Horsham District Council

FAO: Tamara Dale

By email only

29 August 2024

Town & Country Planning (Development Management Procedure) (England) Order 2015

Application Reference: DC/24/0664
Site: Collyers School, 82 Hurst Road, Horsham
Proposal: Installation of one temporary office building and two double classrooms
Sport England Reference: PA/24/SE/HO/67567

Thank you for reconsulting Sport England on this application.

Summary

The application is not considered to meet any of the exceptions to our Playing Fields Policy or to accord with paragraph 103 of the National Planning Policy Framework (NPPF). However, it is acknowledged that it is not possible for the proposed position of the temporary buildings to be altered, that the permission is for a temporary three-year period only and that the existing pitch provision of the playing field will not be impacted during that period.

Having considered these factors, Sport England is able to **withdraw its statutory objection** subject to a condition being attached to any grant of planning permission requiring the existing hardstanding and the proposed temporary buildings to be removed at the expiry of the three-year period and the land restored to its previous condition and use as playing field within three months.

Assessment of amended site location / block plan and additional comments against Sport England's Playing Fields Policy and NPPF

The LPA has reconsulted with Sport England with an amended site location / block plan that shows the building positions altered generally as we proposed in our

previous response of 23 May. Separately, the school's agent has contacted Sport England to justify why the proposed positioning of the buildings cannot be altered. The agent says, '*the buildings position could not be altered due to the underground services within the grass area and the significant slope of the site… The relocation of the buildings near the centre of the tarmac would not be feasible, hence the middle area must be kept clear to allow for the fire emergency access (as mandatory under The Building Regulations).*'

Sport England has therefore reconsidered the application on the basis that the layout remains as originally submitted and commented on.

The proposal does not accord with Sport England's policy or with the NPPF. However, it is acknowledged that the positioning has been justified and that the development is for a temporary period only. Furthermore, the existing pitch capacity of the playing field will not be adversely impacted during that period since it is possible to re-mark the rugby pitch to the same dimensions away from the temporary buildings.

It should be understood however, that Sport England's statutory role applies to the whole of the playing field and not just those parts that are currently marked out as pitches. Areas of the field that are not formally marked out provide capacity to relocate and rotate pitches to prevent excessive wear and to mark out new ones to meet changes in demand. Sport England would object if the temporary development of this area were to become permanent.

Sport England's position

Given the above, Sport England is able to **withdraw its statutory objection** subject to the following condition being attached to any grant of planning permission.

Condition

The temporary buildings hereby permitted and the hardstanding around which they are positioned shall be removed within three years of the date of this permission and thereafter, the land will be fully restored to its previous condition and use as grass playing field within 3 months or within a different timescale that has first been agreed in writing by the Local Planning Authority in consultation with Sport England.

*Reason: To protect the playing field and ensure its restoration in accordance with policy * of the Local Plan*

Determining the application

Should the local planning authority be minded to approve this application without attaching the condition, then the Town and Country Planning (Consultation) (England) Direction 2021 requires the application to be referred to the Secretary of State, via the National Planning Casework Unit.

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

Yours sincerely,

Jo Edwards
Planning Manager

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