

Horsham District Council

FAO: Jason Hawkes

By email only

2 November 2025

Planning Practice Guidance: Non-statutory consultees – Paragraph 022

Reference ID: 15-022-20140306

Application Reference: DC/25/1312

Site: Land west of Ifield, Charlwood Road, Ifield, RH11 0GH

Proposal: Hybrid application for phased, mixed use development including up to 3000 residential homes, community and education, business and commercial, open space with sports pitches, recreation, play and ancillary facilities etc.

Sport England Reference: PA/25/SE/HO/71697

SPORT ENGLAND'S POSITION

The proposed development does not fall within our statutory remit as set out in the Town & Country Planning (Development Management Procedure) (England) Order 2015. Therefore, Sport England provides comments as a non-statutory consultee to this application.

Sport England recommends that the application is not determined until the matters raised by England Golf are resolved sufficient to demonstrate that the Golf Needs Assessment (GNA) in relation to paragraph 104a) of the NPPF is up to date and robust in terms of assessing the impact of the loss of Ifield Golf Course (IGC).

That if, on the basis of the above, that Identifies that the loss of IGC is not justified without adequate mitigation, the LPA considers the loss of IGC to be acceptable, that in accordance with paragraph 104 b) and / or c) of the NPPF,

- an appropriate mitigation package for golf is negotiated and secured through a section 106 legal agreement that includes provisions to ensure that the loss of IGC is satisfactorily mitigated and specifically, so that Ifield Golf Club (the club) can continue to operate in a manner that is comparable to the way it does currently. These mitigations are required prior to IGC being lost to ensure continuity of provision for the club.
- That provision and phasing of all other sports and recreation facilities / financial contributions identified in Part D of the Golf Course Assessment is secured within a s.106 agreement
- That conditions or s.106 obligations are attached to any grant of planning permission relating to design and quality, management and maintenance including facility 'sink funds', community access, etc. to ensure that the sports facilities are fit for purpose and sustainable.

Thank you for consulting Sport England on the above application. I apologise for the delay in responding.

SPORT ENGLAND – NON-STATUTORY ROLE

Government guidance as set out in Planning Practice Guidance: Paragraph: 003 Reference ID: 37-003-20140306 advises local planning authorities to consult with Sport England as a non-statutory consultee in a range of circumstances including where development would result in a residential development of 300 dwellings or more or the creation of a site for one or more playing pitches.

Sport England is not generally identified as either a statutory or non-statutory consultee where the loss of non-pitch sports to alternative development is proposed, where it is the Local Planning Authority's responsibility to determine whether a proposal resulting in the loss of land or buildings used for sport and recreation is acceptable assessed against paragraph 104 of the NPPF and local planning policies.

Notwithstanding that, the planning application would result in the loss of the Ifield Golf Course. (IGC) Sport England has engaged with Homes England over an extended period and with England Golf to ensure that either, the loss of IGC is justified against national policy currently set out in paragraph 104(a) of the NPPF or that if it isn't justified, that its loss is suitably mitigated in accordance with paragraph 104 parts b) and / or c).

THE PROPOSAL AND IMPACT ON IFIELD GOLF COURSE

The proposal is for mixed use development including up to 3000 dwellings together with new primary and secondary schools, community, business and commercial uses and new sports pitches and other indoor and outdoor sport and recreation facilities.

The development would result in the total loss of Ifield Golf Course that would be required in the early phases of the development. The land on which IGC is located has an enabling role in the site masterplan. The area on which IGC is located is identified for a number of land uses including a new 8FE secondary school, 3FE primary school, community uses, residential and employment land as well as creation of new formal and informal sports and recreational facilities. In addition to directly unlocking alternative land uses on the IGC site itself, the development of this land as proposed would have an indirect role in unlocking the remainder of the masterplan area, both in terms of physical connectivity and ensuring overall deliverability of the development.

