

Arun District Council

FAO: Sam Davis

By email

12 March 2025

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

Application Reference: A/222/24/PL

Site: Sports Pavilion Decoy Drive Angmering BN16 4DN

Proposal: Demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multiuse games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure

Sport England Reference: PA/24/SE/AR/69509

Thank you for reconsulting Sport England on the above application following our objection dated 17th January.

Summary

Statutory consultee role

Sport England is able to **withdraw its objection** to this application as it is considered to meet exception 5 of our Playing Fields Policy and to accord with Paragraph 104 of the National Planning Policy Framework (NPPF), subject to conditions securing:

- Replacement of existing cricket pitch on the land to the north of the application site
- FA registration of the proposed 3G AGP for match play
- A management and maintenance scheme for the playing pitches on the consolidated sports hub site

Sport England – Statutory consultee role and policy

We recognise that while other local planning authorities take a different position to Arun as to whether cricket non turf pitches installed on Council land by the LA constitute permitted development, it is your consideration and that of the agent, that the works proposed on the northern field are permitted development under Part 12 of the GDPO. That being the case, Sport England will accept a condition(s) being imposed on any grant of planning permission to secure the provision of an acceptable replacement cricket non turf pitch (NTP) prior to the existing facility on the southern field being lost. A Grampian style condition to that effect is acceptable.

Sport England would request the following wording be used,

Condition 1

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 in consultation with Sport England and thereafter provided to an operational state in full as approved prior to the commencement of any works resulting in the loss of the existing cricket pitch. The new cricket non turf pitch and outfield shall be designed and constructed in accordance with the ECB's TS6 and TS4 design guidelines.

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

Informative: The ECB recommends that an ECB approved NTP system installer is used.

In addition, Sport England recommends that the following conditions are also attached to any grant of planning permission.

Condition 2

Within 3 months of the use of the 3G Artificial Grass Pitch commencing:

(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 shall be 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

Condition 3

Before the consolidated sports hub pitches comprising the 3G Artificial Grass Pitch, the replacement cricket non turf pitch and the natural turf sports pitches are brought into use, a Management and Maintenance Scheme for the facilities 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 the 3G Artificial Grass Pitch measures are to be included 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 sports hub.

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

Sport England's Position

Subject to the above conditions being attached, Sport England is able to **withdraw its objection** to the application because it is considered to accord with exception 5 of our Playing Fields Policy and paragraph 104 of the NPPF.

If the LPA is minded to approve the application without imposing the above conditions then Sport England objects to the application as it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 104 of the NPPF.

If you wish to amend the wording of the conditions or use another mechanism in lieu of them, please contact us to discuss. Sport England does not object to amendments to conditions, provided they achieve the same outcome, and we are involved in any amendments.

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.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

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

Yours sincerely,

Jo Edwards
Planning Manager

She/her



Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy