox"/>	Receipt(s) Banked
		<u>9,102.14</u>	<u>636.00</u>				

Signatory 1:

NameSignedDate

Signatory 2:

NameSignedDate

Annual Budget - By Centre

NORTHCHURCH PARISH COUNCIL 2026/27

			2024/25		2025/26		2026/27
			Budget	Actual YTD	Budget	Actual YTD	Budget
100	Income						
1076	Precept		£ 44,000.00	£ 44,000.00	£ 46,106.00	£ 46,106.00	£ 49,822.60
1090	Investment & Interest		£ 1,900.00	£ 6,698.00	£ 200.00	£ 6.00	£ 1,000.00
1110	O2 Mast		£ 2,500.00	£ 2,500.00	£ 2,500.00	£ -	£ 2,500.00
1120	Sunny Side Rural Trust		£ 4,481.00	£ 3,588.00	£ 3,477.00	£ 1,932.00	£ 3,477.60
1130	Sunnyside Nurseries		£ -	£ -	£ -	£ -	£ -
			£ 52,881.00	£ 56,786.00	£ 52,283.00	£ 48,044.00	£ 56,800.20
			£ 52,881.00	£ 56,786.00	£ 52,283.00	£ 48,044.00	£ 56,800.20
110	Administration						
4000	Staff Salary		£ 29,520.00	£ 28,887.00	£ 30,405.00	£ 14,846.00	£ 31,375.00
4010	Employers NI Contribution		£ 4,000.00	£ 4,164.00	£ 4,000.00	£ 4,451.00	£ 5,000.00
4030	Pension Employer Contribution		£ 815.00	£ 862.00	£ 1,000.00	£ 436.00	£ 1,000.00
4070	Staff Expenses		£ 200.00	£ 485.00	£ 200.00	£ -	£ 200.00
4080	Staff Training		£ 250.00	£ 188.00	£ 200.00	£ -	£ 200.00
4085	IT Equipment		£ 600.00	£ 740.00	£ 600.00	£ -	£ 600.00
4090	Chairman's Allowance		£ 300.00	£ 96.00	£ 300.00	£ 105.00	£ 300.00
4095	Councillors Training		£ 500.00	£ -	£ 300.00	£ -	£ 300.00
4100	Councillors Expense		£ 300.00	£ -	£ 300.00	£ 11.00	£ 300.00
4110	Bank Charges		£ 100.00	£ 92.00	£ 100.00	£ 62.00	£ 100.00
4120	Audit Fees		£ 1,200.00	£ 1,020.00	£ 1,200.00	£ 930.00	£ 1,200.00
4130	Legal Fees		£ 1,500.00	£ 1,060.00	£ 2,000.00	£ -	£ 2,000.00
4140	Subscriptions & Memberships		£ 150.00	£ -	£ 150.00	£ -	£ 150.00
4150	Insurance		£ 2,500.00	£ 2,200.00	£ 2,500.00	£ 2,640.00	£ 3,000.00
4160	Stationery & Postage		£ 100.00	£ 22.00	£ 100.00	£ -	£ 100.00
4170	Telephone		£ 120.00	£ 100.00	£ 120.00	£ -	£ 120.00
4180	IT Support		£ 500.00	£ 822.00	£ 700.00	£ 622.00	£ 800.00
4200	Grants and Donations		£ 6,000.00	£ 2,212.00	£ 6,000.00	£ -	£ 6,000.00
4210	Elections		£ 1,000.00	£ -	£ 1,000.00	£ -	£ -
4230	Hall Hire		£ 750.00	£ 454.00	£ 800.00	£ 175.00	£ 800.00
4240	Administration Costs		£ 1,000.00	£ 1,180.00	£ 1,000.00	£ 602.00	£ 1,200.00
4290	Sundries		£ 50.00	£ -	£ 50.00	£ -	£ -
			£ 51,455.00	£ 44,584.00	£ 53,025.00	£ 24,880.00	£ 54,745.00
140	Allotments						