IGC comprises c. 46 hectares of land comprising a traditional 18-hole golf course

and clubhouse accommodation. The course was established in 1927, and the club is celebrating its centenary year in 2027. It is understood that the previous owners of the course sold the land to a consortium of developers in the mid-2010s and subsequently, the site was sold to Homes England to progress the development proposal now under consideration. The club is separate to the original owners of the course; it has continued to operate at the golf course on an unsecured short term lease arrangement with Homes England that it is understood has recently been extended to the end of April 2027.

LOSS OF IFIELD GOLF COURSE

In the lead up to this application being made, Sport England and England Golf have engaged with Homes England and its consultants to assess the impact of the proposed loss of the Ifield Golf Course (IGC) and the potential to mitigate that loss, short of a like-for-like replacement, at other existing local authority owned facilities in the catchment of IGC. In relation to this work, Sport England has previously issued a position statement that generally supports the methodology of the assessment made and the nature of the mitigation proposed the latest version of which is appended to the Golf Course Assessment (GCA) suite of documents.

Notwithstanding that, Sport England supports England Golf's concerns regarding the reliability of the Golf Needs Assessment (Part A of the GCA) in light of the passage of time and the current reported position of Ifield Golf Club membership and its location in relation to Crawley including the seemingly very local draw of its membership which would appear to be contrary to some of the key earlier findings. Sport England considers that the matters raised by England Golf need to be fully reviewed and assessed so as to ensure that any decision to lose IGC is made with full understanding of the current position and the impact of the loss of the golf course on the ability and likelihood of the club members being able to continue to play the 18-hole game in the Crawley area.

The Golf Needs Assessment identified that a clear case for the loss of the golf course being surplus to requirements could not be made. The current information raised by England Golf would appear to suggest that this case is even more marginal than previously thought, in light of the recent appeal decision for Horsham Golf and Fitness. Sport England understands that although Slinfold is mentioned in the GNA that it is not included within the assessment in terms of adding to the available supply of 18-hole golf courses within a 20-minute catchment of IGC.

GOLF MITIGATION

In the context of the above, if the local planning authority decides that the loss of IGC meets the tests set out in paragraph 104 of the NPPF, that would need to be based on a robust mitigation strategy for the loss being secured. While recognising

that it is the applicant's intention to negotiate the scope and detail of the mitigation package during the course of the planning application, the information provided to date is insufficient to do this.

Specifically, the draft heads of terms for the 106 are incomplete in that they don't identify any golf mitigation. The content of the FMG report (Part C of the GCA) identifies a list of potential projects to improve local authority golf courses in the 20 minute catchment of IGC: Tilgate, Rookwood and Goffs Park, but they currently lack sufficient detail to assess if they are deliverable and in what timescale. England Golf has raised a concern regarding the limited lifetime remaining for the current lease / management arrangement at Tilgate that might impact on that. In particular, while it is understood that the proposed 'para 104 mitigation' is intended to comprise golf improvements elsewhere and other on-site / off-site sport and recreation provision, the more recent information regarding the club membership at Ifield suggests that more focus should be directed to ensuring that the membership can continue to play golf as a club in close proximity to IGC and Crawley. Alongside other improvements the FMG proposals do include the development of a dedicated club area in the existing building at Tilgate and a pro shop near to the building entrance, but it is not clear if that would be a sufficient area to accommodate a substantial proportion, probably the majority of the existing Ifield club membership. Provision of this type that is considered necessary to begin to mitigate the loss of IGC would need to be in place in advance of the IGC being lost for use to ensure continuity of play for existing members who are reliant on a local Crawley facility.

Further consideration of this aspect of the mitigation is required and a detailed, deliverable package of works and investment to secure it within an appropriately timely timescale is required to be reached and secured within the s.106 legal agreement before any grant of planning permission for the loss of the existing golf course.

