

From: Owen Neal <Owen.Neal@sportengland.org>
Sent: 04 August 2023 14:20
To: Miszewska, Arleta
Subject: App Ref: APP/23/00488 - Land East Of, College Road, Campdown, Purbrook, Waterlooville - Sport England Ref: PA/23/SE/HV/65222

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Dear Arleta

Thank you for consulting Sport England on the above application.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities> .

This application falls within the scope of the above guidance as it relates to major new residential development of over 300 dwellings.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment. Sport England notes that the proposed development is subject to CIL in accordance with the Councils adopted CIL Charging Schedule. It is acknowledged that there is no requirement to identify where those CIL monies will be directed as part of the determination of any application. That said, Sport England would encourage the Council to consider the sporting needs arising from the development as well as the needs identified in its Infrastructure Delivery Plan (or similar) and direct those monies to deliver new and improved facilities for sport.

The Proposal and Assessment against Sport England's Objectives and the NPPF

Sport England's primary concern relates to the potential risk of ball strike from users of the Portsmouth Golf course on the proposed new residential properties. Sport England notes that holes no.6 and no.7 run parallel to the proposed new residential development. Sport England considers that these properties could be at risk from flying projectiles, and this could pose a risk to human health and property. Sport England therefore welcomes the agent's approach to commission a ball strike risk assessment from a specialist in the industry. Sport England notes the findings of the assessment report present two options for addressing the ball strike risk. However, in terms of the preferred approach to addressing the ball strike risk, Sport England notes that the agent wishes to deal with the matter at a later stage and has not expressed a preferred approach.

Sport England has consulted England Golf as the relevant national governing body for sport and we have received the following comments.

England Golf is pleased to see that the ball strike has been performed and that the assessment evidences netting is required to ensure the safety and protection of both golfers and residents in the proposed new development. From England Golf's perspective it is comfortable with whichever proposed option is taken so long as the identified risk is being mitigated against, however clearly the option of having smaller nets located closer to tee boxes has implications on the course visually which may impact on golfer experience. With this in mind, it is considered important to take the opportunity to allow feedback from the golf club themselves to ensure they understand what is being proposed and have the option to provide comments.

It should be noted that any mitigation ie ball stop netting will be located on the golf club's land and will need to be managed and maintained. This responsibility should not fall to the club but should rest with the agent/applicant. This approach is consistent with the Agent of Change principle set out national planning policy. Paragraph 187 of the NPPF states:

"Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

We consider that the Agent of Change principle applies in this case and that the details of the proposed mitigation should be agreed and finalised in consultation with the golf club. This should include details of the management and maintenance arrangements so that the golf club are not liable for managing and maintaining the solution.

Conclusion

Sport England wishes to raise an objection under our objective 1 - to protect the right opportunities in the right places until these matters are clarified. Once they are clarified in detail then Sport England will be content to withdraw our objection

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

Yours sincerely,

Owen Neal

Planning Manager

I am currently experiencing a high workload and may not be able to reply straight away. Please bear with me and I will get back to you as soon as possible.

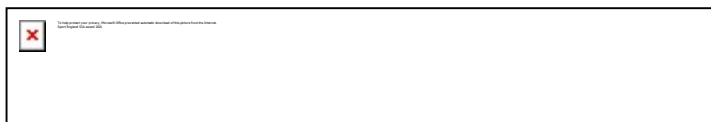
Advanced notice of leave: Monday 14 August

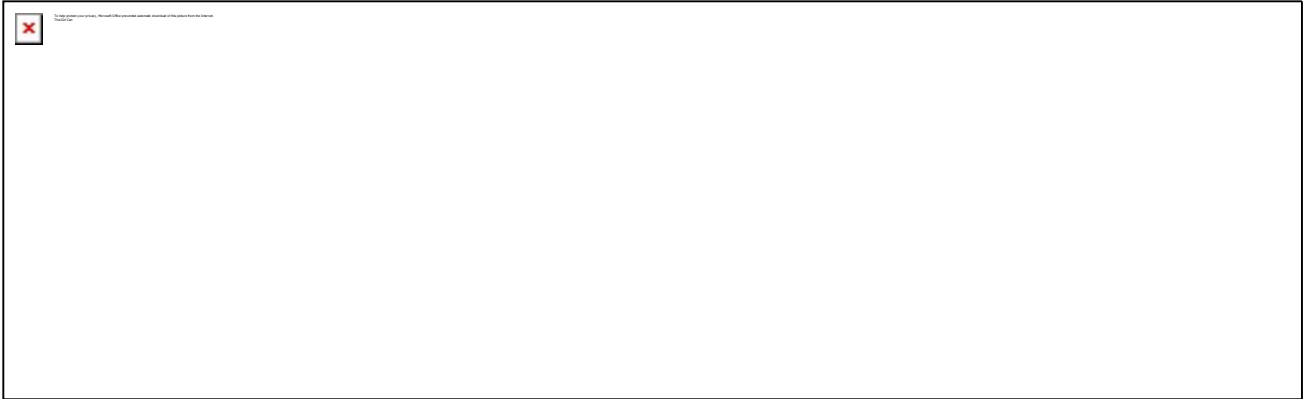
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We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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