

PA/20/SE/AR/54998

Dear Ray,

Thank you for consulting Sport England on the above application.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to a residential development of 300 dwellings or more.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

The Proposal and Assessment and Assessment against Sport England's Objectives and the NPPF

The proposal is made in outline for a comprehensive development of the former Ford Airfield for up to 1500 dwellings and related facilities including employment, local centre, community and leisure facilities, primary school and new areas of open space including formal sports pitches and green landscape and linkages. All matters are reserved at this stage other than for access.

Sport England understands that the proposals have been worked up over a number of years in consultation with the local community and that the site is allocated for development of this scale and character both within the Arun District Local Plan adopted July 2018 and the Ford Neighbourhood Plan made in January 2019.

Existing Sports Facilities

The proposal includes the retention of an existing sports area with associated hard areas and an adjoining children's indoor play facility. This accords with Sport England's planning objectives to protect existing facilities.

Playing Pitches

Sport England supports the inclusion of 3.23 hectares of land for formal sports pitches within the illustrative masterplan that accords with its planning objective to provide new facilities to meet current and future demands. The area to be provided is understood to be in accordance with the Council's public open space standards however the Council may wish to also assess this against Sport England's Playing Pitch Calculator to which you have access. Within the planning application documents the 3.23 ha is identified as

being sufficient to accommodate 2 full size adult football pitch however the authority should refer to its evidence base including its playing pitch strategy to establish the detailed arrangement of the playing field land. Its provision including timing should be secured within the s.106 agreement to be negotiated. Detailed specifications for the long term maintenance and management of this area and the related changing facilities should also be secured. The detailed design of the sports pitches and the change facilities should also take account of the relevant NGB standards.

The following conditions are recommended:

Condition 1

- (a) No development shall commence on the proposed sports pitches 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. 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 **.*

Condition 2

No development shall commence on the proposed sports pitches until a schedule of playing field maintenance including a programme for implementation for a minimum period of [ten] years starting from the commencement of use of the development [or other specified time period] has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. Following the commencement of use of the development the approved schedule shall be complied with in full.

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

Informative: It is recommended that the maintenance schedule and programme for implementation is developed by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Condition 3

No development shall commence on the proposed sports facilities until details of the design and layout of the proposed natural turf pitches and the associated change facilities and car parking have been submitted to and approved in writing by the Local Planning Authority after consultation

with Sport England. The natural turf pitches, change facilities and car parking shall not be constructed other than in accordance with the approved details.

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

Condition 4

Use of the sports pitches shall not commence 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 the natural turf pitches, associated change facilities and car parking, and include details of pricing policy, hours of use, access by non-club 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.

The use of the land identified for playing field and sports pitches should be secured in perpetuity through condition or the s.106 obligation.

Demand for Sports Facilities

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, in accordance with the NPPF Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site.

The population of the proposed development is estimated at 3750 based on an occupancy rate of 2.5 persons per dwelling. You will be aware that Sport England's Sports Facilities Calculator (SFC) available to use on the Active Places Power website can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC indicates that a new population of this size in this local authority area will generate a demand for the following facilities, prices being correct as at July 2019.

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.09
vpwpp	67
Cost if 3G	£100,661
Cost if Sand	£91,002

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.34
Centres	0.06
vpwpp	53

Cost	£144,857
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Swimming Pools	
Demand adjusted by	0%
Square meters	36.12
Lanes	0.68
Pools	0.17
vpwpp	218
Cost	£726,814

Sports Halls	
Demand adjusted by	0%
Courts	0.97
Halls	0.24
vpwpp	283
Cost	£680,363

Sport England understands that this site is not subject to CIL. Furthermore it is understood that it may be the intention is to provide both sport hall and swimming pool facilities within the development. However if that is not the case Sport England would recommend that a financial contribution totalling £1,643,036 is secured through s.106 legal obligation for future provision on or off site.

Active Design

Sport England, in conjunction with Public Health England, has produced 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments. The document can be downloaded via the following link: <http://www.sportengland.org/activedesign>

The illustrative masterplan and illustrative landscape masterplan together with the design and access statement and the Open Space and Landscape report identify a very strong framework of connected routes for walking and cycling and green spaces for formal and informal sport and recreation within the development site. There are clear routes leading to the proposed local centre and built community facilities at the heart of the site and consideration has also been given to pedestrian and cycle linkages to other settlements and into the wider countryside. Therefore, although the documentation does not specifically refer to Active Design Sport England welcomes the thought that has been made to incorporate such principles in the outline proposals and would support their further development through to the reserved matters stage.

A checklist is provided at Appendix A of the Active Design guidance that could be used by the applicant / developer to demonstrate that these considerations have been made. It is recommended that this consideration is secured through a suitable condition or made clear in an informative note to any planning permission granted.

It is recommended that the LPA seeks to secure the provision of the key open spaces— Runway Park, Landings Green and Arun Way and their character as set out in parts 5.6 – 5.8 of the Open Space and Landscape report within the s.106 together with the types and quantum of other open spaces set out within part 5.10 within the s.106. The provision of the basic landscape framework provided by the three key area and the pedestrian / cycle routes should be secured as early in the development phasing as possible as this will help to embed active travel habits in preference to car based travel for the new resident population as it grows.

Conclusion

Subject to its comments and proposed conditions as set out in this response Sport England is supportive of this application as it is considered to meet its objectives to *protect* and *provide*.

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.

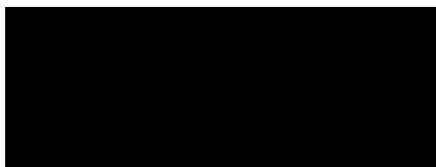
The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding 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 agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,

Jo

Jo Edwards
Planning Manager



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Louise Hartley](#)

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statement/ If you have any queries about Sport England's handling of personal data you can contact Louise Hartley, Sport England's Data Protection Officer directly by emailing DPO@sportengland.org