PROVISION OF OTHER SPORT AND RECREATION FACILITIES

The development masterplan identifies a range of sport and recreational facilities other than golf that will be required to meet the direct needs of future residents but in a number of cases go beyond what is required to meet their needs. The additional facilities that are wide ranging have been included by the applicant as part of the paragraph 104 mitigation for the loss of IGC.

Sport England has no objection to that in principle however, we do have a concern that the 'Paragraph 103 Assessment' Part D of the GCA downplays the importance and value of the IGC to existing and potential future local golf players. Additional new sports provision must not result in an appropriate and meaningful level of golf mitigation not being delivered as discussed above.

The proposed formal indoor and outdoor sports provision is set out in table 3 of the 'Paragraph 103 Assessment'. It doesn't include provision in the proposed schools although it is identified that a community use agreement will be entered into by the identified secondary school operator in relation to any facilities provided there.

Sport England has identified that not all of the facilities, specifically the playing pitches and ancillary facilities at River Valley Park and potential off-site contributions (i.e. for Rugby and most importantly, for golf) are not currently included within the S.106 Heads of Terms. This needs to be addressed.

All facilities including ancillary change and clubhouse accommodation should be designed and provided in accordance with relevant Sport England and National Governing Body (NGB) design and technical guidelines.

No residential development including private or semi-private gardens or related access roads or other sensitive uses where people might linger should be developed within 80m of a cricket wicket to avoid the risk of ball strike. Within that distance the need for any ball strike risk mitigation may need to be considered.

So as to ensure that the facilities are fit for purpose and sustainable in the long term, it is recommended that relevant Sport England model conditions are attached, modified as necessary to any grant of outline planning permission or included as clauses within the negotiated s.106 legal agreement. The recommended conditions particularly relevant to this proposal are set out at the end of this response.

Table 3: Sport requirements of Proposed Development

Facility Type	Requirement generated by new development at West of Ifield	Facility to be Provided on Masterplan	How equivalent or better sport and recreation provision is secured
Sports Halls	2 court hall to meet demand from new development Potential extension of sports hall to meet identified wider existing deficiencies and improve functionality for sports	4 – 6 court hall	Provided as part of a minimum commitment to a c.3,400m ² Local Leisure Facility within the Neighbourhood Centre, illustratively containing: <ul style="list-style-type: none"> • 4 court sports hall • 4 lane swimming pool • 40-50 health and fitness stations • 3 studios
Swimming Pools	0.33 pools to meet demand from new development, insufficient to require on site provision. Wider existing deficiencies in pools (equivalent to 1 pool), land West of Ifield located in area of deficiency.	New 4 lane swimming pool (therefore delivering water space above baseline requirements to address wider need)	Minimum size delivers 2 courts more than baseline requirements to address wider sporting needs)

Facility Type	Requirement generated by new development at West of Ifield	Facility to be Provided on Masterplan	How equivalent or better sport and recreation provision is secured
	On site pool represents added value and meets identified need		Potential provider supports concept of a Community Use Agreement and this will be sought by the Applicant.
Studios	No clear quantitative guidance Studios required in line with population growth.	2 – 3 studios	In terms of swimming pools, the facility will contribute to meeting significant existing and projected unmet needs (particularly in Crawley) and as in excess of that required by the development.
Health and Fitness	No clear quantitative requirement – infrastructure can meet additional demand. Development site is in area of deficiency in accessibility terms. Commercial benefits to offering small health and fitness studio	Small health and fitness studio circa (40 – 50 stations) – delivers above baseline requirements to address wider needs	
Grass football	2 Adult Football 3, Youth Football and 2 Mini Soccer pitches will be generated by the new development. Wider unmet demand and existing deficiency in provision is also evident, but capacity increases to be met through 3G and qualitative improvements elsewhere.	2 AF, 3 YF and 2 MS	To be met through a combination of a focused 'football hub' at the Grove Sports Hub, alongside smaller scale provision at the River Valley Park. The potential education provider supports concept of a Community Use Agreement for the primary and secondary schools and this will be sought by the Applicant.
3G AGP	0.38 AGP required by new development.	3G AGP –	To be met through provision at the Grove Sports Hub, in combination with a CUA for the school site Wider deficiency suggests that 3G onsite would significantly reduce existing widespread deficiencies and onsite provision delivers above baseline requirements to address wider need. MUGA also indicatively proposed within the Ridgeway Park to ensure ease of access for Hillside and Woodlands development plots.
Cricket	New development generates demand for 1.94 cricket pitches. Existing deficiencies in cricket provision in wider area emphasise the importance of this on site provision.	2 grass cricket squares	1 Cricket pitch overlaid with football pitches in the River Valley Park, but wickets kept separately and run off areas. Illustrative Masterplan also includes potential provision on secondary school site.

