
From: Sharron Wilkinson <Sharron.Wilkinson@sportengland.org>
Sent: 03 May 2024 14:23
To: Planning Folder New
Cc: alex@alpineplanningltd.com
Subject: App No: 23/00330/OUT - Outline application to include up to 500 dwellings, primary school, retail, community hub, hot food takeaway, accesses and public open space at Earl Shilton SUE - Sport England ref: PA/23/EM/HIN/64332

Categories: Tidd

Dear Alex Jelley,

Thank you for consulting Sport England on additional information submitted for the above proposal.

The additional information relates to the submission of:

- Drw No: SK-L-00002_S2_P03 – Earl Shilton Sports Fields: Illustrative Pitch Layout (dated March 2024).
- Sports Improvement and Delivery Note Update for Application A and B (dated 12.4.24)
- Weavers Fields Feasibility Document (dated 9 April 2024)
- Budget Costs for Earl Shilton Sports Fields Report (22 January 2024)

As part of the assessment of the additional information submitted, Sport England has sought the views of the Football Foundation (FF) who act as Sport England's technical advisor in relation to football and its facilities. The FF's comments are summarised as follows:

- They are satisfied that the reports would secure good quality pitches at the site.
- The inclusion of the mini soccer pitches are appreciated, however, at present, the club use an alternate site for mini soccer football.
- A Playing Pitch Strategy (PPS) is currently being undertaken by the Council and is due to be completed at the end of 2024. It would be advantageous to consider the outcome of the PPS. Should it highlight a need for alternative facilities for the area (3G or grass pitches) then it would be worth considering if or how this site could support those outcomes.
- The FF is satisfied with the costs and inflationary increases included in the reports.
- The FF seek clarification on the wording of the first occupation of application B and is this the occupation of the first dwelling?

Assessment of the amended plans and additional information against Sport England Policy/NPPF/Development Plan

As previously discussed in Sport England's consultation letters dated 4 April 2022 (to planning application ref: , 21/01511/OUT) and 3 November 2023 Sport England did not object to the Earl Shilton and Barwell Area Action Plan (AAP) (2014) given the extensive additional outdoor sports provision areas that would be provided as included in the plan - Figure 3 and Policy 6 (Earl Shilton Urban Extension). This planning application submission does not propose additional playing field except for the playing field required for the new school (included on Figure 3 as dual use school grounds). The offer under this proposal is for qualitative improvements to the remaining existing playing field and for the construction of new ancillary facilities (as identified as priorities in the PPS (2019)). These works would form part of a mitigation package to compensate against: a) the loss of existing playing field through the construction of the vehicular access road from Astley Road and its associated bunding and landscaping works; b) the loss of allocated playing field land in the Development Plan (in the AAP) as the proposal involves building residential dwellings on this land; and, c) failure to provide an additional quantity of playing field to meet the demand generated from the development.

As raised in Sport England's consultation response dated 3 November 2023, there is a need for the mitigation measures to be agreed at the outline planning application stage to ensure that these measures not only compensate for the playing field to be lost but also compensate against the lack of new playing field provision to be provided. Paragraphs 57 to 72 of Sport England's Playing Fields Policy expand on the reasons why this information needs to be

submitted with a planning application so that an assessment can be carried out against exception E4 of Sport England's Playing Fields Policy and Paragraphs 102 and 103 of the NPPF.

The Council's PPS (2019) identified the quality of the football pitches on the application site as being of low standard (having a score of less than 57%) and being compacted with "lots of weeds." The quality of the existing pitches reduces their capacity to be used. The Weavers Fields Feasibility Document (dated 9 April 2024) (Agronomy Report) submitted with the additional information contains information on the existing quality of the playing field including the drainage installed on the pitches shown on the existing layout plan. The report includes details of the works required to be undertaken on the site to improve the quality of the playing field to a good standard, the installation of drainage and improvements to the ground levels to mark out the pitches as shown on Amended Drw No: SK-L-00002_S2_P03 – Earl Shilton Sports Fields: Illustrative Pitch Layout (dated March 2024). The FF has confirmed that they are satisfied that the works proposed in this report along with the information contained in the Sports Improvement and Delivery Note Update and Budget Costs for Earl Shilton Sports Fields Report would secure good quality pitches at the site. The FF has also confirmed that the costs to provide this work and the inflationary increases included in the submitted reports would secure this work on site. As such, the amended planning proposal would secure good quality pitches which would improve the capacity of the site along with the provision of additional mini soccer pitches for training purposes.

The Council's PPS (2019) also identifies the basic quality of existing changing facilities at football sites. The existing building at the Weavers Springs site is small in scale and offers extremely limited facilities. The additional information confirms that the proposal would fund the construction of a replacement clubhouse which would contain a 4-team changing room plus club room and kitchen facilities. The FF has confirmed that the costs along with inflationary increases included in the reports to deliver this replacement clubhouse are acceptable. As such, the detail contained in the amended proposal would secure a good quality ancillary facility which would increase the capacity of the use of the pitches through the provision of facilities for both users of the playing field and spectators.

The general package for the above sports improvements identified and agreed amounts to a total sum of £1,425,467 (as at April 2024 plus inflationary costs). These costs comprise of:

The advanced pitch and associated works - £311,194 (inclusive of 10% contingency) and,
The clubhouse, car park and facilities - £1,114,273.

