

Jill Lee
Winchester City Council
Avalon House
Chesil Street
WINCHESTER
SO23 8HU

18 February 2014

Our Ref: SE/WIN/2014/35174/S

Dear Jill,

App Ref: 14/00092/REM
Site: Newlands Phase 1, Hambledon Road, PO7 7XY
Proposal: Town Park Phase A associated with Phase 2 Residential development reserved matters application for erection of 246no. dwellings (details in compliance with Outline Planning Permission 10/02862/OUT).

Thank you for consulting Sport England on the above application.

The proposal is the reserved matters application that includes the proposed cricket pitch. We note that this reserved matters application is for landscaping only. Whilst the plans indicate multi use games areas and a cricket pavilion, the details of these sport facilities will be considered in future applications dealing with the remaining reserved matters.

Sport England has assessed the application in the light of Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives'. A copy of which can be found at:

http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf

The statement details Sport England's three objectives in its involvement in planning matters;

- 1) To prevent the loss of sports facilities and land along with access to natural resources used for sport.
- 2) To ensure that the best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure that facilities are sustainable.
- 3) To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.

Sport England, SportPark, 3 Oakwood Drive, Loughborough, Leicestershire, LE11 3QF,
T: 020 7273 1777, E: planning.southeast@sportengland.org, www.sportengland.org

By providing a cricket pitch that could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England **raises no objection** to this application in principle.

In order to assess the suitability of the site to accommodate pitches, it will be important that the ground conditions and pitch specification to prepare the site as a playing field are given careful consideration. The preparation of new sports pitches will benefit from specialist consideration by sports turf consultants/agronomists due to the need to understand the implications of topography, soils, drainage, and surface preparation etc and to ensure the pitches are fit for purpose. Without this there is a risk that playing pitches will not meet needs because they will suffer from problems such as waterlogging and uneven surfaces. Consideration also needs to be given to matters such as soils, seeding, water supply depending on the ground conditions, and the standard of pitch to be provided.

Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport'.

Therefore in order to ensure that the playing field containing a cricket pitch is fit for purpose, the following condition should be attached to the decision notice (if the Council are minded to approve the application):

No development shall take place until:

- a) A detailed assessment of ground conditions of the land proposed for the new playing field and cricket pitch as shown on drawing number D2050 L.TPA.100, titled Town Park Illustrative Plan, shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and*
- b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.*

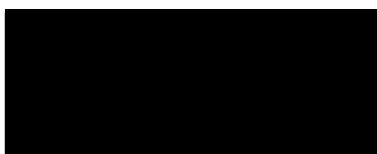
The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

We would be grateful if you would advise us of the outcome of the application by sending a copy of the decision notice. If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely



Richard Fordham
Planning Manager

