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Cooper, Kerri

From: Philip Raiswell [mailto:phil.raiswell@land.org]
Sent: 22 October 2010 13:14
To: Planning.Helpdesk
Subject: FW: NW Haverhill - Further Sport England representations
Attachments: 20101022 NW Haverhill (further comments) 2009.288.doc

Hello,

I've sent the enclosed email to Rona Hopkinson, but it has been returned as her inbox is full. Could you please forward this to her and/or print a copy for her?

Many thanks,

Philip Raiswell
Sport England

From: Philip Raiswell
Sent: 22 October 2010 13:05
To: 'rona.hopkinson@stedsb.gov.uk'
Subject: NW Haverhill - Further Sport England representations

Rona,

Please find enclosed further comments from Sport England on the NW Haverhill proposals.

Kind Regards,

Philip Raiswell
Planning Manager
Sport England (East)
19 The Crescent
Bedford MK40 2QP



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Patsy Dell
Head of Planning
St Edmundsbury Borough Council
West Suffolk House
Bury St Edmunds IP33 3YU

22 October 2010

Your Ref: SE/O9/1283
Our Ref: APP/52/2009/288

FAO Rona Hopkinson

Dear Sir,

OUTLINE PLANNING APPLICATION – RESIDENTIAL DEVELOPMENT, PRIMARY SCHOOL, LOCAL CENTRE INCLUDING RETAIL AND COMMUNITY USES, PUBLIC OPEN SPACE, LANDSCAPING, INFRASTRUCTURE, SERVICING AND OTHER ASSOCIATED WORKS, LAND AT NORTH WEST HAVERHILL, SUFFOLK (AMENDED PLANS SUBMITTED 27 SEPTEMBER 2010)

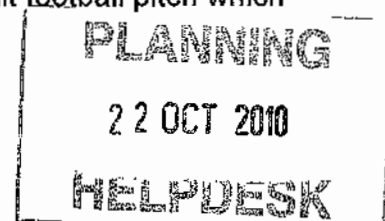
Thank you for your letter and enclosures dated 29 September 2010; providing additional information and amendments with regard to the above planning application.

The amended plans/information relate to a number of specific elements of the proposed development scheme, including the proposed provision for open space and landscaping.

We have previously commented on this application by letters dated 24 November 2009 and 16 April 2010, and we have maintained an objection to the open space provision within this scheme (our letter of 24 November 2009 refers).

Our previous objection was based on our opinion that the scheme:

- Failed to make adequate on-site provision for outdoor sport when measured against the adopted Open Space Standards and Children's Playspace Standards (Appendix C of original planning application submission0
- Failed to provided adequate changing facilities and car parking to serve the proposed on-site provision, which in itself was a single adult football pitch which would be uneconomic to provide and maintain





- Included the proposed primary school playing field within the calculation for public on-site open space provision
- Failed to provide for required additional outdoor sports provision such as courts, greens and other miscellaneous facilities

Proposed Amended Submission (September 2010)

The applicants have now submitted further plans and information which they consider will meet some of the previous concerns raised by Sport England and other consultees.

The on-site community sports pitch provision remains the single pitch site, covering approximately 0.8 hectares. On-site provision for pitches is restricted by site topography and the constraints of the approved Masterplan. However, the applicants have indicated two possible options for this site – (a) a single pitch for adult football (c90m x 45m), served by a 2-team changing facility and car parking for 25-30 cars, or (b) two mini-soccer pitches (54m x 35m and 45m x 25m) served by a car parking area for 25-30 cars.

Sport England's view is that the second option is preferable in this instance for the following reasons:

- A single adult pitch with ancillary facilities would be uneconomic to provide and maintain
- The proposed dimensions of the adult pitch (90m x 45m) only just meets the minimum recommended width for a senior football pitch, therefore its suitability for adult use would be compromised
- Adult provision in Haverhill will be addressed through the proposed improvements to Puddlebrook Playing Fields (see below)
- Additional mini-soccer provision would relieve potential pressure on the pitches at the proposed primary school, by deflecting the community element to these additional facilities, thereby reducing the potential for over-use of the school pitches, with the resultant impact on the quality of the school pitch provision