The triggers for these payments are contained in the Updated Earl Shilton SUE s106 Sports Contribution Package and Delivery Note dated 12.4.24. These triggers show how the payment would be collected from the whole of the SUE development. For this planning application the trigger is prior to the commencement of development on this application site (shown as Application A on the Figure 2 – Site Location Plan) a contribution of £450,811.95 would be paid (plus any inflationary increase). This payment would allow all the works on the qualitative improvements as identified in the Weavers Fields Feasibility Document (dated 9 April 2024) to be completed along with additional funds towards the commencement of work on the planning and design of the clubhouse. The remaining monies would be collected alongside this payment to progress the scheme so that it would be implemented in full. It is considered that the triggers proposed for the payments are acceptable to deliver the mitigation package.

Details of the design and layout of the clubhouse and car parking should be submitted as part of the reserved matters application for layout and wording should be included in the decision notice if the local planning authority is minded to approve the application.

The new playing field proposed as part of the primary school development should be available for community use to meet the future demands for access to sports facilities as identified in the PPS (2019). This community use should be secured through a planning condition.

Based on the above it is considered that the compensation measures and the mechanisms proposed to secure them would, on balance, ensure that the proposal would meet exception 4 and paragraph 103 (b) of the NPPF through securing good quality sports pitches and good quality ancillary facilities on the Weavers Springs playing field.

Non Statutory Comments

In addition to the need to secure compensatory provision to offset the loss of existing playing field and allocated playing field, it is also important to ensure that the development would deliver additional sports facilities to reflect increased demand generated by occupiers of the new housing. The local planning authority should ensure that an

appropriate level of contribution required for off-site provision of various types including indoor provision, is secured towards additional needs created by the development.

Conclusion

As discussed above, it is considered that the amended proposal which contains full details of the compensation measures and the mechanisms proposed to secure them would, on balance, ensure that the proposal would meet exception 4 and paragraph 103 (b) of the NPPF through securing good quality sports pitches and good quality ancillary facilities on the Weavers Springs playing field. A suitable legal mechanism should be secured which includes the following documents:

- Drw No: SK-L-00002_S2_P03 – Earl Shilton Sports Fields: Illustrative Pitch Layout (dated March 2024).
- Sports Improvement and Delivery Note Update for Application A and B (dated 12.4.24)
- Weavers Fields Feasibility Document (dated 9 April 2024)
- Budget Costs for Earl Shilton Sports Fields Report (22 January 2024)

This approach is acceptable to Sport England and we would be minded to have no objection to this planning application, subject to a suitable section 106 agreement or other mechanism being delivered that secures the above mitigation measures.

Sport England's default position is to maintain its objection to this application on the basis that it will result in the loss of playing field **until** a suitable Section 106 agreement, or other legal mechanism is signed that secures the mitigation proposed.

Once a suitable Section 106 agreement or other legal mechanism is completed and signed that secures the above mitigation, Sport England will be in a position to formally withdraw its objection.

It is also recommended that the following detail is submitted and assessed at the reserved matters stage:

1. A layout and elevation plan of the Clubhouse Building and car parking to ensure that the building is designed in accordance with Sport England's Clubhouse Design Guidance Notes.

The following condition should also be attached to the decision notice if the Council is minded to grant planning permission to ensure that the new school playing field is available for use by the community:

Community Use Agreement

Condition ... No development shall commence on the vehicular access from Astley Road 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 pitches on the school site along with access to the car park and shall include details of pricing policy, hours of use, management responsibilities and a mechanism for review. The school building 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 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 would like any further information or advice please contact me.

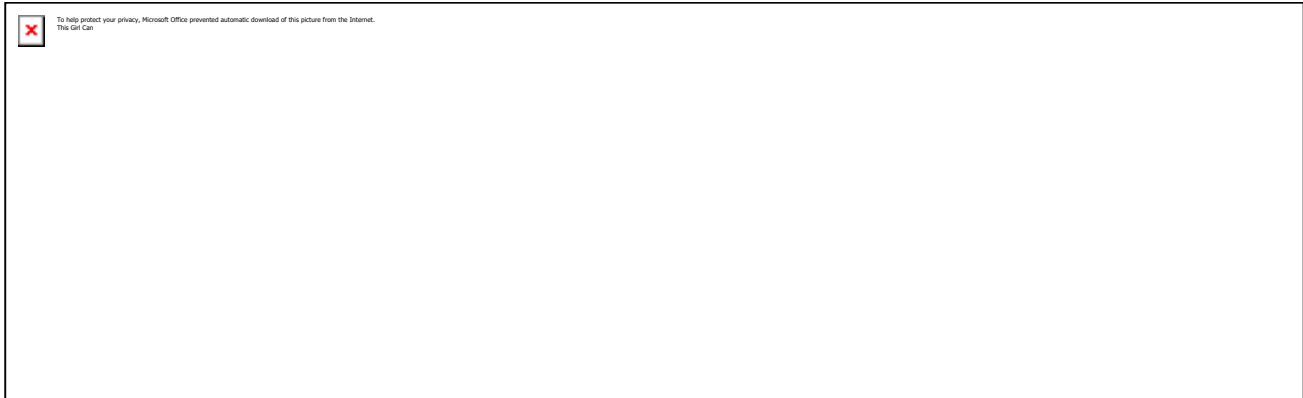
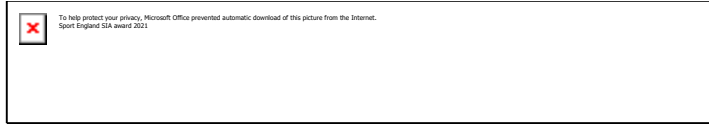
Yours sincerely,

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