

Eastleigh Borough Council

FAO: Summer Sharpe

By email

16th January 2024

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

Application Reference: F/23/96488

Site: BURSLEDON RECREATION GROUND, LONG LANE, SO31 8DA

Proposal: Demolition and Replacement of 2-changing room sports pavilion and groundsman facilities. No change of use proposed.

Sport England Reference: PA/23/SE/ET/66494

Thank you for consulting Sport England on the above application.

Sport England – Statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 103, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy.

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field land 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. A summary of the exceptions is provided in the annex to this response.

The Proposal and its Impact on the playing field

Sport England notes that the proposed replacement pavilion will be sited on the footprint of the existing pavilion facility and will provide a larger, extended pavilion compared with the existing facility.

Sport England further notes that the applicant has sought pre-application advice from Sport England and the relevant national governing bodies (ECB and FA/Football Foundation) in respect of the design; layout and specification of the facility and how it complies with technical design guidance for pavilions/clubhouses. This has helped to shape the plans now submitted under this application.

Taking account of the extended size of the pavilion, Sport England is satisfied that the proposal will not result in the material loss of playing field land such that any playing pitches are adversely affected.

We have consulted the ECB (cricket) and FA/Football Foundation (football) to obtain their views on the proposal and we have received the following comments.

The Football Foundation on behalf of the FA comments that their feedback at pre-application stage has been addressed. Therefore, the Football Foundation and Hampshire FA are supportive of the proposed plans and they are considered capable of meeting FA guidelines.

The ECB comments that they are aware that the facility has to meet other sports requirements and so their feedback purely focuses on compliance with the ECB's design guidance (TS5).

The proposed size of the changing rooms and associated showering arrangements are not compliant with ECB guidelines. As a minimum the changing rooms should be a minimum of 20sqm plus showering. Cricket advocates a view to the playing area from the changing room – in this case, this is not possible. There are no dedicated officials changing space within the design. The layout indicates only two toilets accessible for the public, is this sufficient?

With the groundskeeper's store attached to the main building, what fire protection will be put in place noting the storage of flammable liquids? Are there any plans to incorporate environmental matters into the design i.e. solar panels, rainwater harvesting etc?

Assessment against Sport England's Playing Fields Policy and NPPF

Sport England considers that our E2 exception is relevant in this case. E2 states:

- *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 notes the comments from the national governing bodies in respect of their own technical design guidelines. However, it should be acknowledged that the pavilion is an improvement on the existing arrangement and that the design and layout has been developed in consultation with the governing bodies. It is recognised that the facility will need to meet different sports needs and that a compromise will need to be reached in relation to individual sports requirements.

Sport England is satisfied that our E2 exception is met but would ask that some of the comments raised by the ECB are considered, in particular, those relating to health and safety.

Sport England's Position

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 103 of the NPPF.

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.

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

Yours sincerely,

Owen Neal
Planning Manager (RTPI)
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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