

By email only

Date: 28th April 2026

FAO Paul Chaston

Application Reference: 26/00558/HYA

Site: Land At Pound Farm, Bedford Road, Ickleford, Hertfordshire, SG5 3RS

Proposal: Hybrid application for a mixed-use development to provide a total of up to 230 dwellings, a residential care home (Use Class C2), an Independent Special School (ISS) and new sports pitch, with access from Bedford Road, landscaping, parking and SuDS etc

Sport England Reference: PA/26/E/NH/73599

Thank you for consulting Sport England on the above application.

Sport England's Position

SEN School

The proposed artificial grass pitch and sports changing block on the SEN school site is **supported** in principle. It is **requested** that the design and layout of the AGP and the sports changing block are reviewed to consider and (where appropriate) address the feedback in this response. Planning conditions are **requested** to be imposed relating to artificial grass pitch design specifications, artificial grass pitch certification and a community use agreement as set out in this response. Advisory comments are made on sports lighting and hours of use of the artificial grass pitch.

Community Sports Facility Provision

An interim **objection** is made to the proposals for community sports facility provision to meet the needs of the proposed development in its current form due to the need for further information to be provided. The proposals for meeting some of the residential development's outdoor sports needs through the delivery of the artificial grass pitch on the SEN school site are supported subject to the conditions requested in this response being imposed and a planning obligation securing the delivery of the artificial grass pitch within an appropriate timescale.

Active Design

A planning condition is **requested** requiring details to be submitted and approved which demonstrate how Active Design principles have been considered in the design and layout of reserved matters applications.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>. This application falls within the scope of the above guidance as it relates to the creation of new playing fields.

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/>

The Proposal and Assessment against Sport England's Objectives and the NPPF

In summary, the proposal is a hybrid planning application on agricultural land at Pound Farm in Ickleford involving a full application for 100 dwellings and an independent SEN school with a full size 3G artificial grass pitch and sports changing block which would represent phase 1 of the development. An outline application is made for residential development of up to a further 130 dwellings, residential care home and supporting infrastructure. I would wish to comment on the following matters:

SEN School – Artificial Grass Pitch and Sports Changing Block

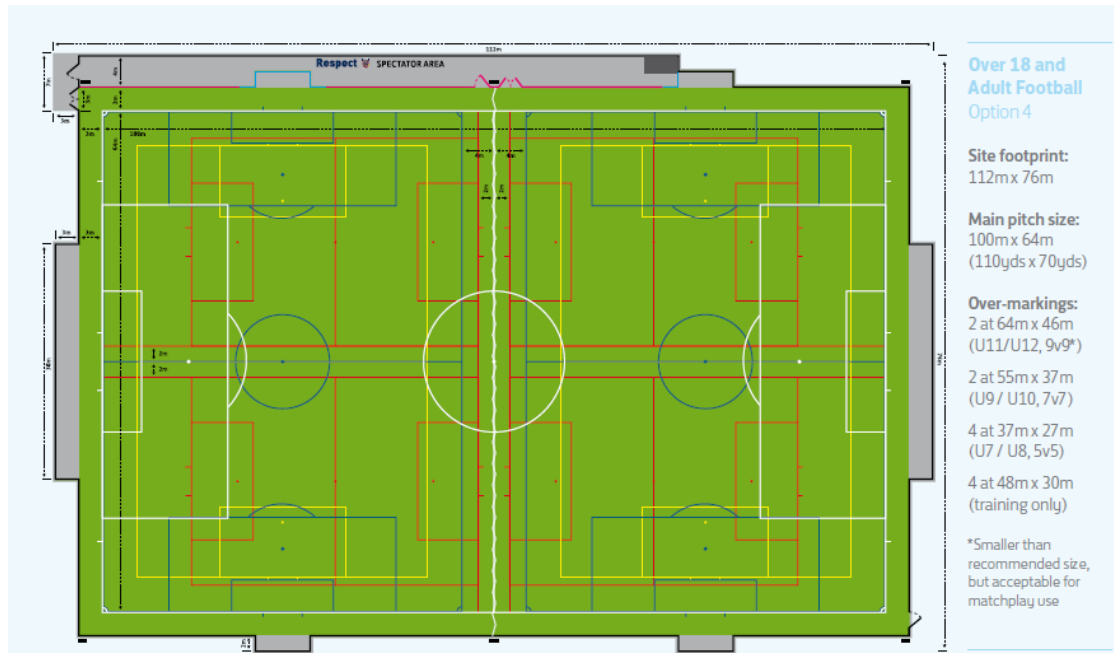
The SEN school for the Omnia Foundation would include a floodlit full size artificial grass pitch (AGP) with a 3G surface that has been designed to provide a senior football pitch with overmarkings for 9v9, 7v7 and 5v5 pitches. The AGP would be supported by a sports changing block that would provide the changing facilities to support the use of the AGP. It is proposed that the AGP and the supporting changing and parking facilities would be made available for community use outside of school hours and that access would be secured through a community use agreement.