1400	Rent Received - Allotment		£ 3,215.00	£ 3,607.00	£ 4,038.00	£ 3,527.00	£ 4,250.00
1405	Allotment Deposit		£ 200.00	£ 395.00	£ -	£ 390.00	£ -
1410	Water re-charge - SRT		£ 1,200.00	£ 3,014.00	£ 2,500.00	£ 2,987.00	£ 3,000.00
1411	Water re-charge - Lower Site		£ -	£ -	£ 200.00	£ 215.00	£ 250.00
1412	water re-charge Upper Site		£ -	£ 483.00	£ 400.00	£ 490.00	£ 400.00
1415	NAA Membership		£ 300.00	£ 15.00	£ -	£ -	£ -
			£ 4,915.00	£ 7,514.00	£ 7,138.00	£ 7,609.00	£ 7,900.00
4250	Maintenance		£ 6,911.00	£ 480.00	£ 7,506.00	£ 897.00	£ 7,275.00
4300	NAA Contribution		£ -	£ 30.00	£ -	£ -	£ -
4400	Water Charges SRT		£ 2,500.00	£ 3,082.00	£ 2,500.00	£ 1,782.00	£ 3,000.00
4410	Water - Lower site charges		£ -	£ -	£ 200.00	£ 492.00	£ 250.00
4420	Water Charges Upper site		£ -	£ 512.00	£ 400.00	£ 1,281.00	£ 400.00
			£ 9,411.00	£ 4,104.00	£ 10,606.00	£ 4,452.00	£ 10,925.00
150	Recreation Ground						
1500	Football Pitch/Sports Income		£ 1,000.00	£ 1,065.00	£ 1,000.00	£ 250.00	£ 1,000.00
			£ 1,000.00	£ 1,065.00	£ 1,000.00	£ 250.00	£ 1,000.00
4250	Maintenance		£ 5,949.00	£ 4,550.00	£ 6,773.00	£ 3,058.00	£ 8,425.00
4500	Grass Cutting		£ 3,256.00	£ 1,625.00	£ 2,500.00	£ 625.00	£ 2,500.00
4510	Gate Locking		£ 1,080.00	£ 1,080.00	£ 1,140.00	£ 665.00	£ 1,174.20
			£ 10,285.00	£ 7,255.00	£ 10,413.00	£ 4,348.00	£ 12,099.20
160	Open Spaces						
1100	HCC Grass Cutting		£ 3,500.00	£ 3,714.00	£ 3,714.00	£ 3,777.00	£ 3,714.00
1600	Open Spaces Income		£ 16,099.00	£ 16,100.00	£ 16,100.00	£ 16,100.00	£ 16,100.00
1610	Warden Services		£ 4,992.00	£ 5,290.00	£ 5,290.00	£ 5,290.00	£ 2,645.00
			£ 24,591.00	£ 25,104.00	£ 25,104.00	£ 25,167.00	£ 22,459.00
4250	Maintenance		£ 6,402.00	£ 5,017.00	£ 3,713.00	£ 2,091.00	£ 4,000.00
4290	Sundries		£ -	£ -	£ -	£ -	£ -
4600	Bus Shelters		£ 240.00	£ -	£ -	£ -	£ -
4620	Cemeteries		£ 3,201.00	£ 1,595.00	£ 4,378.00	£ 1,075.00	£ 2,000.00
			£ 9,843.00	£ 6,612.00	£ 8,091.00	£ 3,166.00	£ 6,000.00
170	Playground						
4250	Maintenance		£ 1,493.00	£ 1,597.00	£ 2,090.00	£ 823.00	£ 2,090.00
4700	Safety Checks		£ 600.00	£ 238.00	£ 300.00	£ 876.00	£ 300.00
4710	Repairs		£ -	£ -	£ 1,000.00	£ -	£ 2,000.00
			£ 2,093.00	£ 1,835.00	£ 3,390.00	£ 1,699.00	£ 4,390.00
			£ 83,387.00	£ 90,469.00	£ 85,525.00	£ 81,070.00	£ 88,159.20
			£ 83,087.00	£ 64,390.00	£ 85,525.00	£ 38,545.00	£ 88,159.20
			£ 300.00	£ 26,079.00	£ -	£ 42,525.00	£ -



