

Simon Davis

From: Simon Davis
Sent: 19 February 2025 10:18
To: 'Gary Morris'
Cc: Edward Jenkinson
Subject: RE: A/222/24/PL - Angmering

Dear Gary,

Thanks for this. I have forwarded on to Sport England.

Kind Regards

Simon

Simon Davis MRTPI
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From [REDACTED]
Sent: 17 February 2025 10:37
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: A/222/24/PL - Angmering

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Simon,

I write to respond to Sport England's consultation response in respect of A/222/24/PL. My understanding of Sport England's response is that they object to the application because it proposes a new 3G artificial grass pitch in an area that results in the loss of a non-turf cricket pitch (NTP). As you will be aware, the cricket NTP is to be replaced on a piece of land to the north of the application site, which is not included within the application site boundary because planning permission already exists for the use of that land for sports pitches. Sport England state that "whilst...no permission may be required for the additional grass pitches to be marked out on this land comprising one full size senior football pitch and four mini football pitches, we do not accept that planning permission is not required for the proposed replacement cricket NTP".

It appears that Sport England is, perhaps, not aware that since the cricket NTP is to be provided by Arun District Council, the development of it is permitted development under Part 12 of the GDPO "Development by Local Authorities". Specifically, Class A of Part 12 of the GDPO allows for the "erection or construction...of... works or equipment on land belonging to or maintained by them [the Local Authority] for the purposes of any function exercised by them on that land...". Since the function of the sports hub is one exercised by the local authority, Class A of Part 12 permits development associated with that function. In this case, the development required is the creation of the cricket NTP. Therefore, since planning permission is "permitted development", no express permission is required.

Sport England continue to express concern that the provision of any replacement facility would need to take place before the loss of the existing facility comes into place. The applicant, ADC, would accept a Grampian style planning condition requiring the provision of the cricket NTP on land to the north of the application site prior to the removal of the existing facility. This would ensure continuity of availability of the cricket pitch at the sports facility. We would also accept a condition requiring full details of the NTP to be submitted and approved by the local planning authority prior to the commencement of any works resulting in the loss of the existing facility. Since Sport England can be a consultee to the discharge of that condition, the comments of the ECB can be addressed.

I would suggest that the above two aspects could be combined into one condition, along the lines of:

Full details of a new replacement non-turf cricket pitch on land immediately to the north of the application site shall be submitted to, and approved in writing by, the local planning authority, and the new non-turf cricket pitch shall subsequently be provided to an operational state prior to the commencement of any works resulting in the loss of the existing cricket pitch.

Reason: To ensure continuity of provision of cricket facilities at the site.

My understanding, based on our previous discussions on the matter of Part 12, is that you agree that this would cover all works required for the replacement cricket-NTP. I would therefore be grateful if you could communicate the content of this email with Sport England, along with your endorsement of my interpretation.

Kind regards

GARY MORRIS MRTPI
Partner