I have consulted the Football Foundation (who represent the FA and the Hertfordshire FA) and they have provided the following feedback:

- The recent North Hertfordshire Playing Pitch Strategy identifies a current shortfall of 2.5 x 3G AGPs in the West analysis area of North Hertfordshire (where the application site is located) before accounting for population and participation growth, which will generate additional demand for provision. The Football Foundation are therefore supportive of plans to deliver additional 3G

AGP provision on this site. The site is for instance 2 miles away from Lea Sports PSG football club who have no access to 3G for training facilities at the moment and are currently a club of 17 teams.

- The proposed AGP layout would accommodate all formats of community football activity to FA recommended dimensions. The plans indicate a design which is broadly compliant with FA guidance, with spectator area, machinery storage and 4.5m fencing. However, the applicant is requested to consider the following amendments:
 - Small-sided goal recesses to the section opposite the spectator area, as per the recommended layouts within the FA Guide to 3G Football Turf Pitches (example below).



- Details of the floodlighting design and specification are requested to assess compliance with FA guidance. To maximise community use, the 3G AGP should be floodlit with an average maintained level of 200lux being required. For LED systems, the ability to dim can be considered but should not dim to any lower level than an average maintained 120lux.
- If available at this stage, details of the cross sections of the AGP, infill retention measures, fencing specifications and AGP carpet specifications
- The design and layout of the sports changing block is broadly supported as it offers a good scale of provision. However, some amendments are requested by the Football Foundation and Sport England:
 - Currently only one officials changing room is provided, measuring 10.9sqm open changing, plus a private single changing area at 3.3sqm – with a WC and shower cubicle. Two smaller officials' changing rooms would be recommended instead to allow for mixed gender officials. These could each provide 6sqm open changing area, a shower and WC (with no requirement for a single changing area).

- Accessible showers (for community users) are not recommended to be provided in team changing rooms. This is because the user of an accessible shower often requires the support from a helper of the opposite gender. An accessible changing room should be provided separate to the team changing room which could double up as a second official changing room if required.
- There is limited storage currently for either sports equipment or cleaning. A larger equipment store and access to a cleaners' cupboard and sink with access from within the building would be recommended to support the management of the facility.
- Given the expected significant community use, a modest kitchenette with external serving hatch would be recommended to provide refreshments to users of the AGP plus provide a revenue stream for the operator.
- There are some elements of the layout which currently over-provide from a community use perspective e.g. each changing room does not require an accessible shower area, the open changing area is complemented by large locker and vanity areas, which could be reduced. The circulation areas within each individual changing area also occupy additional space and therefore reconfiguration may facilitate a space saving to allow for the kitchenette, increased storage and second officials room/accessible changing room. Any revisions however should ensure that there are no sight lines into the changing area from the lobby when the door is in operation. The above comments should be reviewed against the Football Foundation's Pavilions and Changing Rooms guidance <https://footballfoundation.org.uk/support-article/pavilions-changing-rooms-guide>.
- The parking provision is well laid out but 3G AGPs are usually supported by closer to 50-60 parking spaces per pitch. However, this is a site-specific consideration and should be informed by a transport assessment. Given the potential for a large number of youth participants, plus parents, spectators etc. the site would benefit from a detailed assessment of parking requirements (particularly to account for raised demand during changeover periods between sessions).

In view of the above feedback, I am of the view that the SEN school proposal would provide sports facilities that would offer potential to make a significant contribution towards meeting community sport and physical activity needs in the local area for the reasons set out above. The proposals are considered to meet the 'PROVIDE' objective of the above Planning for Sport guidance therefore. Sport England would therefore wish to confirm its **support** for the principle of the 3G AGP and supporting facilities in the proposed development as a non-statutory consultee. However, it is **requested** that the design and layout of the AGP and the sports changing block are reviewed to consider and (where appropriate) address the above feedback before the planning application is determined.