Quotation-076141

Organisation:

Northchurch Parish Council

Project/Site Reference:

**Inground Trampoline - Surfacing
Repairs**

Date: November 25, 2025

Quotation-076141

Usha Kilich
Northchurch Parish Council
PO Box 2603
Kings Langley
WD4 4EJ

Date: November 25, 2025

Quotation Valid Until: 25/12/2025

Site name/Project reference: Inground Trampoline - Surfacing Repairs

Surfacing Repairs						
Qty	Code	Unit	Description	Price	Total Discount	Total Price
1.00	T1	EA	Surfacing Cut back and remove 4sqm of 40mm wetpour, trim back and make wear pad area larger than original. Re-dress and compact stone where dipping Install 6.5sqm new colour wetpour 40mm. No warranty on these works	£1,830.00		£1,830.00

Subject to Abacus Playgrounds (South) Conditions of Sale

Current Manufacturing Lead Time To be confirmed at time of order

Sub Total	£1,830.00
Project Discount	£0.00
Total Net Amount	£1,830.00
Total Tax Amount	£366.00
Quotation Total	£2,196.00

Abacus Playgrounds Ltd Conditions of Sale

v8.7 March 2025

1 Definition

- a. Buyer – the person, firm, Company or Public Authority placing an order which is accepted by Abacus Playgrounds Ltd.
- b. Abacus / Abacus Playgrounds Ltd – Abacus Playgrounds Ltd – Part of the Abacus Lawrence Group Ltd.
- c. Conditions – the conditions of sale outlined below.
- d. Order – the order for goods or services placed by the buyer, oral and written.
- e. Goods – the products or services which shall be provided by Abacus and to which this quotation, order acknowledgement or invoice refers including products, installation, civil engineering or any other works. No works or services are included by inference.
- f. Installation – The agreed date for works to be undertaken between the buyer and Abacus.
- g. Colour of Goods – Abacus standard RAL colours unless specifically stated on the quotation, order acknowledgement or invoice.
- h. Completion – the time of delivery and completion of the delivery note by the Buyer or Buyers authorised representative; where installation or civil engineering forms part of the contract, the signing of the installation acceptance by the Buyer or Buyers authorised representative excluding any maintenance or defects period or close of business two working days following notification of completion to the buyer when Buyer or Buyers representative have not advised any reasonable reason for non completion in writing to Abacus.
- i. Price – the agreed cost of the goods as per quotation and any oral or written variations given by the Buyer or Buyers authorised representative.
- j. Quotation – Document issued by Abacus incorporating the specifics of the goods to be supplied to the buyer.
- k. Credit Account – a 30 day trade credit account opened by Abacus for the Buyer within 21 days of order following receipt of satisfactory credit score for whole value of buyers order(s) as advised by Abacus bank credit insurers.
- l. Wasted Day Charge – A charge of £1,200.00 + VAT.

2 Conditions

- a. Any quotation given to the buyer, in whatever format, oral, written or electronic, is given subject to these conditions.
- b. These conditions are the only conditions under which Abacus shall provide Goods to the Buyer. Any conditions the Buyer attempts to impose which contradict these conditions will not be accepted without the specific agreement as defined in 2.d. below. Acceptance of goods or services shall constitute acceptance of these conditions.
- c. These conditions embody the entire understanding of the parties and supersede any prior promises, representations, undertakings or implications.
- d. Changes to these conditions will only be allowed if specifically agreed in writing by a Director of Abacus.
- e. Following acceptance of the Abacus quotation, any variation must be confirmed in writing and may be subject to additional costs.
- f. Any drawings, sketches, illustrations, layouts, specifications or other detail provided by Abacus and all intellectual property rights therein will remain the property of Abacus at all times.
- g. It is the sole responsibility of the client to determine whether planning permission is required for any proposed installation and to obtain all necessary approvals from the relevant local authority or governing body. Abacus Playgrounds Ltd does not provide planning permission services and accepts no liability for any issues arising from failure to secure the appropriate permissions. Any delays, costs, or legal matters resulting from a lack of planning approval remain the full responsibility of the client

3 Pricing

- a. All prices quoted shall be subject to Value Added Tax and any other Government duty or tax applicable at the time of invoice.
- b. All quotations are valid for 30 days unless specifically stated in writing on the quotation.
- c. All quotations are net and do not include for Main Contractors Discounts (MCD) or retentions. Should either or both be required, prices should be grossed up accordingly.

4 Delivery

- a. Abacus shall not be liable for any delay in delivery howsoever caused.
- b. Abacus reserve the right to invoice the Buyer on the date specified by the Buyer for the delivery of goods if delivery is delayed by the buyer at any time following order. Storage charges may be applied if delay is longer than one month.
- c. Abacus must be notified in writing within 3 working days of the delivery of any shortages or damages to the goods. Notification after this period will be beyond reasonable time for advice and subject to additional cost as defined in 2.e. above.

5 Specific clause relating to installation & civil engineering quotations and invoices

- a. Abacus shall not be liable for any delay in installation howsoever caused.
- b. Should Installation works be prevented by the buyer or buyers authorised representative for any reason within 24 hours of any installation day, Abacus reserves the right to charge a wasted day charge. The buyer agrees to pay this charge within the agreed payment terms as per 9a or 9b.
- c. Should the buyer require any site specific work permits, risk or method statements or employee or sub-contractor certifications to allow works, these should be requested by the buyer a minimum of 28 days before works commence on site or at the time of order if works are to be undertaken within 28 days. Wasted day charges may be applied as detailed in 5b above if such requests are not received within specified times.
- d. Abacus allows for the provision of 1m high plastic mesh fencing to all installation works unless specifically shown otherwise within the quotation. Due to the knowledge of local conditions, it is the buyers responsibility to provide and maintain any other suitable security system necessary to reduce the opportunity for incidents of any type.
- e. All installation or civil engineering quotations are given assuming unrestricted good hard vehicular access to site, soft ground conditions on site which require no machines to dig foundations and no underground obstructions or any materials which cause a hard dig. We have assumed the formation of the ground that we will be working on and gaining access across will be capable of bearing the weight of our work vehicles, delivery vehicles and any specialist equipment including but not limited to excavators and paving machines as required.
- f. All installation or civil engineering quotations are given in good faith and without digging into the ground. Once works commence, should site conditions require additional works or materials to meet product performance requirements or safety standards, clause 5h will apply.
- g. It is the Buyers responsibility under the CDM regulations to provide a comprehensive site survey including the provision of detailed under / over ground service information (electricity cables, gas pipes etc). No liability shall be accepted by Abacus for damages to services or consequential actions if comprehensive site survey is not accurate or not provided by the buyer.
- h. If any variations to the above site conditions or works are required to meet product performance requirements or safety standards are found to be in evidence, the Buyer will immediately be notified by telephone and as soon as possible in writing and invited to site to view the variation. Abacus reserve the right to charge at cost plus 35% of any costs incurred during the delay in the Buyer attending site and agreeing required variations. Abacus reserve the right to charge at cost plus 50% of any additional costs of works or materials required, plant hire and any other associated costs required to complete installation to Abacus product performance requirements or safety standards as required.

