

West Suffolk Council

FAO: Penny Mills

By email only

19th December 2023

Planning Practice Guidance Paragraph: 003 Reference ID: 37-003-20140306

Application Reference: DC/23/1927/RM

Site: Great Wilsey Park, Haverhill Road CB9 7TB

Proposal: Reserved matters application - a. submission of details under DC/15/2151/OUT for means of landscaping, layout and scale (formalisation of changes to the approved house plots and amendment to approved apartment units following the amendments to Building Regulations); b. partial discharge of conditions 6 (waste and recycling), 8 (soft landscaping) and 28 (parking) of DC/15/2151/OUT.

Sport England Reference: PA/23/E/WES/66466

Thank you for consulting Sport England on the above application.

Sport England commented on the 18th December 2015 that they were unable to support the outline application as it did not make adequate provision in terms of on-site or off-site provision for community indoor or outdoor sports facilities, to meet the demand generated. Sport England concluded that the outline application did not meet Sport England's planning objectives and NPPF policy in relation to making adequate provision for sports facilities to meet the needs of new and existing communities.

The Local Planning Authority outlined in their committee report dated 2nd March 2017 at paragraph 126 that,

'Sport England has objected to the application due to insufficient provision for indoor/outdoor sport to meet the needs of the new residential areas. Formal playing pitches will be created to serve the two schools being provided within the site. However, adjacent to the site is New Croft, run by the Haverhill Community Sports Association, which provides both community facilities and playing pitch facilities. Following discussions and agreement with the applicant, the Borough Council has recently forward funded a 3G artificial playing pitch, which will be recouped through the S106 Agreement. This additional pitch allows for far more intensive use of

facilities on the site and offsets the lack of formal public pitches within the site.'

Outline planning permission was subsequently granted by the Local Planning Authority.

In terms of the submitted reserved matters, Sport England would like to make the following representations:

It is understood that the proposal does not have any impact on any existing sport facilities or playing fields. The development has already been assessed as to whether it generates significant demand for new indoor or outdoor sports facilities under outline planning application ref: DC/15/2151/OUT.

Sport England has no further comments to make if the contributions sought at the Outline stage have been secured.

Active Design

Sport England, supported by Active Travel England and OHID, has produced 'Active Design' <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>, a guide to planning new developments that create the right environment to help people get more active. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design which is consistent with section 8 of the NPPF. Sport England encourages the use of the guidance in the planning process for new residential developments.

Sport England Position:

In light of the above, Sport England considers the details submitted to be satisfactory and raises no objection to this application.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s).

If you would like any further information or advice, please contact me.

Yours sincerely,

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