If planning permission is forthcoming, notwithstanding the above comments, it is **requested** that the following matters are addressed through the imposition of planning conditions:

1. Artificial Grass Pitch Design Specifications, Infill Containment and Maintenance Programme: As the detailed technical specifications for the AGP are not available at this stage, unless they are provided in advance of the application being determined, details will need to be submitted prior to commencement of development of the AGP to demonstrate that the detailed design of this facility is fit for purpose and meets the Football Association's design guidance in practice. The specifications should at least include details of the surfacing, construction cross-section, line marking and fencing. Details of the rubber crumb infill containment measures should also be provided to ensure that measures are in place to minimise the migration of the infill outside of the perimeter of the AGP. Details of the proposed maintenance programme for the AGP are also requested to ensure that the proposals are suitable for ensuring the sustainability of the facilities. This condition is justified to ensure that the facility will be fit for purpose as a dual use sports facility and to demonstrate that an appropriate maintenance programme will be implemented in practice. It is requested that the following condition and informative be imposed on any planning permission to address this matter (which is based condition 9a of our model conditions schedule https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy):

"No development shall commence of the artificial grass pitch hereby permitted until the design specifications of the Artificial Grass Pitch, including details of surfacing, construction cross-section, line marking, fencing and infill containment measures together with a maintenance programme for the Artificial Grass Pitch has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The Artificial Grass Pitch shall not be constructed other than in accordance with the approved details and shall be maintained thereafter in accordance with the approved maintenance programme.

*Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.*

Informative: The applicant is advised that the detailed design and layout of the Artificial Grass Pitches should comply with the Football Association's Guide to 3G Football Turf Pitches Design Principles and Layouts. Measures should be taken to manage and minimise the loss of infill from the playing surface. BSI Standards, working with the European Committee for Standardisation (CEN), have developed a Technical Report describing the procedures that should be used to control infill migration. FIFA, World Rugby and the International Hockey Federation (FIH) have all included the recommendations of CEN into their certification programmes for artificial grass pitches. Contractors building

itches that require certification should therefore include the measures within their designs.

2. Artificial Grass Pitch Certification: A condition requiring the submission and approval by the local planning authority (in consultation with Sport England) of certification that the artificial grass pitch has met the FIFA Quality Standard accreditation or equivalent International Artificial Turf Standard (IATS) requirements prior to first use of the artificial grass pitch. This is justified because AGPs can only be sanctioned for FA affiliated community football match use where the pitch has been tested to meet these requirements. Further details of the FIFA standard is on FIFA's website at <https://www.fifa.com/technical/football-technology/standards/footballs/fifa-quality-marks-explained> The facility is intended to be designed and maintained to meet these technical standards but this cannot be confirmed in practice unless appropriate testing takes place which certifies this. As a pitch can only be tested for certification when it is completed it would not be possible to request the information to be provided at planning application or pre-commencement stages. Following meeting the tests, the facility will need to be registered on the Football Foundation's Register of Football Turf Pitches <https://footballfoundation.org.uk/3g-pitch-register> to enable it to be sanctioned for FA affiliated community football match use. The Hertfordshire FA can provide further advice to the applicant upon request. It is requested that the following condition and informative be imposed (which is based on condition 9b of our model conditions schedule:

"Use of the artificial grass pitch shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met the FIFA Quality accreditation or equivalent International Artificial Turf Standard (IATS); and

(b) confirmation that the facility has been registered on the Football Foundation's Register of Football Turf Pitches;

have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy **.*

Informative. The applicant is advised that the pitch should be tested every three years by an accredited testing laboratory in order to achieve and maintain FIFA Quality accreditation.

- Community Use Agreement: A condition requiring a community use agreement for the AGP and its sports changing block and parking to be submitted and approved by the local planning authority (in consultation with Sport England) prior to first occupation of the new artificial grass pitch in order to ensure that community access to the facility is secured in practice. A

community use agreement sets out a school/college's policy and arrangements for community use of its sports facilities and covers matters such as hours of use, types of bookings accepted, restrictions on community use etc. The agreement is usually between a school/college and the relevant local authority (i.e. North Hertfordshire District Council) but other bodies can be parties such as sports governing bodies. Sport England regularly secures the completion of such agreements through planning conditions on planning permissions for school developments. Such a condition is justified to avoid a scenario where community access (outside of school hours) to the facility does not take place (or is significantly restricted) following the implementation of the proposed development and to ensure that the community use arrangements are safe and well managed. Without suitable community access being secured over a long term period in practice, the community need identified above for 3G AGP provision would not be met by the proposal. Certainty of community access is also required if the proposal is to help meet the community football needs generated by the proposed residential development. A community use agreement also provides clarity and formalisation with respect to community access arrangements for all parties. Community use agreement templates, examples of completed agreements and further advice can be provided upon request although advice should be sought from both North Hertfordshire District Council and Sport England before an agreement is prepared. The following condition is requested to be imposed to address this which is based on model condition 16 of our conditions schedule:

