

Gerry Ansell

From: Gerry Ansell
Sent: 23 April 2018 13:42
To: Gerry Ansell
Subject: FW: Planning Application No: 6/2018/0171/MAJ - Former Shredded Wheat Factory, Welwyn Garden City, AL8 6UN

From: Roy Warren [<mailto:Roy.Warren@sportengland.org>]
Sent: 17 April 2018 16:56
To: Chris Carter
Cc: Matthew Rayner; Bryce Tudball
Subject: Planning Application No: 6/2018/0171/MAJ - Former Shredded Wheat Factory, Welwyn Garden City, AL8 6UN

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Hi Chris

Further to the telephone conversation that we had last month about potential financial contributions towards sports facilities that could be secured through a section 106 agreement in relation to the current planning application on the Former Shredded Wheat site, I have now consulted with the sports governing bodies for advice on potential projects that any such contribution could be used towards.

As advised when we spoke, our preferred approach would be for the Council's emerging Playing Pitch Strategy and Indoor Sports Facility Strategy to inform the projects that the contributions be used towards as this would obviously be supported by the evidence in the strategy's needs assessment plus it would help ensure that contributions are directed to the projects that are most suitable for meeting the needs that have been identified. However, I appreciate that the planning application is expected to be determined before these strategies reach a stage where projects are identified in the action plans and therefore projects that a s.106 contribution could be used towards need to be identified in advance.

I have consulted the sports governing bodies for their views on priority projects in Welwyn GC that would respond to current and future needs and which could be implemented in a timeframe that would align with the potential payment of a section 106 contribution from this development (around 2-3 years from now) and with the same caveat that the governing bodies would have preferred the playing pitch strategy to inform local projects, they have identified the following potential projects:

Rugby – Welwyn RFC – new changing rooms and an extension to the clubhouse to meet current and future needs. The RFU and the club can provide further detail about the project if requested but I understand that it has already been discussed with Matt Rayner I understand that this was the project that the £150K s.106 contribution from the previous planning app on the Former Shredded Wheat site was identified for so there is a precedent for this project being identified.

Cricket – Welwyn Garden City Cricket Club, Digswell Park – the club are developing plans to extend and improve the pavilion and changing facilities to create an improved and upgraded cricket changing facility which has disabled access and changing facilities, suitable changing facilities for women/girls and improved toilets, kitchen and storage space. These improvements will enable the club to improve accessibility, create a safe welcoming environment and increase opportunities to access sports activities for the local community. The club are working with the support of Cricket East and the ECB to finalise the detailed building layout and ensure it will be fully compliant with ECB and Sport England guidance before applying for planning permission and have started to fundraise towards the estimated cost of the

redevelopment project. They will be discussing the project shortly with Matt Rayner and are happy to provide more detail upon request.

Football – while there are no specific projects in the pipeline, the FA/HCFA would consider pavilion improvements at Panshanger Youth FC and at King George V Playing Fields sites to be priorities.

I have emailed Matt separately to seek advice on indoor sports facility priorities and any other outdoor sports priorities in the WGC area and I expect that you will be seeking Matt's views on priorities as well. Based on the above, I would consider that the projects at Welwyn RFC and Welwyn Garden City Cricket Club would appear to offer the most potential to respond to local priorities and be deliverable within the required timescales. I would be happy to seek further information about these projects if required.

Let me know if you have any queries and please contact me if you wish to discuss.

Regards

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