- i. It is the Buyers responsibility to ensure that Goods ordered fit the site intended for use. Abacus shall not be held responsible where Goods have been ordered that subsequently do not fit, howsoever caused. A separate quotation and order will be required to enable modification.
- j. Reinstatement to access route or works area is not included within our installation rates unless specifically detailed within the quotation.

6 Cancellation / Return

- a. Abacus will proceed with all necessary procurement to fulfil the terms of the contract on receipt of the Order.
- b. All equipment orders including stocked items, custom built, bespoke goods or any item procured from a third party supplier cannot be cancelled or returned.
- c. Abacus reserve the right to charge a cancellation charge of up to 95% of the Price for cancellations or returns.
- d. A re-stocking charge of 35% of the Price will apply to all returned Goods.

7 Quality / Limited Liability

- a. Abacus guarantees that all Goods manufactured by Abacus will be in accordance with its latest specifications or approved drawings.
- b. On Goods not manufactured by Abacus we give no warranty apart from that given by the original manufacturer. Details of products that fall into this clause within specific quotations can be supplied on request.
- c. All Civil Engineering works are guaranteed for twelve months from date of Completion.
- d. Abacus offer a comprehensive product structural guarantee, details of which are available on request.
- e. Abacus reserves the right to vary the specification of any product without notice, provided that this does not affect conformity to the appropriate safety standard or materially impact upon the durability or finish of the product.

8 Risk and Title

- a. Risk on all goods shall pass to the Buyer on delivery of Goods to site or depot nominated orally or in writing by the Buyer on both supply only and supply and installation contracts. Abacus accept no responsibility for site or depot security other than reasonable site health and safety precautions. Additional site security or secure storage can be provided if specifically requested and will be charged to the Buyer at cost plus 35%. The Buyer will be responsible for all direct and consequential costs for maintaining and repairing / replacing vandalised items as required.
- b. Title of Goods shall only pass to the Buyer when payment is made in full of the Price thereof together with any and all other sums owing to Abacus in whatever nature are made, including retentions sums due following a defects period.
- c. The Buyer may sell and deliver the Goods to a third party in the course of the Buyer's business only on condition that until payment is made in accordance with 8.b. is made. The Buyer shall hold or assign all proceeds of such sales for Abacus and not assign without written authorisation from a Director of Abacus.
- d. Abacus reserve the right to repossess any Goods in respect of which payment is overdue immediately on giving notice in writing, fax or electronic format of its intention to do so, from wherever stored and thereafter to re-sell at the prices consistent with immediate sales; monies obtained will be credited to the Buyer to offset in whole or part the outstanding debt, less costs incurred in the repossession and re-sale. Any shortfall in the monies received shall remain the responsibility of the original Buyer.

9 Payment

- a. For buyers who hold a 30-day Credit Account with Abacus, invoices are raised on completion, (subject to clause 9c) and are due for payment within 30 days from the invoice date.
- b. Credit Accounts cannot be used for orders under £250 +VAT. Payment must be made with order.
- c. For buyers who do not hold a 30-day Credit Account, payment is required in cleared funds before manufacturing or procurement of the Goods or services commences. Manufacturing or procurement lead times commence on receipt of cleared funds and not the original order date.
- d. Where the installation of any order spans a calendar month end, it is the policy of Abacus to submit stage invoices worth 90% of completed works for payment which will become due for payment in accordance with 9.a. above.
- e. In the case of Orders where delivery is delayed by the Buyer an invoice for the value of the Goods will be issued to the Buyer on the date requested by the Buyer delivery, or if no date specified on the order, the date which corresponds to the minimum delivery lead time shown on the Abacus quotation which formed the basis of the contract accepted by the Buyer. Payment will become due in accordance with 9.a. above. Any additional storage and administrative charges will be invoiced to the Buyer at cost plus 35% and become due for payment in accordance with 9.a. above.
- f. In the case of Orders where delays are incurred by Abacus prior to or during the completion of the contract due to situations beyond the control of Abacus such as works by others which have not been completed, weather or any other reasonable cause, an invoice will be issued to the Buyer for the goods on the agreed delivery date as specified in 9.d. and any labour costs incurred based on an estimate by Abacus of the works completed to date. These costs and any additional storage, administrative and plant hire charges will also be included on this invoice at the rates shown on the quotation or at cost plus 35% and become due for payment in accordance with 9.a. above.
- g. Abacus reserves the right to charge interest on overdue accounts at a rate of 15% over base rate in force from time to time of NatWest Bank Plc accruing on a daily basis.
- h. Where discount terms have been offered and account becomes overdue all discounts or incentives will be forfeited. A further invoice will be issued to the Buyer and the account will be charged at the rate quoted before any discount is applied.
- i. Any charges levied by bankers or collection agencies for dealing with dishonoured cheques or payments or incurred during collection of overdue accounts will be invoiced to the buyer and fall due immediately for payment.
- j. For Buyers who hold a 30 day Credit Account with Abacus, late payment may result in the removal of credit terms for future orders.

