

Our Ref: Planning/NW/RF/JB

7<sup>th</sup> September 2011

Development Plans Manager,  
South Lakeland District Council,  
Lowther Street,  
Kendal,  
LA9 4DL.

Dear Sir/Madam,

### **SOUTH LAKELAND LAND ALLOCATIONS - FURTHER CONSULTATION**

Thank you for consulting Sport England on the above document.

As the purpose of the DPD is to guide appropriate development, Sport England considers that certain sites should be consistent with our Playing Fields Policy. This is especially important where Sport England would be a statutory consultee on developments that would prejudice the use of playing fields as defined by Article 16(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England would like to avoid a situation where an adopted DPD encourages certain types of planning applications which Sport England later has to object to as they are not consistent with our Playing field Policy.

Sport England's Playing Fields Policy contains five exceptions where we will not object to a planning application which prejudices the use of playing fields. These exceptions are:

- E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.
- E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.
- E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a

reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

- E4 The playing field or playing fields that would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.
- E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

Sport England's response to the further allocations is outlined in the attached table.

Once again, thank you for consulting Sport England and we hope that you take into account the comments made in this letter and the attached table.

If you require any further information or clarification, please do not hesitate to contact the undersigned on the detail listed below.

Yours sincerely

Richard Fordham  
**Planning Manager**

Enc.

## SOUTH LAKELAND LAND ALLOCATIONS - FURTHER CONSULTATION

### Sport England Detailed Representations

Paragraph / Table / Figure	Response	Comment
RN205#	Object	<p>The site is a playing field that is considered to accord with the planning definition of playing field as set out in Town and Country Planning (Development Management Procedure) (England) Order 2010 in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha.</p> <p>Sport England would object to the proposed housing on this site unless exception E1 or E4 can be met in our playing fields policy, outlined in the covering letter.</p>
RN205#	Comment	<p>This site has also been allocated for sport and leisure uses. If the proposed sport facilities are for a non grass pitch sport facility, such as a swimming pool or multi use game area, then it would need to accord with our policy exception E5, outlined in the covering letter.</p>
ON46#	Support	<p>The proposed tennis centre adjacent to a sport site would create a sports hub where a range of sports can be played. Such sports hubs are an efficient way to manage and play sports, as they can share facilities such as changing rooms, parking and can also reduce the need to travel as there is a range of sports available, therefore contributing to a more sustainable development.</p>
ON47#	Support	<p>The proposed tennis and football proposal is supported by Sport England for the reasons outlined in allocation ON46#. If there is an intention to dispose of an existing site and that the proposed allocation will act as a replacement site, it is essential that this site meets exception E4 of our playing field policy.</p>
Kendle SW – Proposed football stadium	Support	<p>Sport England supports this proposal for the football stadium provided it is constructed to the necessary ground grading standards as required by the Football Association. If there is an intention to dispose of an existing site, and that the proposed allocation will act as a replacement site, it is essential that this site meets exception E4 of our playing field policy.</p>