Facility Type	Requirement generated by new development at West of Ifield	Facility to be Provided on Masterplan	How equivalent or better sport and recreation provision is secured
Tennis	On site requirement for 2 courts generated by new development.	3 tennis courts and 2 padel courts	Padel and Tennis courts co-located and delivers above baseline requirements to address wider need. Wider deficiencies suggest sustainable hub of 3 courts and 2 padel courts could be provided to meet need
Sand based AGP	No on site requirement generated by development. Wider benefits of providing facility from curricular / hockey need	Sand based AGP - delivers above baseline requirements to address wider need	Sought for Secondary School site to provide multi-sport with hockey function to increase hockey capacity in the area.

Sport England has sought the comments of relevant NGBs on the proposed facilities.

The **Football Foundation** has commented in summary,

The development will increase demand for facility provision to support football participation. The FF has considered the current position with respect to football pitch provision within Horsham, the demand likely to be generated by the development, and the facilities provided via the proposal.

Horsham's Playing Pitch Strategy (PPS), produced in 2019 is out of date, but provides the most recent consideration of supply and demand for playing pitches.

The PPS found that there was overall spare capacity across the district for natural grass pitches, albeit with youth 11v11 and mini 5v5 pitches having deficits of provision, whereas a significant deficit of 3G pitch provision – with a shortfall of six pitches identified. This was based on 283 affiliated teams at the time of its development.

The strategy however predicted that future demand by 2031 would reach a total of 364 teams, based on population growth and latent demand calculation. The PPS stated that at this point there would be a significant deficit for youth 11v11, youth 9v9 and mini 5v5 pitches.

In 2025, a Local Football Facility Plan was developed for Horsham. The plan demonstrates significant growth since the 2019 strategy, as it records 342 teams as of the 2024/25 season. Given this growth and the future growth position stated within the PPS, it is essential that new developments provide suitable on-site provision and/or off-site contributions to ensure that any new demand generated can be met via community facility infrastructure.

On the basis of current team numbers and existing population rather than area standards per resident the FF has identified that in connection with the development there is a demand for 9 natural grass football pitches and 11 changing rooms (both rounded up to nearest whole number) comprising 3 adult pitches, 4 youth pitches and 2 mini soccer pitches. 0.44 of a 3G pitch is calculated to be required.

The Illustrative Masterplan shows three areas providing football pitches – one in the northeast of the development, one in the northwest, and one in the southwest.

- Northeast – provides three football pitches within the outfield of a cricket square.
- Northwest – provides four pitches, one of which artificial.
- Southwest – provides one pitch.

Overall, the quantity of natural grass pitches (7 in total) is slightly below the level of demand expected to be generated by the development (8.38), whereas the

development would provide artificial grass provision (1 pitch) exceeding the new demand (0.44).

Notably, should grass pitch provision be provided on school sites, we would advise against this being considered to contribute toward meeting community demand. Whilst pitches on school sites can (and should, wherever possible) serve a dual use, it is often the case that use of natural grass pitches to meet educational needs results in little available playing capacity being available to support community use (due to the limited amount of use natural grass pitches can sustain per week).

