

From: Bob Sharples [<mailto:Bob.Sharples@sportengland.org>]
Sent: 06 April 2018 17:41
To: Caroline Ford
Cc: diane bratt
Subject: FW: App Ref: 18/00220/F - Land north of Milton Road - Sport England Ref: SE/CL/2018/48139/N

Good afternoon Caroline,

Thank you for re- consulting Sport England on the above application

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to the creation of new playing fields.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website: <http://www.sportengland.org/planningforsport>

The proposal includes a cricket pitch, 2 adult size football pitches, only 1 Multi-Use Games Areas and a village hall which could accommodate changing rooms to services the sports provision.

The proposed layout does have some built in flexibility for pitch movement to avoid heavy wear and tear on the pitches, which is sensible.

Sport England would expect to be consulted on the design of the pavilion and the Multi-Use Games Areas. We would suggest that when the MUGAs come forward, consideration is given to them being lit for evening and winter play.

Conclusion

Sport England offers its support for this application, as it is considered to meet Objective Provide as set out above.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,

Bob

Bob Sharples MRTPI RIBA

Principal Planning Manager - South Hub

F: 01509 233 192

E: Bob.Sharples@sportengland.org



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From: diane bratt [<mailto:dianebratt@btinternet.com>]

Sent: 02 March 2018 15:29

To: Bob Sharples <Bob.Sharples@sportengland.org>

Subject: Re: App Ref: 18/00220/F - Land north of Milton Road - Sport England Ref: SE/CL/2018/48139/N

Dear Bob

Thank you for including me in on this email and for your time discussing this further.

With reference to your suggested conditions the Parish Council can confirm that they have had a full survey produced by STRI and the preparations of the pitches are based on this survey. The STRI report is attached.

After a process of competitive tender the Parish Council has appointed DW Clarke as contractor for the drainage and pitch preparation, which includes skimming the field with a laser levelled blade to remove minor irregularities to create the level needed for pitches.

I have attached some additional information on the Parish Council's intentions, which Caroline requested, which I think answers your points about the drainage and preparation of the pitch. and the continued maintenance (all following STRI recommendations).

Also, with the agreement of the neighbouring landowner on whose land it is, the PC has had the ditch at the north of the site cleared to provide the positive outfall requested in the STRI report (p16). I attach a photo of the cleared ditch.

The PC's intention in applying for the change of use at this stage is to enable the pitches to be prepared this spring before the process of detailed discussions on all other aspects of the project. Parish Council is hopeful that you will review your suggested conditions in the light of these further details supplied.

Regards Diane



On 2 Mar 2018, at 12:06, Bob Sharples <Bob.Sharples@sportengland.org> wrote:

Dear Caroline,

Thank you for consulting Sport England on the above application. I note that we were both copied in to the additional information by the applicants yesterday evening. My assessment is partially based on this additional information.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to the creation of new playing fields.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. Further information on Sport England's planning objectives can be found here:

<http://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

The Proposal and Assessment against Sport England's Objectives and the NPPF

I note that the proposal is outline for the change of use of agricultural land to sport/recreation and community use, Class D2. It is proposed that the proposal could include a cricket pitch, 2 adult size football pitches, 2 Multi-Use Games Areas and a village hall which could accommodate changing rooms to services the sports provision.

The proposed layout does have some built in flexibility for pitch movement to avoid heavy wear and tear on the pitches, which is sensible. Or in fact change the layout of the playing field completely if needed in the future to accommodate a different pitch/sport configuration.

Sport England would expect to be consulted on the design of the pavilion and the Multi-Use Games Areas. We would suggest that when the MUGAs come forward, consideration is given to them being lit for evening and winter play.

Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport', and .

A copy of this guidance can be found at:

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/>

Conclusion

This being the case, Sport England offers its **support** for this this application, as it is considered to meet Objective *Provide* as set out above.

Sport England recommends, based on our assessment, that if the Council is minded to approve the application, the following planning conditions should be imposed.

1. No development shall take place unless and until:
 - a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land as shown on drawing submitted with the email dated 1st March 2018 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

*Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with LP Policy ***

2. The playing field/s and pitches shall be constructed and laid out in accordance with the with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011).

*Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with LP Policy **.*

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,
Bob

Bob Sharples MRTPI RIBA

Principal Planning Manager - South Hub

F: 01509 233 192

E: Bob.Sharples@sportengland.org



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