

Bryony Stala

From: Owen Neal [Owen.Neal@sportengland.org]
Sent: 27 February 2017 18:10
To: Bryony Stala
Cc: 'kevin.hodgson'; Lisa Turley
Subject: RE: Berewood Response on Town Park Consultation

Categories: Red Category

Dear Bryony

I have found the archived Sport England guidance which can be found here:

<http://www.sapca.org.uk/technical-guidance/multi-use-games-areas-mugas/more/1838/page/1/guide-to-the-design-specification-construction-of-multi-use-games-areas-mugas-including-multi-sport-synthetic-turf-pitches-stps-part-1>

There is no MUGA type with the dimensions of 64m x 35m. Sport England can confirm that a MUGA of 37m x 18.5m would meet the size requirements for basketball and five aside football in line with our technical guidance and would be acceptable if constructed in accordance with our guidance Artificial Surfaces for Outdoor Sport Updated guidance for 2013, and is happy to remove its objection.

I would be grateful if the local planning authority could formally consult us on this and Sport England will respond accordingly.

Thanks

Owen

Owen Neal MRTPI
Planning Manager

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National Sports Centre, near Marlow, Buckinghamshire, SL7 1RR



From: Bryony Stala [<mailto:BStala@savills.com>]
Sent: 23 February 2017 08:38
To: Owen Neal <Owen.Neal@sportengland.org>
Cc: 'kevin.hodgson' <kevin.hodgson@wyg.com>; Lisa Turley <LTurley@graingerplc.co.uk>
Subject: RE: Berewood Response on Town Park Consultation

Owen,

Thank you for your email.

I will certainly use the measurements you have set out to demonstrate to the Council that the measurement of 64 x 35 m is more akin to the provision of four tennis courts than a MUGA suitable for basketball and five a side football.

Whilst this information is helpful, it doesn't specifically remove your objection to the current application. In light of your discussions with Vicky, do you agree that it is reasonable for Grainger to provide a MUGA of 37m x 18.5m within the Town Park at Berewood? Can you clarify that you no longer have an objection to the application?

It is important to note that the S106 requires the MUGA to be equipped for uses for basketball and football only. There is an alternative requirement for tennis courts to be provided. This is referred to in the S106 as a Multi-use Sports Pitch. I have copied the extract from the S106 below.

Para 9.33 - The Developer shall obtain the approval in writing of the Relevant Authority to the location design and specification for the construction laying out and ongoing maintenance of the Multi-Use Sports Pitch together with a timetable for carrying out the construction and laying out of the Multi-Use Sports Pitch prior to Commencement of any Residential Unit within Phase 3 (being the phase associated with the Multi Use Sports Pitch within the Town Park) or more than 550 Residential Units comprised within the Site (whichever first occurs).

Para 9.34 - The Multi-Use Sports Pitch shall comprise of 4 full size tennis courts with regulation surrounds a porous macadam surface and a weldmesh perimeter fence provided to all sides with pedestrian and vehicular access gates in accordance with the design and constructional guidance contained in 'A Guide to the Design and Specification and Construction of Multi-Use Games Areas' Parts 1 and 2 published by Sport England and provided with time controlled floodlighting designed and installed to provide illumination in accordance with Sport England guidance and minimum light pollution to surrounding areas.

The tennis courts are to be provided within the next Phase of the Town Park. An application for this phase of the Town Park will be submitted with the relevant phases of residential development. I have copied a we-transfer link to a current copy of the Town Park masterplan which shows the intended location of the tennis courts within the northern part of the park and the MUGA within the south.

<https://we.tl/CFRWAOKUyK>

It is my understanding that this is the only outstanding issue relating to this application. I would therefore be grateful if you could respond to this email at your earliest convenience.

Please do call if you require further clarification.

Kind regards
Bryony

Bryony Stala Msc MRTPI
Associate

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From: Owen Neal [<mailto:Owen.Neal@sportengland.org>]
Sent: 22 February 2017 16:42
To: Bryony Stala
Cc: 'kevin.hodgson'
Subject: RE: Berewood Response on Town Park Consultation

Dear Bryony

I have had an opportunity to discuss with Vicky Aston the case officer on the outline application at the time.

As Sport England's response doesn't make specific reference to the dimensions of the MUGA and as far as we can tell there is no further correspondence on this issue we are not totally clear as to what is intended.

But you are right in that the dimensions although not exact do appear to fit with the dimensions required for a block of four tennis courts.

Our court size guide states that for tennis: a shared run off between adjacent courts is 3.66 m min or 4.27 m pref (e.g. a two-court area would be 34.75m (L)x 31.77m (W) min or 36.57 (L) x 33.53 m (W) pref.

So for a four tennis court you would keep the length the same and double the width, that would bring you close to 35m x 64m dimensions based on minimum dimensions.

Would probably be worth checking with the LPA to confirm the position though.

