

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 November 2018 08:14
To: Planning Scanning
Subject: FW: Sport England Response : WA/95/18/RES - Land east of Tye Lane, Walberton - Reserved Matters for 175 dwellings and associated works

From: Michael Eastham
Sent: 22 November 2018 16:10
To: Planning.Responses
Subject: FW: Sport England Response : WA/95/18/RES - Land east of Tye Lane, Walberton - Reserved Matters for 175 dwellings and associated works

Please upload the consultation response from Sport England onto Ocella for WA/95/18/RES.

Thanks,

Michael

From: Stuart Morgans
Sent: 22 November 2018 14:46
To: Michael Eastham
Subject: Sport England Response : WA/95/18/RES - Land east of Tye Lane, Walberton - Reserved Matters for 175 dwellings and associated works

Dear Michael,

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 new sporting provision.

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: <http://www.sportengland.org/planningforsport>

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

Outline planning consent has been previously granted for the proposed residential development of the site under application reference WA/44/17/OUT. Sport England were not consulted on this application and did not provide any comments. This application seeks reserved matters consent, and includes within the proposed layout of the site, the provision of two tennis courts to be sited close to the southern boundary of the site, beyond which is an existing playing field at Walberton Cricket Club, which contains a cricket

square and the outfield has also been used to provide football pitches. The playing field also contains some cricket nets situated close to the proposed location of the tennis courts.

The application documents explain that whilst it had originally been intended to provide a Multi-Use Games Area (MUGA) (as per the completed section 106 agreement), following recent discussions with the Parish Council, it has been decided that the current local priority is to provide some tennis courts in lieu of the MUGA.

Strategic/Local Need for the Facility

The Council's adopted Playing Pitch Strategy (2016) assesses the demand and supply of tennis courts in the area, and concludes that the existing supply is sufficient to meet local clubs needs with a good standard of provision at various club sites and on Council maintained facilities. The proposal will therefore contribute to building capacity in supply, rather than addressing an identified strategic unmet need. The application explains that a local need for the facility has been expressed through the Parish Council.

Sport England, therefore, considers this proposal addresses an identified need for this facility type and has the potential to be of benefit to the development of tennis in the District, and so Sport England supports the proposed provision. We would wish to see this accorded an appropriate weight in the decision that is reached on this application.

Facility Design

Sport England seeks to ensure the new sports facilities are fit for purpose. There is little detail in the proposed plans to confirm the design and specification of the courts. Whilst they are shown to be of an appropriate size, no details are provided to confirm the proposed surface specification, or associated ball catch fencing details which should be provided. A cross section of the court surface through to the sub-base should also be provided to demonstrate that this accords with the relevant design guidance (see below link). There are no details to confirm whether or not the courts are to be floodlit, but if they are, further details of the floodlighting should also be proposed. Having reviewed the outline decision notice, there does not appear to be an existing planning condition under which these details could be provided, and so it is recommended that either further details are requested to be submitted to be determined as part of this reserved matters application, or the following condition be imposed on the reserved matters consent:

Condition 1

Prior to the commencement of the construction of the tennis courts shown on the approved plans, further details of the design and specification of the tennis courts playing surface and sub-construction, associated ball catch fencing, and any floodlighting (where floodlighting is to be provided) have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The tennis courts shall not be constructed other than in accordance with the approved details and shall be made available for use prior to the first occupation of plots 36-40 (inc).

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

Subject to agreeing these details, Sport England is satisfied that the design of this facility would then meet Sport England/NGB technical guidance. Some links to Sport England guidance are provided below.

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/>

<https://www.sportengland.org/media/4536/artificial-surfaces-for-outdoor-sports-2013.pdf>

Availability for Community Sport

The primary purpose of the tennis courts is to deliver community sport, and this is reflected in the design and location of the courts next to the existing playing field. Management and maintenance of the facility should be suitably secured locally to ensure that the facility remains available for use and is well maintained. It would be beneficial for the use of the tennis courts to be secured via a community use

agreement (please see link to Sport England' advice on community use), and I can provide a suitably worded condition if required.

<https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/>

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 layout of the development promotes walking and cycling by providing a footpath link from the development to the adjoining playing field, though there is a missed opportunity to provide a direction footpath connection into the adjoining school to promote walking and cycling opportunities for parents and children using these existing community facilities. If such a link could be provided this would further enhance the active design outcomes from this development.

Conclusion

This being the case, Sport England offers its **support** for this application, as it is considered to meet Objective *provide* as set out above, subject to agreeing further details of the design of the tennis courts.

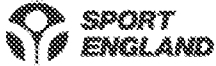
If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

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.

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,

Stuart Morgans
Planning Manager



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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 [Gail Laughlan](#)

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