10 Force Majeure

- a. Abacus shall not be liable to the Buyer for failure to deliver Goods where such failure is due or partly due to any cause outside the reasonable influence of Abacus, including but not limited to the shortage of raw materials, reduction in or unavailability of power, breakdown of machinery, shipping delays, riot or civil commotion, acts of war or acts of God.

11 Law and Jurisdiction

- a. These conditions are governed by English Law. Any dispute arising out of these Conditions of Sale shall be submitted to the exclusive jurisdiction of the English Courts.

12 General

- a. If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or part, the validity of the other provisions of these Conditions of Sale and the remainder of the provision in question shall not be affected.
- b. No waiver by Abacus of any breach of the contract by the Buyer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- c. These conditions constitute the entire agreement between the parties, supersede any previous agreement or understanding and may not be varied except in writing by the parties. All other terms and conditions express or implied by statute or otherwise, are excluded to the fullest extent permitted by law.
- d. Any notice required or permitted to be given by either party to the other under these conditions shall be in writing addressed to the other party at it's registered office or principal place of

business or such other address as may be relevant at the time having been notified pursuant to this provision to the party giving notice.

- e. A person who is not party to these conditions has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of these conditions but this does not affect any remedy or right of any third party which exists or is available apart from that Act. **As part of the Abacus Lawrence Group Ltd, we provide surfaces for a wide range of customers and applications. Our quotations are prepared with the following conditions and assumptions in addition to our conditions of sale.**

General conditions and assumptions applicable to all surface quotations

- Our quotation is based on works being carried out in one continuous visit, with access to within 30 linear metres of the site for an 18 tonne lorry. We accept no liability for any damage caused by our vehicles, including (but not limited to) surfaces, services, buildings/fencing or vehicles on site premises. Quotations are provided assuming unrestricted good hard vehicular access to site. Should any site not be ready and prepared for arrival we reserve the right to charge for the loss of a standard day at a rate of £1,200.00+VAT.
- Installations that require an increase in depth or surface area will be charged at a proportionate value. Variations provided by the buyer post installation, which reduce invoice value and have not been advised to ourselves and agreed during project works may not be considered for revision.
- Our play surfaces have been tested and meet the recommendations set out in British and European standards BS7188 and EN1177. We guarantee our surfaces meet these standards at the time of installation and cannot be held responsible for future performance to these standards due to factors beyond our control such as maintenance, misuse, damage/spills or sub structure degradation. All surfaces are installed by hand and as such consistency of finish may vary between sites. On certain projects there may be a need for joins in the surface. Our price does not allow for any testing on completion.
- In the event of any localised issues or defects identified within a newly installed surface, we commit to conducting targeted repairs, specifically on the affected area. It is important to note that such localised repairs are confined to the specific area of the surface where the issue has been identified. The scope of these repairs will not extend to a complete replacement of the entire surface unless deemed necessary by a comprehensive assessment. This approach is in line with our commitment to provide efficient, effective solutions while ensuring compliance with industry standards and minimizing environmental impact. This clause is aligned with industry best practices, ensuring that our responses to surface issues remain compliant and ethically sound.

Wet Pour

Additional conditions and assumptions when quoting for Wet Pour surfaces onto engineered sub bases / edgings.

