

FAO: Joe Fleetwood

By email

6 November 2024

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

Application Reference: 24/00949/CONDIT

Site: Redmoor High School Academy, Wykin Road, Hinckley

**Proposal: Variation of condition 2 (approved plans) of planning permission
23/01164/FUL – Amendments to elevations and roof plan to include ventilation
and wind catchers on the roof and louvres to the north elevation**

Sport England Reference: PA/24/EM/HIN/69043

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

The proposal relates to the variation of condition 2 (approved plans) which granted approval for the construction of a two-storey sports hall building.

Amendments are proposed to the approved elevations and roof plans for the building to provide ventilation comprising of wind catchers and louvres.

Assessment against Sport England Policy/NPPF

Exception 5 of Sport England's Playing Fields Policy (which is in accordance with paragraph 103 c) of the NPPF) allows development on a playing field where:

'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.'

Having assessed the amended scheme, it is considered that the benefits to sport from the proposed sports hall would continue to outweigh the loss of playing field when assessed against Exception E5 in Sport England's Playing Fields Policy and paragraph 103 c) of the NPPF. Therefore, Sport England has **no objections** to this amended proposal.

As raised in our consultation response dated 29 January 2024 to application ref: 23/01164/FUL, the following planning conditions should be attached to the decision notice if the local planning authority is minded to approve the proposal:

Protection of Playing Field

Condition.....Prior to the commencement of any development on the site, a construction fence shall be erected along the western boundary of the proposed building as shown in red on the Location Plan (Drw No: 01 rev P2) . This construction fence line (limit of works) shall remain in place throughout the duration of the construction activity and no works/storage shall take place on the playing field area which lies outside of this fence.

Reason.....To ensure that there is no impediment to the ability to use the retained playing field at the site during construction of the approved development in accordance with the requirements of the NPPF (2023).

A pre-commencement condition is required to ensure that this construction fence is in place prior to any development commencing on site to ensure that the construction activity does not encroach onto the adjoining playing field and impact its use.

Community Use Agreement

Condition ... No development shall commence above foundation level of the building hereby approved 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 include use of the sports hall, fitness suite, changing rooms, external grass playing pitches, non turf cricket wicket and external netball/tennis courts along with access to the car park and shall 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 sport facility and the remaining playing field land to ensure sufficient benefit to the development of sport and to accord with the NPPF (2023).

Informative:

More information on Community Use Agreements including a model template is available on Sport England's website: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/community-use-agreements>

If you wish to amend the wording or use another mechanism in lieu of the above conditions, please discuss the details with the undersigned. Sport England does not object to amendments to its recommended conditions, provided they achieve the same outcome and it is consulted on any amendments.

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

Yours sincerely,

Sharron Wilkinson MRTPI

Planning Manager, Sport England

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