Whilst this level of on-site community sports pitch provision remains well below the calculated required level of provision of 4.41 ha., the applicants have acknowledged this deficiency and propose qualitative and quantitative improvements to existing community pitch facilities in Haverhill, with a specific commitment to provide the following:



- A commuted sum (as yet unspecified) to drain and properly lay out four new adult pitches at Puddlebrook Playing Fields
- A commuted sum (as yet unspecified) to provide additional changing facilities at Puddlebrook to serve the new pitch provision agreed above

Sport England are supportive of this approach as it directly meets the level of provision required by the new development, and provides it on an existing community facility which, I assume, can accommodate the proposed additional pitches and changing accommodation, and which will then provide a hub for adult sports pitch provision in Haverhill with resultant economies of scale making future management and maintenance more economic.

Our only query would be with regard to whether there is adequate existing car park provision at Puddlebrook to meet increased usage of this site. If not, Sport England would argue that an additional commuted sum would be required to enhance car parking at this site. I am not familiar with the site in question therefore I would seek further guidance on this issue.

The applicants wish to retain the playing field at the proposed primary school as part of the open space calculation. Whilst Sport England previously expressed concerns regarding the impact of this on pitch quality at the primary school, we would be more relaxed regarding this issue if the on-site area for sports pitches is allocated for mini-soccer use as discussed above, thereby reducing the potential impact on the proposed school pitches. However, if the primary school pitches are to be formally included within the on-site public open space calculation, they will need to be made fully accessible to the public through an approved Community Use Scheme; therefore any planning consent should include a planning condition to this effect. The school should also be designed to incorporate ancillary facilities such as changing rooms and car parking that are suitable for use by the local community. The proposed pitches at this site will also need to be constructed to a high quality standard to make them suitable for additional community use.

Sport England is also pleased to see that the application has been amended to incorporate an additional provision of 0.85 ha for courts, greens and other additional sports provision. Whilst this is still below the calculated figure of 1.66 ha, Sport England are mindful of the issues regarding topography on the site for this type of provision, therefore we are agreeable to a reduced standard for this type of provision in this instance. We would be happy to discuss further in due course the layout and technical specification for facilities of this type on the allocated sites, and I presume these will be submitted as part of any subsequent reserved matters application.



In summary, Sport England are now satisfied that the combination of the proposed on-site provision for open space (and in particular the element required for outdoor sport), together with the proposed contributions towards qualitative and quantitative existing off-site facilities are reasonable in terms of meeting the needs generated by this proposed development. This support is subject to further discussion and agreement on (a) the nature of the on-site pitch provision as discussed above, (b) the need for proper community access to the sports pitches on the proposed primary school site as discussed above, (c) the subsequent approval of details relating to facilities to be built on the areas allocated for courts and greens, and (d) approval of the subsequent levels of contribution (together with phasing of these contributions) in relation to the additional pitch provision and changing facilities at Puddlebrook.

We would therefore recommend that any grant of outline planning permission shall be subject to the following planning conditions:

1. The proposed on-site playing field provision shall be provided in accordance with details submitted under alternative plan ref: SW51000002-513 (Indicative Sports Area – Alternative 2), in relation to both pitch layout and ancillary provision.
2. Prior to commencement of the development/use hereby permitted:
 - (i) A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - (ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be complied with in full prior to commencement of the remainder of the permitted development.

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 RSS/UDP/LP/LDF Policy **

3. Prior to the commencement of the use of the proposed new primary school a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority to cover access to the playing fields and other sports facilities at the above site. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.



Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with RSS/UDP/LP/LDF Policy **

Sport England are therefore in a position to now support the open space provision put forward as part of this application, subject to the issues raised above and the imposition of the recommended conditions as set out above.

For the avoidance of doubt, we would wish to reiterate the points made in our letter dated 16 April 2010, with regard to indoor provision and the potential for financial contributions as compensation for the lack of on-site provision for this area.

I hope these comments can be given full consideration when a decision is made. I would be grateful if you could advise me of the decision, when available, in order that our monitoring records can be kept up to date.

Please feel free to contact me on the telephone number or email address shown below should you wish to discuss the contents of this letter in more detail.

Yours Sincerely,

Philip Raiswell

Planning Manager



**SPORT
ENGLAND**