

North Hertfordshire District Council

By email only

Date: 21<sup>st</sup> October 2024

FAO Andrew Hunter

**Town & Country Planning (Development Management Procedure) (England)  
Order 2015**

**Application Reference:** 24/01175/OP

**Site:** Recreation Ground, Orchard Close, St Ippolyts, Hertfordshire

**Proposal:** Outline Application: Erection of multipurpose pavilion following demolition of existing changing rooms (all matters reserved)

**Sport England Reference:** PA/24/E/NH/68200

Thank you for consulting Sport England on the amended plans relating to the above application.

**Sport England – Statutory consultee role and policy**

In our initial formal response dated 2<sup>nd</sup> August 2024 an objection was made to the application on the basis that insufficient information had been provided about playing pitch impact and pavilion design/layout to allow an informed assessment to be made. The amended plans seek to address these concerns.

It has been confirmed that the new pavilion will enhance the existing pavilion facilities and in particular is intended to make the facilities more inclusive for users of the local bowls club and football club that use the recreation ground. The North Hertfordshire Playing Pitch Strategy <https://www.north-herts.gov.uk/sports-strategies> has identified that the quality of the existing pavilion is poor quality which would support the need to replace it.

The amendments made to the design and layout of the pavilion respond positively to the queries that were raised in our previous response. The design and layout is now considered to accord with Football Foundation guidance. The Football Foundation has advised that they are supportive of the amended design.

The plan showing the amended football pitch layout has demonstrated that a 91x55 metre youth football pitch (plus minimum perimeter run-off areas) could still be accommodated on the playing field to the south of the proposed pavilion.

In conclusion, the proposed pavilion would be considered to be clearly ancillary to the principal use of the site as a playing field and would not have an adverse impact on playing pitch provision.

### **Sport England's position**

Given the above assessment, Sport England raises **no objection** to the application as a statutory consultee because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 103 of the NPPF. No conditions are requested on this occasion.

### **Sport England – Non-statutory consultee role**

As a non-statutory consultee, without prejudice to our position as a statutory consultee set out above, Sport England would wish to make comments on the following matters:

#### *Principle of the Development*

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. Sport England's Planning for Sport guidance can be found here:

<https://www.sportengland.org/facilities-and-planning/planning-for-sport/planning-for-sport-guidance/>.

Principle 6 of the guidance relates to the 'Enhance' objective and in summary supports improvements to existing sport provision where they are needed. As set out above the rationale for the project is to provide a replacement ancillary pavilion facility to support the use of the football pitch and bowling green at St Ippolytts Recreation Ground and there is a need to provide an enhanced facility to meet the needs of the users of the playing field. The proposals are therefore considered to meet principle 6 of the guidance. Sport England would therefore wish to confirm its **support** for the principle of the proposed development as a non-statutory consultee.

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). Please notify Sport England of the outcome of the planning application.

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

Yours sincerely,

Roy Warren  
Planning Manager

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**Sport England's 'Playing Fields Policy and Guidance Document' is available to view at: [www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy)**

### **The Five Exceptions to Sport England's Playing Fields Policy are:**

#### **Exception 1**

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

#### **Exception 2**

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

#### **Exception 3**

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

#### **Exception 4**

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

#### **Exception 5**

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.