- Black Wet Pour is guaranteed for 3 years and Coloured Wet Pour for 5 years, this guarantee excludes any failure due to drainage and / or sub structure. Due to natural movement in rubber polymers we exclude edges and joints from our standard guarantee. We cannot guarantee the bonding of old rubber with new. Old rubber may continue to shrink and cause joint or edge splitting. Please request a copy of our guarantee certificate for full provisions/exclusions.
- Black EPDM is a recycled rubber product emanating primarily from the automotive industry and as such contains carbon and other compounds which may stain susceptible materials. As a recycled material black EPDM can suffer from accelerated wear and degradation in high use areas and as a result crumbing can occur. For these reasons, we do not recommend this product be laid in areas of high use or intended for use by toddlers and young children who may crawl/sit on the surface.
- Aromatic Polyurethane Binders are susceptible to U. V. discolouration, the degree of which can vary greatly due to the atmospheric conditions prevalent at the time of laying. This discolouration may, in certain circumstances, affect the finished colour of the surface particularly where a lighter colour has been chosen. Any discolouration that may occur is temporary and will wear off over time. This applies to all surfaces installed using polyurethane binders. Mirrors can focus the suns heat and can damage surfaces. Please ensure any mirrors do not direct the heat onto the surface. We cannot be held responsible for any damage because of mirrors.
- It is the client's responsibility to ensure that the thicknesses quoted for are sufficient for the critical fall height of the equipment that it is to serve. It is also the client's responsibility to ensure that the product requested is fit for purpose. Any repairs carried out to existing surfaces cannot be guaranteed.

Additional conditions and assumptions when quoting for Wet Pour surfaces onto non-engineered ground.

- All general conditions and assumptions and additional conditions and assumptions when quoting for Wet Pour surfaces onto engineered sub bases / edgings.
- Some or all of the Wet Pour quoted is to be installed onto existing ground conditions and undulations. No levelling or base preparation work has been included in our quotation. As the surface is to be laid onto / over existing surfaces, no guarantee can be given in relation to strength or drainage performance of the sub structure and the finished surface will follow existing contours. Should this be of concern, an engineered sub base should be installed prior to rubber installation. Adhesion of wetpour to existing surface including cut and chase edge, note: this guarantee excludes failure caused as a result of a structural instability in the existing surface.

Additional conditions and assumptions when quoting for Wet Pour repairs.

- All general conditions and assumptions and additional conditions and assumptions when quoting for Wet Pour surfaces onto engineered sub bases / edgings. No warranty is offered for wet pour repairs.
- Some or all of the Wet Pour quoted is to be installed onto existing ground conditions and undulations. No levelling or base preparation work has been included in our quotation. As the surface is to be laid onto / over existing surfaces, no guarantee can be given in relation to strength or drainage performance of the sub structure and the finished surface will follow existing contours. Should this be of concern, an engineered sub base should be installed prior to rubber installation.

Bonded Rubber Mulch

Additional general conditions and assumptions when quoting for Bonded Rubber Mulch surfaces onto engineered sub bases / edgings.

- Bonded Rubber Mulch is guaranteed for 3 years (provided wear pads are installed into areas of high use), this guarantee excludes any failure due to drainage and / or sub structure. Please request a copy of our guarantee certificate for full provisions/exclusions.
- Bonded Rubber Mulch is a recycled and colour coated SBR rubber product emanating primarily from the automotive industry and as such contains carbon and other compounds which may stain susceptible materials meaning that colour run and carbon blacking may occur. As a recycled material rubber mulch can suffer from accelerated wear & degradation in high use areas & as a result crumbing can occur. For this reason, we do not recommend this product be laid in areas intended for use by toddlers, young children who may crawl/sit on the surface & in high foot traffic areas.
- Aromatic Polyurethane Binders are susceptible to U. V. discolouration, the degree of which can vary greatly due to the atmospheric conditions prevalent at the time of laying. This discolouration may, in certain circumstances, affect the finished colour of the surface particularly where a lighter colour has been chosen. Any discolouration that may occur is temporary and will wear off over time. This applies to all surfaces installed using polyurethane binders. Mirrors can focus the suns heat and can damage surfaces. Please ensure any mirrors do not direct the heat onto the surface. We cannot be held responsible for any damage because of mirrors.
- It is the client's responsibility to ensure that the thicknesses quoted for are sufficient for the critical fall height of the equipment that it is to serve. It is also the client's responsibility to ensure that the product requested is fit for purpose. Any repairs carried out to existing surfaces cannot be guaranteed.

Additional conditions and assumptions when quoting for Bonded Rubber Mulch surfaces onto non-engineered ground.

- All general conditions and assumptions and additional conditions and assumptions when quoting for Bonded Rubber Mulch surfaces onto engineered sub bases / edgings.
- Some or all of the Bonded Rubber Mulch quoted is to be installed onto existing ground conditions and undulations. No levelling or base preparation work has been included in our quotation. As the surface is to be laid onto / over existing surfaces, no guarantee can be given in relation to strength or drainage performance of the sub structure and the finished surface will follow existing contours. Should this be of concern, an engineered sub base should be installed prior to rubber installation. Adhesion of Bonded Mulch to existing surface including cut and chase edge, note: this guarantee excludes failure caused as a result of a structural instability in the existing surface.

Additional conditions and assumptions when quoting for Bonded Rubber Mulch repairs.

