

From: **Bob Sharples** Bob.Sharples@sportengland.org
Subject: App Ref: - Queen Anne's School - Sport England Ref: PA/19/SE/RG/51628
Date: 4 March 2019 at 09:55
To: neilboddington@boddingtonsplanning.com

BS

Dear Neil,

Thank you for consulting Sport England on the above proposal and meeting with me last Wednesday evening in Reading.

Sport England –Statutory Role and Policy

The site is considered to constitute playing field, or land last used as playing field, therefore Sport England advises that this proposal would require statutory consultation, under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015, at the formal planning application stage.

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular Para. 97) and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.’

Sport England Policy Exceptions	
E1	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.
E2	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.
E3	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.
E4	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.
E5	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.

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

Assessment against Sport England Policy

The proposal is to create a hockey cum women's lacrosse AGP (Sand) and to remodel remainder of the playing field and create 4 new lacrosse pitches.

As we discussed it is important to submit longitudinal sections; existing and proposed. Other issues we discussed were the importance to show a business plan highlighting the sinking fund and the confirmation of the construction of the new playing field where the remodelling is taking place. This is normally in the form of an agronomist's report. We would expect a community use condition. I attach a good example of a community use condition. Again from our discussions, I do not expect it to be pay and play CUA, but rather the current partners, Reading Hockey Club and the England Lacrosse Association, to be parties to the agreement and any other users which are currently working with the school.

On reflection of our meeting and discussion, Sport England would support one of the natural turf lacrosse pitches being floodlit and consideration could be given to working with Reading Lacrosse club as a pathway for the student to play club lacrosse.

Conclusion

If the issues above are addressed, I would consider the proposal to meet our exceptions E4 and E5, subject to the following conditions. You could choose to address some of these conditions as part of the planning application which would be acceptable:

1. (a) No development shall commence 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 should be prepared. The

address any such constraints should be prepared. The scheme shall include a written specification of the proposed soil structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

2. The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame – e.g. before first occupation of the educational establishment]. 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 **.*

2. With 9 months of the date of this permission , 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 extremal sports facilities and the car park and include details of pricing policy, hours of use, access by non-educational establishment users, 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 **.*

3. Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility 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. This shall include measures to ensure the replacement of the Artificial Grass Pitch within a specified period as recommended by the manufacturer. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the Artificial Grass Pitch

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

4. No development shall commence upon the Artificial Grass Pitch until details of the design and layout of Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The Artificial Grass Pitch shall not be constructed other than in accordance with the approved details and before it is brought into use.

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

Informative: The applicant is advised that the design and layout of the Artificial Grass Pitch should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: England Hockey guidance: <http://www.englandhockey.co.uk/page.asp?section=2403> and the England Lacrosse Association's guidance on women's pitch size (see Rule 1):

<https://static1.squarespace.com/static/59f9cf6de9bdf609e447562/t/5bdc718840ec9a37c8734210/1541173663977/201819FILWomensRules.pdf>

Sport England reserves the right to object to any subsequent planning application if we do not consider that it accords with our playing fields policy or para 97 of NPPF.

If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

Bob

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