Thanks

Owen

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From: Bryony Stala [<mailto:BStala@savills.com>]
Sent: 21 February 2017 15:16
To: Owen Neal <Owen.Neal@sportengland.org>
Cc: 'kevin.hodgson' <kevin.hodgson@wyg.com>
Subject: RE: Berewood Response on Town Park Consultation

Dear Owen,

Further to our conversation this afternoon regarding the Berewood Town Park MUGA, please find attached a copy of the original Sport England comment made in relation to the Outline application. I have also copied below a link to the MUGA we are now looking at providing within the park.

As per our discussion, it would seem that there is no clear audit trail of where the requirement for a MUGA of 64 x 35 metres came from. The S106 requires a MUGA to provide for basketball and football use. As per Sport England requirements in 2012 and the updated guidance of 2013, a MUGA at a size of 37m x 18.5m is considered sufficient for these uses.

There is a requirement to provide four tennis courts within the Town Park. The size set out within the S106 may therefore have been referring to this provision rather than that of the MUGA. As discussed, it is not clear.

I would be grateful if you would discuss this further with Vicky Aston and see if she recalls why a large dimension was set at the time of the outline application.

Ultimately, we are seeking confirmation that a MUGA of 37m x 18.5m is fit for purpose and this application can be supported by Sport England.

Please do call if you have any further questions.

Link to design spec for MUGA - <http://www.hags-smp.co.uk/products/sports-fitness/multi-use-games-areas-muga/arena/cincinnati-football-foundation-38m-x-19m-playing-zone-3m-high-side-panels-sa-cc/>

Kind regards
Bryony

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From: Owen Neal [<mailto:Owen.Neal@sportengland.org>]
Sent: 17 January 2017 17:19
To: 'KStickland@winchester.gov.uk'; 'steve.weaver@havant.gov.uk'; 'steve.weaver@havant.gov.uk'; 'JLee@WINCHESTER.GOV.UK'
Cc: 'LTurley@graingerplc.co.uk'; 'kevin.hodgson@wyg.com'; Bryony Stala; 'planning.development@havant.gov.uk'
Subject: RE: Berewood Response on Town Park Consultation

Dear Katie

Thank you for the conversation about the proposed development of the sports facilities at Town Park. Sport England notes the agent's response dated 11 January to Sport England's concerns about the proposed development. Sport England can confirm that these matters were discussed over the telephone on 10 January.

Further to Sport England's response of 21 December 2016, Sport England would like to reiterate that the proposed location/siting of the MUGA in the south section of the park is unlikely to realise significant benefits for community sport in the area. Situated away from the rest of the sports facilities; parking and changing facilities in the north of the park and screened by trees and vegetation, the proposed MUGA is only likely to accommodate informal use or casual play. However, it is understood that the requirement under the Section 106 agreement is to provide a MUGA as a "free access facility" to follow the design and specification below:

The MUGA shall comprise of an area no less than 64 by 35 metres equipped for uses for basketball and football with a porous macadam surface and weldmesh perimeter fence provided to all sides with pedestrian and vehicular access gates in accordance with the design and constructional guidance contained in "A Guide to the Design and Specification and Construction of Multi-Use Games Areas, Parts 1 and 2" published by Sport England.

Sport England's technical guidance referred to above has since been superseded by more recent guidance: *Artificial surfaces for outdoor sports (2013)*, please see <https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/>. Sport England would encourage the applicant to consider the design and specification of the proposed MUGA against this more recent guidance, although Sport England notes that this cannot be required given the wording of the Section 106 agreement. However, Sport England is unclear how the proposed dimensions for the MUGA as set out in the appended plans (23.1 x 13.4m) meets the section 106 requirement for a MUGA comprising an area no less than 64m x 35m. The proposed dimensions would not be sufficient to accommodate a basketball court (28m x 15m exc run/off areas) or a five a side football pitch (37m x 18.5m) as set out in the guidance: *A Guide to the Design and Specification and Construction of Multi-Use Games Areas, Parts 1 and 2*. It would therefore be helpful if further clarification could be provided on this matter. Sport England has no specific comments on the proposed floodlighting arrangements which are above the minimum illuminance levels required for five-a-side football and basketball.

Best wishes,
Owen Neal

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From: Bryony Stala [<mailto:BStala@savills.com>]

Sent: 11 January 2017 14:33

To: 'KStickland@winchester.gov.uk' <KStickland@winchester.gov.uk>; 'steve.weaver@havant.gov.uk' <steve.weaver@havant.gov.uk>; JLee@WINCHESTER.GOV.UK

Cc: 'Lisa Turley' <LTurley@graingerplc.co.uk>; 'kevin.hodgson' <kevin.hodgson@wyg.com>; Owen Neal <Owen.Neal@sportengland.org>

Subject: Berewood Response on Town Park Consultation

Dear Katie,

Please find attached Grainger's response to the Sport England response issued in relation to the Town Park Phase A RMA.

Comment has also been made on the representations made by Cllr McIntosh and a local resident.

Kind regards

Bryony

Bryony Stala Msc MRTPI

Associate

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