- All general conditions and assumptions and additional conditions and assumptions when quoting for Bonded Rubber Mulch surfaces onto engineered sub bases / edgings.
- Some or all of the Bonded Rubber Mulch quoted is to be installed onto existing ground conditions and undulations. No levelling or base preparation work has been included in our quotation. As the surface is to be laid onto / over existing surfaces, no guarantee can be given in relation to strength or drainage performance of the sub structure and the finished surface will follow existing contours. Should this be of concern, an engineered sub base should be installed prior to rubber installation.

SUDS-Bond

Additional general conditions and assumptions when quoting for SUDS-Bond onto engineered sub bases / edgings.

- Abacus Playgrounds Ltd guarantees its SUDS-bond® permeable surfaces for a period of 5 years from date of installation to be free from defects due to faulty materials and workmanship in the manufacture and installation of the surface, please request a copy of our guarantee certificate for full provisions/exclusions.
- SUDS-bond incorporates SBR rubber granules which can colour run and carbon blacking may occur.
- SUDS-bond™ is suitable for pedestrian, bicycle and equestrian traffic. The full strength of the surface will not be realized for 3 days after installation therefore it is advisable to restrict use during this time. It is the client's responsibility to ensure that the product requested is fit for purpose.
- The new surface will follow the levels and contours of the new substrate. We cannot accept liability for any movement in the substrate. Substrate movement may cause cracking of the new surface. Installation onto standing puddles of water will indemnify any guarantee.
- Aromatic Polyurethane Binders are susceptible to U. V. discolouration, the degree of which can vary greatly due to the atmospheric conditions prevalent at the time of laying. This discolouration may, in certain circumstances, affect the finished colour of the surface particularly where a lighter colour has been chosen. Any discolouration that may occur is temporary and will wear off over time. This applies to all surfaces installed using polyurethane binders. Mirrors can focus the suns heat and can damage surfaces. Please ensure any mirrors do not direct the heat onto the surface. We cannot be held responsible for any damage because of mirrors.
- SUDS-bond meets the accessibility requirement for wheelchair users, prams and buggies.
- Any repairs carried out to existing surfaces cannot be guaranteed.

Additional general conditions and assumptions when quoting for SUDS-Bond onto non-engineered ground.

- All general conditions and assumptions and additional conditions and assumptions when quoting for SUDS-Bond onto engineered sub bases / edgings.
- Some or all of the SUDS-Bond quoted is to be installed onto existing ground conditions and undulations. No levelling or base preparation work has been included in our quotation. As the surface is to be laid onto / over existing surfaces, no guarantee can be given in relation to strength or drainage performance of the sub structure and the finished surface will follow existing contours. Should this be of concern, an engineered sub base should be installed prior to rubber installation.

Resin Bound Gravel

Additional general conditions and assumptions when quoting for Resin Bound Gravel onto engineered sub bases / edgings.

- Abacus Playgrounds Ltd guarantees its resin-bound permeable surfaces for a period of 5 years from date of installation to be free from defects due to faulty materials and workmanship in the manufacture and installation of the surface. Please request a copy of our guarantee certificate for full provisions/exclusions.
- Aromatic Polyurethane Binders are susceptible to U. V. discolouration, the degree of which can vary greatly due to the atmospheric conditions prevalent at the time of laying. This discolouration may, in certain circumstances, affect the finished colour of the surface particularly where a lighter colour has been chosen. Any discolouration that may occur is temporary and will wear off over time. This applies to all surfaces installed using polyurethane binders. Mirrors can focus the suns heat and can damage surfaces. Please ensure any mirrors do not direct the heat onto the surface. We cannot be held responsible for any damage because of mirrors.
- All quotations are based on standard gravel binders that may yellow over time. Non-yellowing binder is available on request at an additional cost.
- It is the client's responsibility to ensure that the product requested is fit for purpose. Any repairs carried out to existing surfaces cannot be guaranteed.

Polymeric Sports Surfaces

Additional general conditions and assumptions when quoting for polymeric sports surfaces.

- Abacus Playgrounds Ltd guarantees the synthetic surface namely 'Polymeric Type 4', against defects in materials and workmanship on the shockpad for a period of 5 years and the spray coat for a period of 3 years from the date of surface completion. Abacus Playgrounds guarantees the synthetic surface namely 'Polymeric type 3', against defects in materials and workmanship on the shock pad for a period of 5 years and the spray coat for a period of 12 months from the date of surface completion. Please request a copy of our guarantee certificate for full provisions/exclusions.
- Prices are based on works being carried out in one continuous visit, with access to within 30 linear metres of the site for a heavy goods vehicle. We require dumper and forklift access no smaller than 1700mm width from the above mixing truck position to the work area and is good and on reasonably level ground.
- Site security may be required for the curing period and this is to be provided by client. Site security during and post installation has not been allowed for within our rates unless specifically detailed within quotation wording.
- Polymeric sports surfaces are usually only able to be laid between April and October in the UK due to the system being cured through moisture and temperature. Should installations be instructed to be completed when conditions are not suitable at the discretion of our Contracts Manager, no warranty will be offered.
- Should an instruction be received to undertake works in either September or October, weather conditions may be unsuitable at the time specified. If we are unable to lay the surface at this time, we reserve the right to charge for the polymeric paint as this has a short shelf life and will not be suitable for use when weather conditions improve the following April.
- We have exclusive access to the pitch area throughout the period required to install the surface.
- Tarmacadam base is to conform to our standard specification and level tolerances.