The currently proposed pitch sites appear to be very constrained – with little or no separation between pitches – which would restrict the sites in being able to rotate or reconfigure pitch layouts to meet fluctuating needs. Furthermore, where pitches are adjacent, an additional 2m distance (between the 3m run-offs of each pitch) should be provided to ensure the pitches can accommodate players, coaches, spectators and officials outside of the run-offs (therefore 8m overall separation between pitches). In the case of artificial provision, provision of recesses, machinery storage areas and spectator areas will increase the footprint of the facility and needs to be accommodated.

Whilst the detail is stated as to be provided at reserved matters stage, it is crucial to ensure sufficient space is allocated within the masterplan to ensure the proposed number of pitches can be realistically provided – with the required dimensions, and ancillary provision (including team and officials changing, parking, WCs, social/kitchen areas etc.). Notably, parking provision currently proposed may be insufficient to support the scale of pitch provision, and therefore this should be assessed to ensure sufficient space is allocated, and that further detailed applications don't result in the need to reduce the scale of provision being offered due to the masterplan not supporting the space required. We would therefore welcome further detail at this stage to ensure appropriate dimensions can be provided and that sufficient space has been allocated to meet the needs of the new development.

England Hockey has commented,

England Hockey feel that this development would serve both Horsham and Crawley districts, so although it is a Horsham DC application we have also referenced Crawley demand.

Both local authorities have out of date Playing Pitch Strategies, Horsham's being adopted in 2019 and Crawley's in 2021, however there have been significant changes to the supply since these studies were carried out, especially in Crawley.

There is significant demand in the area to justify one of the identified sports pitch sites in the proposed development to be an artificial pitch suitable for hockey. At this

stage there is limited detail on the specification of these pitches, so England Hockey would welcome more detail on whether a hockey suitable pitch is likely to be included in the plans. Ideally this would be on the proposed school site, as this would ensure use of the facility using the daytime but would also allow for strong school - club links. This would also link with England Hockey's focus on state school hockey and increasing junior participation. If on an education site, the pitch could be a Gen 2 surface which would allow for multi-sport offer for education and community use. Gen 2 is suitable for hockey, netball, and tennis at a community level. England Hockey would also recommend that any artificial pitches on site have community use agreements and dedicated sinking funds. We would encourage the pitch to have appropriate sports lights lighting, which for Hockey is a minimum of 350 lux

Horsham Hockey Club is a large club that is likely to be accommodated at the now permitted Horsham Golf and Fitness Club development that includes two hockey pitches. Other clubs that play in the Horsham district, Southwick HC and South Downs HC play in the south of the District, at Steyning Grammar School and this development is deemed too far to travel. (approx. 25 miles, 40-minute drive).

There are 2 clubs in the Crawley district, and both have in recent years been displaced from various pitches. Crawley HC, have 6 adult teams and around 90 juniors. They currently play their hockey at Hazelwick School having been displaced from K2 Leisure Centre for a 3G conversion. Horley HC have 7 adult teams (4 men's, 2 ladies and 1 mixed). For juniors, they partner with Hawks HC, based at Worth School and they have over 160 juniors playing hockey. The club, having been displaced from Oriel School, due to another 3G conversion, now play their hockey across a number of different sites; Copthorne Prep, Worth School and Hurstpierpoint College. Horley HC are keen to find a permanent home in the area. Similarly to Horsham, playing over various different sites is not conclusive to club growth and positive player experiences.

In recent years, there have been a number of hockey suitable pitches lost in the Crawley District. Ifield Community College and Oriel School are two pitches that have been converted to 3G in recent years and should have been replaced through mitigation. This has not happened. Recommendation H8 of Crawley's 2021 Playing Pitch Strategy states "If the planned re-surfacing of the Ifield and Oriel pitches to 3G goes ahead, it is recommended that new hockey provision is provided to mitigate this loss and displaced hockey clubs should be supported to find alternative facilities". It should be noted that the new development is less than 2 miles from Ifield Community college.

