

From: Steve Scott
Sent: 13 March 2018 07:59
To: Yvonne Parker; Firth, Mark
Subject: Clayton West Cricket Club - Sites H454a / H498.

Good morning Yvonne,

Regrettably Mark Firth is unable to attend today's hearing due to ill health. He's been ill over the last few weeks and despite his intention to be able to represent Clayton West Cricket Club today (re sites H454a and H498) isn't well enough to do so. Unfortunately I cannot either due to work commitments and being away this week. Not a situation either Mark or I are comfortable with, but sadly our hands are tied.

We did previously explore the option of being represented by a third party specialist, however unfortunately this has proven cost prohibitive. As a voluntary run sports club we don't have the funds to employ anyone to do so - I guess a case of David vs Goliath.

I know Mark was going to raise the following points in addition to the submission of the appeal statement itself - however without being familiar with the actual process for the meeting today, I don't know whether the points below can still be shared on our behalf? Here they are nonetheless:

- We note the commentary provided by Johnson Mowat on behalf of Taylor Wimpey and Lynn Hardy for sites H454a & H498. We would like to know on what basis they believe the operation of the Cricket Club would not be affected by the proposed housing. It cannot be assumed at this stage that the operations of the Cricket Club would not be affected by the developments in the absence of any protection - as commented in our own appeal statement and inclusion of historic legal cases. In the absence of any protection being afforded to the Cricket Club at this stage in the process, the risk of the closure of the Cricket Club is very real - hence why the Cricket Club seeks protection at this stage of the process, rather than relying upon any protection being afforded at the planning application stage.
- Johnson Mowat infer that both land owners are working with the Cricket Club to 'guarantee the long term future of the Cricket Club'. Clayton West Cricket Club have received no formal or informal proposals or guarantees of any such nature and indeed have not had any contact with Taylor Wimpey in over 2 years, despite best efforts to engage with them. The Johnson Mowat response appears to be an attempt to down-play the risks to the Cricket Club and imply the Cricket Club have little to worry about - yet this is not the case.
- As stated in our own appeal statement, we are very willing to work with all parties to ensure there is a win/win situation to ensure the long term survival of the Cricket Club.
- Mention is also made of control of wider land. We are only seeking long term protection of the land we currently utilise today and which we have done so for several generations, namely the parking/access area on Taylor Wimpey owned land and the 1/3rd of the cricket field owned by Lynn and Nigel Hardy. This, alongside suitable protection on the boundary between the cricket field and both sites either through suitable fencing (to ECB specification's) or restricting the development of the sites at a suitable distance from the boundary edge should provide the Cricket club with some comfort.

Finally, the Johnson Mowat response refers to 'many of the demands' made by the Cricket Club. The Cricket Club hasn't made a single demand, and neither can it, as we have no bargaining chips to play with - we are completely at the mercy of the 'process' and

do not wish to rely upon the goodwill of any party as this, as has often been the case in the past, has proven a risky tactic.

We have merely asked Taylor Wimpey and the Hardy's to create a solution that enables the Cricket Club to continue to exist - we are solely reliant upon goodwill at this stage, hence the request for more substantive protection of a legal nature.

It would be helpful to understand the implications of our absence today from the meeting. For example, does our appeal statement still get considered / accepted ? Do we receive any feedback from the meeting and if so, in what form ?

If you do have any further questions please don't hesitate in coming back to me - and once again, apologies that due to unforeseen circumstances Mark is unable to attend today.

Kind regards

Steve Scott