“No occupation shall commence of the artificial grass pitch hereby permitted until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial grass pitch and supporting ancillary changing and parking facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy”

Hours of Use and Sports Lighting

The proposal for the AGP to include sports lighting is welcomed and considered essential as this will offer significant sports development benefits in terms of

facilitating use by the community during peak periods of demand. Without suitable sports lighting, it would not be possible for the facility to meet the community needs that it has been designed to address and the potential for securing revenue to support its long term maintenance would be prejudiced. While Sport England would not require a planning condition to be imposed relating to the hours of use of the AGP or its sports lighting, it is acknowledged that the Council may wish to impose such a condition in order to address potential impact on residential amenity or the environment. If planning permission is granted, it is recommended that any condition that may be imposed by the Council relating to the hours of use of the lighting and the use of the AGP is not overly restrictive. In this regard, it is advised that peak community use of AGPs on similar sites usually extends until 10.00 p.m. on weekday evenings. If the Council wishes to impose a planning condition restricting the hours of use of the AGP or its sports lighting, consideration should be given to using condition 14 from our model conditions schedule.

It should be noted that if the Council sought to remove the sports lighting or impose significant restrictions on the hours of use of the AGP or its lighting in the evenings this may affect our position on the planning application as its ability to meet community needs would be diminished plus it may affect the feasibility and sustainability of the project. If such an approach is to be taken it is requested that Sport England be advised before the planning application is determined to provide an opportunity to review our position on the planning application. If the design of the lighting scheme is material to the assessment of the planning application, I would recommend that consideration be given to Sport England's 'Artificial Sports Lighting' guidance note <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/artificial-lighting> and the FA's Guide to 3G Football Turf Pitch Design and Layouts <https://www.thefa.com/get-involved/player/facility-development-and-technical-guidance>. As set out above, the Football Foundation have requested further information be provided of the lighting design to assess its compliance with the FA's guidance. A lighting assessment would also usually be expected to be submitted to assist the Council to assess the acceptability of the lighting proposals.

Residential Development - Community Sports Facility Provision

Introduction

The proposal involves a total of up to 230 dwellings over the two phases. The population of the proposed development is estimated to be around 552 based on a multiplier of 2.4 persons per dwelling. This additional population will generate additional demand for sports facilities. If this demand is not adequately met then it will place additional pressure on existing sports facilities, thereby creating or exacerbating deficiencies in facility provision in the local area. In accordance with

the NPPF, Sport England seeks to ensure that the development meets any new community sports facility needs arising as a result of the development. In this context, I would wish to make the following comments on the community sports provision aspects of the planning application.

Evidence Base and Policy Context

The evidence base for community sport and local planning policy context can be summarised as follows:

- The adopted North Hertfordshire Local Plan (2011-2031) includes policy SP10 which requires appropriate levels of new community, cultural, leisure and built sport & recreation facilities to be provided in new development. Policy NE6 supports development proposals that make provision for new/improved open space which meets the needs arising from the development and contributes towards improving the provision, quality and accessibility of open space.
- The North Hertfordshire Developer Contributions SPD (2023) requires 1.2 hectares of sports pitches per 1,000 population as part of a wider outdoor sports facility standard of 1.6 hectares per 1000 population and advises that in the calculation of playing pitch/outdoor sport, Sport England's Playing Pitch Calculator should be used to estimate demands that will be generated from the new development in conjunction with the Council's Playing Pitch Strategy and Action Plan to identify where demand should be met. The SPD also expects new developments to contribute proportionately towards the provision of additional indoor sports facilities to meet future demands and the advises that Sport England's Sports Facility Calculator will be used to inform calculations for the level of contributions to be sought. The Indoor Sports Facilities Strategy and Action Plan will be used to identify relevant and appropriate projects to which contributions will be used towards.
- North Hertfordshire District Council's Playing Pitch Strategy (2025) <https://www.north-herts.gov.uk/home/planning/planning-policy/planning-strategies/sports-strategies> and the emerging and Indoor Sports Facility Strategy which is now at an advanced stage of preparation collectively provide the evidence base for community outdoor and indoor sports facilities in North Hertfordshire and both documents propose that developer contributions should be secured towards the provision and/or enhancement of outdoor and indoor sports facilities which is justified by the range of quantitative and/or qualitative deficiencies identified in the assessments that support these strategies.