England Hockey would be seeking to secure a full-sized, sand-dressed, sport-lit artificial grass pitch as part of the new development. This reflects both the growth of the game in recent years and the further increase in demand that will arise from the proposed number of new dwellings associated with the Ifield development.

England Athletics has identified potential for a permanent 'Active Track' with low level lighting around the perimeter of the pitches at either River Valley Park or Grove Sports Hub which would encourage safe, all year round jogging / running and also support the viability of local sports clubs.

SPORT ENGLAND'S POSITION

Taking the above into account, Sport England recommends that the application should not be determined until the matters raised by England Golf are resolved sufficient to demonstrate that the Golf Needs Assessment in relation to paragraph 104a) of the NPPF is up to date and robust in terms of assessing the impact of the loss of Ifield Golf Course.

That if, on the basis of the above, that Identifies that the loss of IGC is not justified without adequate mitigation, the LPA considers the loss of IGC to be acceptable, that in accordance with paragraph 104 b) and / or c) of the NPPF,

- an appropriate mitigation package for golf is negotiated and secured through a section 106 legal agreement that includes provisions to ensure that the loss of IGC is satisfactorily mitigated and specifically, so that Ifield Golf Club can continue to operate in a manner that is comparable to the way it does currently in the Crawley area. These mitigations are required prior to IGC being lost to ensure continuity of provision.
- That provision and phasing of all other sports and recreation facilities / financial contributions identified in Part D of the Golf Course Assessment is secured within a s.106 agreement
- That conditions / s.106 clauses relating to design and quality, management and maintenance including facility 'sink funds', community access etc are imposed or negotiated.

The following model Sport England conditions are recommended to be included. The full document is available at <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/sport-england-model-planning-conditions-march-2017-published-version.doc?UwwdbsvkUJPCLiEW7kZo9nDztdKXYX29h>

In relation to natural turf pitches

Condition 10a Playing field provision scheme where no demolition involved

- (a) No development shall commence [or other specified time period] until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
- (b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame – e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

*Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy **.*

In relation to 3G Artificial Grass Pitch

Condition 9 b (where artificial grass pitch is required for football match play)

Use of the development shall not commence until:

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
- (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy **.*

Informative (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf – FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

It is also recommended that a condition is attached requiring the details to include proposals for containment of rubber crumb. Further information is available from the FA.

In relation to all sports facilities

Condition 8 Compliance with Design Guidance

The [named sports facility] hereby permitted shall not be constructed other than

substantially in accordance with Sport England/National Governing Body Technical Design Guidance Notes [insert document titles].

*Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy ***

Condition 14 Sports Lighting (as appropriate)

The [named playing field/sports facility] and its associated sports lighting shall not be used outside the hours of:

- a) [8 a.m.] and [10 p.m.] Monday to Friday;
- b) [8 a.m.] and [10 p.m.] on Saturday; and
- c) [8 a.m.] and [8 p.m.] on Sunday [and public holidays].

*Reason: To balance illuminating the [playing field/sports facility] for maximum use and benefit to sport with the interest of amenity and sustainability and to accord with Development Plan Policy **.*

Condition 16 Community Use Agreement

Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to [describe facilities forming part of the development] and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

*Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy **.*

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate

Condition 18 Management and maintenance Scheme

Before the [named sports facility] is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. [For Artificial Grass Pitches add measures to ensure the replacement of the Artificial Grass Pitch within a specified period.] The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the [named sports facility].

*Reason: To ensure that a new facility/ies is/are capable of being managed and maintained to deliver [a facility/facilities] which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy **.*

Sport England would be happy to engage in further discussions with the applicant and the Local Planning Authority to address the matters raised in this response. Please contact the undersigned.

Jo Edwards
Planning Manager

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