

Morris, Rachael

From: Owen Neal <Owen.Neal@sportengland.org>
Sent: 21 December 2022 23:25
To: Morris, Rachael
Subject: App Ref: F/22/94174 - LAPSTONE PLAYING FIELDS, FAIR OAK SPORTS PAVILION, PAVILION CLOSE, SO50 7PS - Sport England Ref: PA/22/SE/ET/63308

Dear Rachael,

Thank you for consulting Sport England on the above application for the conversion of the existing playing field to accommodate 2.no football pitches and 2.no cricket pitches with the loss of 1.no football pitch. Erection of a single-storey cricket score-box & storage cabin. Associated landscaping and footpath upgrade.

Sport England - Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), 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's Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

The Proposal and Impact on Playing Field

The proposed works at the ground will result in the reconfiguration of cricket and football pitches on the site to provide for an additional cricket pitch and make the ground a double cricket pitch site along with additional ancillary provision and the relocation of cricket nets. It is understood that there will be an impact on football at the site with the loss of a full size 11x11 football pitch. Sport England notes the proposed mitigation will be to bring the football pitch at the adjacent Wyvern College site to bring this back into use.

Sport England welcomes the proposal, the supporting information provided and the overall thought that has gone into bringing the application forward. Sport England acknowledges that the provision of a 2nd pitch at Lapstone has been a priority for cricket in Eastleigh for some time and was identified in the 2017 Playing Pitch Strategy (PPS) to meet the growth of Fair Oaks Cricket Club.

Sport England has consulted the relevant national governing bodies, the ECB and the FA/Football Foundation, on the proposal and we have received the following comments.

The ECB comments that they together with the Hampshire Cricket Board have been aware of this application and have been offering support to the applicant since mid-2020. The Design and Access Statement provides the necessary background and proposed use of the site by Fair Oak CC.

In reviewing the documents provided in support of this application, the ECB wishes to make the following comments:

- proposed levels and layout – the plan provided showing the pitch locations has been reviewed earlier by the ECB and is confirmed as satisfactory.
- Scorebox and Storage – the elevations and use of materials are noted. However, the floor plan provide does not indicate any toilet, hand washing or showering provision nor accessibility. Can a further design be provided showing all of these requirements and also include privacy screening to minimise 'line of sight' from the doors into the changing rooms?
- Practice cricket nets – noting the relocation and upgrading of these, earlier site plans suggested that these would be located between both pitches on the eastern edge of the site. This would enable a north to south orientation of the nets as recommended by the ECB. Can this please be confirmed noting that the site plan provided does not stipulate this?

Overall, the ECB is fully supportive of this application and happy to recommend support subject to clarity on the points raised above.

The Football Foundation on behalf of the FA comments that both they and the Hampshire FA are satisfied that the football re-provision statement (bringing into use the unused pitch at the adjacent Wyvern College, following recommendations set out in the PitchPower assessment) will provide sufficient mitigation for the loss of the pitch. There should be assurances that this is made available prior to the loss of the pitch to ensure there is no discontinuity in provision to meet local football needs.

The Foundation would expect the emerging PPS to undertake a thorough assessment of local needs, accounting for the changes in pitch provision and fully considering the requirements associated within the nearby One Horton Heath development.

Assessment against Sport England Policy

This application relates to works to provide for a new outdoor sports facility on the existing playing field at the above site. It also relates to new ancillary provision to support the new cricket pitch. Therefore the application needs to be considered against both exception 5 and 2 of our playing fields policy, which states:

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.'

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.'

Sport England recognises that the proposal will have significant benefits for sport and that there is no net loss of playing field provision. In fact the opposite is true. While there is an impact on the ability of the site to provide for the existing football pitch layout, there is proposed mitigation to ensure that community users of the football pitches have access to suitable alternative provision located close by.

Sport England notes that both the ECB and the FA/FF are supportive, although, Sport England consider the ECB raise some valid points about the layout of the proposed scorebox/cabin as well as the location and orientation of the practice nets. Sport England asks that these elements are reviewed and that consideration is given to addressing these points.

Conclusions and Recommendation

Given the above assessment, **Sport England is supportive of the application** and we do not wish to raise an objection to this application as it is considered to meet a combination of exception 5 and 2 of the above policy.

The absence of an objection is subject to the following condition being attached to the decision notice should the local planning authority be minded to approve the application:

Prior to the commencement of works a schedule of playing field maintenance for the adjacent 11x11 football pitch on the Wyvern College site, including a programme for implementation for a minimum period of 5 years, must have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. Following written approval of the schedule of playing field maintenance by the Local Planning Authority the approved schedule shall be complied with in full.

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.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

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 you would like any further information or advice, please contact me at the address below.

Yours sincerely,

Owen Neal

Planning Manager

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National Sports Centre, near Marlow, Buckinghamshire, SL7 1RR



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 [Gaile Walters](#)

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