

Lucy Stubbs

From: Kate Edwards
Sent: Monday 26 June 2023 12:58
To: Consultation Planning
Subject: FW: App Ref: WA/2023/01309 - THE ROYAL JUNIOR SCHOOL, PORTSMOUTH ROAD GU26 6BW - Sport England Ref: PA/23/SE/WY/64835

Categories: Lucy

Hi,

Please can this be registered as a consultee response?

Thanks.

K

From: Owen Neal [REDACTED]
Sent: Monday, June 26, 2023 12:47 PM
To: Kate Edwards [REDACTED]
Subject: App Ref: WA/2023/01309 - THE ROYAL JUNIOR SCHOOL, PORTSMOUTH ROAD GU26 6BW - Sport England Ref: PA/23/SE/WY/64835

[** This email originates from an external source **]

Dear Kate,

Thank you for consulting Sport England on the above application for the erection of 99 dwellings and associated parking landscaping and open space following demolition of existing buildings; alterations to existing Hindhead court building to provide 11 apartments. This application is accompanied by an environmental statement.

Sport England – Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 99) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document': https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy .

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The proposed development will result in the loss of the playing field land at the site. The planning statement refers to the Royal Junior School being allocated for housing in the Waverley Local Plan Part 2 – DS - 06. It should be noted that Sport England made representations to the council in respect of the site in order to object against its allocation as it would result in the loss of the playing field on the site without

suitable replacement provision. Sport England notes that the Planning Inspector made a number of observations in respect of the above site under the Inspector's Matters; Issues and Questions – Main Matter 7: Housing Allocations – Haslemere and Hindhead. This included:

- (g) Does the allocation accord with the Framework insofar as it states that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless: an assessment has been undertaken which has clearly shown the land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location?

It is not clear in the planning statement how this issue was dealt with by the agent/applicant for the Royal Junior School.

Sport England understands that the proposal will be subject to the relocation of the school to the Royal School, Farnham Lane site, Haslemere. However, it is not clear how the sports facilities and playing field land (measuring approximately 2.7ha) to be lost at the Royal Junior School site will be replaced. Sport England's records show that there is a sports hall on site too.

Assessment against Sport England Policy/NPPF

Sport England notes that the site is allocated for residential development but is concerned about the lack of information submitted relating to the loss of the playing field/sports facilities at the site. Sport England considers that there is no proposal for the replacement of that provision. On that basis **Sport England wishes to object** to the application as it does not comply with any of our exceptions set out in our playing fields policy which allows for the development affecting playing field land.

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2021, the application should be referred to the Secretary of State, via the Planning Casework Unit.

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 agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

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

Yours sincerely,

Owen Neal

Planning Manager

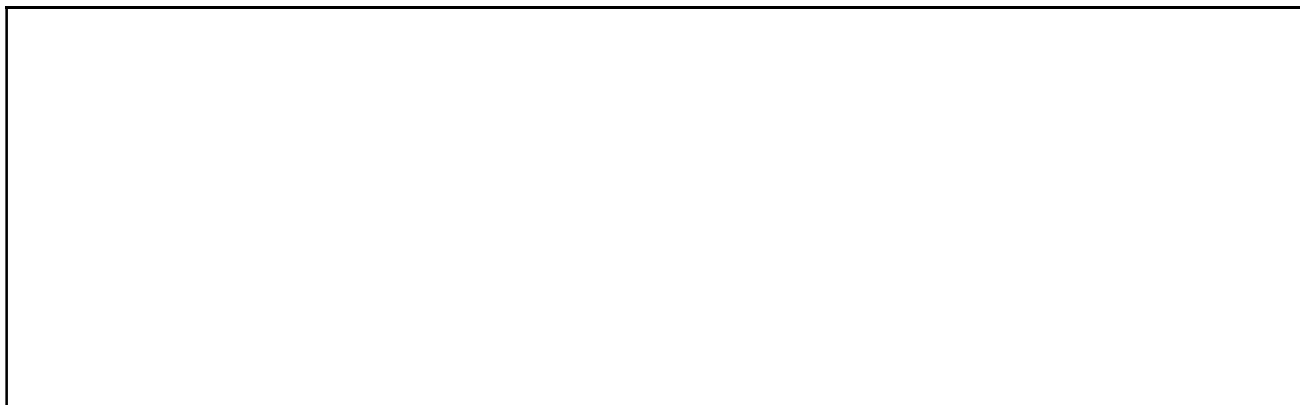
I am currently experiencing a high workload and may not be able to reply straight away. Please bear with me and I will get back to you as soon as possible.

Advanced notice of leave: Friday 30 June – Monday 10 July (inclusive)

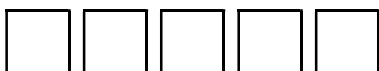
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We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#),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

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