

Horsham District Council

FAO: Ms N Pettifer

By email only

27th June 2024

Planning Practice Guidance: Non-statutory consultees

Paragraph 022 Reference ID: 15-022-20140306

Application Reference: DC/23/0406

Site: Land To The West of Ashington C of E School Park Lane Ashington West Sussex

Proposal: Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans)

Sport England Reference: PA/23/SE/HO/65140

Dear Nicola,

Thank you for re-consulting Sport England on the above proposal.

We have reviewed the amended drawings for the pavilion and are pleased to see the applicants have followed our advice.

We are also extremely pleased to see that the applicants followed our advice by bring both the pitches together adjacent to the pavilion, as per the revised layout 062009-BEL-SL-02 rev D.

While the land for the pitches is constrained it will allow tpitches to be laid out in a number of different configurations depending on the need at the time. We are therefore happy to support this compared to the previous scheme in this instance.

We will still require 2 conditions to ensure that the new pitches are created to the appropriate standards and thereafter maintained.

For Clarity Sport England's Position

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 on the playing field shall take place unless and until:
 - a) A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number 062009-BEL-SL-02 rev D 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

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2. Prior to the bringing into use of the playing field, 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. 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 new facility is capable of being managed and maintained to deliver a playing field which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (National Planning Policy Framework (NPPF) para 103) 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 agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

If you would like any further information or advice, please contact the undersigned.

Yours sincerely,

Bob

Bob Sharples RIBA ARB MRTPI

Principal Planning Manager - South Team Planning & Active Environments

