

Dear Inspectors,

**Written Representation: Matters 3 and 9 - MOL 20 and Site 21EA
(Barclays Sports Ground)**

Matter 3 - Question 11 (MOL20 De-designation)

20 May 2025

No exceptional circumstances have been demonstrated to justify

removing MOL status from part of Barclays Sports Ground (MOL20), as

required by the NPPF 2023. The significantly revised cost estimates (£3m - £3.5m from £55m, see S21, Response to Representation ID 441) show that alternative funding methods are feasible and have not been explored. The Council's categorisation of this project as a "Desirable" (low priority) project (see EB84 - Section 5 table - entry: New outdoor and indoor sports facilities at the former Barclays Bank Sports Ground) further undermines the justification for MOL de-designation.

Required Change: Maintain full MOL status for MOL20 / Site 21EA.

Matter 9 - Questions 10c, 10j, 10g, 10o, 40, and 41 (Site 21EA Residential Development)

The proposed enabling residential development, and MOL de-designation, is unjustified. Critical issues such as local infrastructure strain, oversubscribed local schools, and existing severe traffic congestion have not been adequately addressed. No exceptional circumstances to MOL de-designation were demonstrated, as required by the NPPF 2023. No funding alternatives to enabling development are explored, but are feasible given the reduced project cost (£3m - £3.5m, see S21, Response to Representation ID 441).

Required Change: Disallow residential development. If development is permitted, strictly limit it to the original Clubhouse footprint and height. Alternatively, development could be moved to the north-east corner of Barclays Sports Ground.

Thank you for considering my representation.
Yours sincerely,

Baret Magarian