Play Grass Surfaces

Additional general conditions and assumptions when quoting for play grass surfaces.

- This is a polypropylene fibre grass with a lighter coloured thatch and heavy duty porous backing sheet. It is a sand dressed surface suitable for low to medium traffic areas, low impact play areas (nurseries, playgrounds etc.) - 5 year guarantee when maintained in accordance with our maintenance schedule. Please request a copy of our guarantee certificate for full provisions/exclusions.
- Please note this price is subject to being provided with a dimension drawing showing any equipment or obstacles to be laid around. No wastage/cut loss has been allowed for. Please contact us for information on sub base preparation.
- Please Note – Seams where the grass is joined together, or where we have had to cut around obstacles within the area such as play equipment may be visible. Mirrors can focus the suns heat and can damage surfaces. Please ensure any mirrors do not direct the heat onto the surface. We cannot be held responsible for any damage because of mirrors
- It is the client's responsibility to ensure that the thicknesses quoted for are sufficient for the critical fall height of the equipment that it is to serve. It is also the client's responsibility to ensure that the product requested is fit for purpose. Any repairs carried out to existing surfaces cannot be guaranteed.



ORDER FORM

Quotation-076141

Value : £1,830.00 + VAT

Dear Sirs,

Please accept this document confirmation of our acceptance of the quotation number shown above and authorisation to proceed with the works contained within this quotation in accordance with the Abacus Playgrounds (South) Conditions of Sale.

Your quotation has been * accepted without modification / accepted with the following modifications detailed below. (* Please delete where applicable).

Modifications to quotation (if relevant)

Organisation name:
(Please insert the full Legal name of the Company or Organisation who is placing this order and will pay for the work)

Organisation Address:.....
(Please insert the full postal address and postcode of the Organisation)

.....

..... **Postcode**

Order Number..... **Local Authority School?**..... **Yes / No**
(If applicable – Please attach copy)

Company / Charity Reg Number..... **Requested Start Date**.....
(If applicable)

Contact Name.....
(Please insert the name of the person placing the order who is authorised by the Organisation to enter into this contract)

Tel number..... **Mobile number**.....
(Landline number please)

Email.....

Signed **Date**

Authorised to sign on behalf of
(Insert Company / Organisation Name)

Abacus Playgrounds (South) Order Form – Page 1 of 2

Abacus Playgrounds Ltd, South Office,
Unit 1, Orbital One Trading Estate, Green Street Green Road,
Dartford, Kent, DA1 1QG.
United Kingdom.
Tel: +44(0)1474 532 277 E-mail: sales@abacuspg.co.uk
Web: www.abacuspg.co.uk Registration No:02992616





ORDER FORM

Quotation-076141

Value : £1,830.00 + VAT

Accounts Information

Accounts Contact Name:.....

Accounts Contact Address:.....

.....

.....Postcode

Accounts Contact Email:.....

Accounts Contact Telephone Number
(Landline number please)

Company Registration Number:.....

VAT Registered:..... ☐

VAT Number:.....

CIS Registered:..... ☐

UTR Number/ Industry Insurance Number:.....

Are you the End User?:.....

Please tick this box if Accounts details are as per page 1 ☐

Site Information

Full Site Address:.....

(Please insert the full postal address and postcode of the site where works are to be completed)

.....

Abacus Playgrounds Ltd, South Office,
Unit 1, Orbital One Trading Estate, Green Street Green Road,
Dartford, Kent, DA1 1QG.
United Kingdom.
Tel: +44(0)1474 532 277 E-mail: sales@abacuspg.co.uk
Web: www.abacuspg.co.uk Registration No:02992616





ORDER FORM

Quotation-076141

Value : £1,830.00 + VAT

.....Postcode

Site Contact Name:.....
(Please insert the name of the person we should contact to organise delivery / installation)

Site Contact Number

Site Contact Email Address

Please tick this box if Site details are as per page 1

☐

Abacus Playgrounds (South) Order Form – Page 2 of 2



TG GARDEN
MAINTENANCE

RIDGEWAY COTTAGE
93 FOX ROAD

WIGGINTON

HP23 6EE

MOBILE: 07850967639

EMAIL: tomgarraway8@gmail.com

Northchurch Parish Council

Date: 09/12/2025

RE: Cutting up and removal of fallen tree. Cutting back overhanging branches and tidying up hedge line by the benches in the park.

All waste removed from site.

Total price: £565.00 + VAT @ 20% (£113.00) = £678.00