In view of the local planning policy and evidence base context, it is considered that in accordance with Government policy in paragraph 103 of the NPPF, a robust local basis exists for justifying the provision of outdoor and indoor community sports facility provision to be made by this development proposal.

The application's approach to meeting the additional outdoor sports needs generated by the residential development is focused on providing strategic open space to the north west of the site that could be used for sports pitches and games courts together with shared use of the 3G AGP on the adjoining SEN school site. The Illustrative Masterplan has indicatively shown that this area could accommodate up to 2 sports pitches together with an ancillary pavilion and parking.

As set out in the Council's Developer Contributions SPD, Sport England's Playing Pitch Calculator should be used for estimating the demands for outdoor sport that will be generated by new development. Team data from North Hertfordshire District Council's Playing Pitch Strategy is applied to the Playing Pitch Calculator which can then assess the demand generated in playing pitch equivalents (and the associated capital costs of delivery) by the population generated in a new residential development. I have used the calculator for estimating the demand generated by the estimated population of the development (552) and I append a WORD document which provides the outputs.

The proposed open space would offer potential to meet and exceed the additional demand for natural turf football pitch provision (adult, youth and mini pitches) generated by the residential development when considered against the Playing Pitch Calculator outputs and the Council's open space standards. The open space may also offer potential to meet the demand for other outdoor sports facilities arising from the residential development. The Football Foundation has advised that the recent Playing Pitch Strategy has identified a shortfall of youth 11v11 and mini 7v7 football pitches in this area. The addition of natural turf pitches that could help meet this need would therefore be welcomed. Securing community use of the proposed AGP on the SEN school site would allow the additional demand generated for 3G AGP provision to be met as well.

While the principle of the on-site outdoor sports provision that is proposed is supported, the following issues and queries are raised about more detailed considerations:

- Open Space Indicative Layouts: While the Illustrative Masterplan for the outline application is only indicative at this stage, it is requested that an indicative layout of the proposed open space is provided on a plan to scale. This is necessary to check that the open space can in principle accommodate a range of playing pitches. An indicative layout should seek to demonstrate that a range of football pitches could be accommodated as this is the type of pitch for which there is most demand for. This is also necessary for helping to inform the types of pitches that should be provided off-site. The plan would be provided for information purposes not for approval. Sport England's

Comparative Sizes of Sports Pitches & Courts – Outdoor guidance may be helpful in this regard <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/outdoor-surfaces>.

- Pavilion: The Football Foundation has requested that consideration be given to designing the pavilion on the SEN school site to facilitate expansion so that it could support both the AGP and the natural turf pitches. This would provide a more practical and operationally sustainable model than providing two separate pavilions in close proximity as currently proposed given the duplication of facilities and the ongoing maintenance costs.
- Outdoor Sports Facility Minimum Specifications: For inclusion in a planning obligation, a minimum specification for the outdoor sports facilities on the open space should be prepared in consultation with North Hertfordshire District Council and Sport England. This would need to cover the minimum number and type of outdoor sports facilities that the open space site would be designed to accommodate, the minimum accommodation requirements for the pavilion, the minimum parking requirements and the design guidance that the facilities would need to be designed in accordance with. This is needed to provide a framework for the reserved matters applications and ensure that a minimum level of provision in terms of capacity and quality is delivered in practice.
- Detailed Matters: Planning Obligations and Conditions: A range of matters will need to be addressed at the reserved matter stage to help ensure that the detailed planning, design and layout of the outdoor sports facilities provided is acceptable in practice. Securing these matters through an outline planning permission is required to ensure that the matters raised above are satisfactorily addressed in practice including consideration of whether the actual facilities proposed are responsive to local community needs at the time, whether the design and layout is fit for purpose and whether appropriate and sustainable facility management is in place. Sport England has model planning conditions that can assist the Council in this regard. It is requested that the following matters be addressed:
 - Submission and approval of the design and layout of the outdoor sports facilities and parking– see condition 9a of model conditions schedule.
 - Submission and approval of a sports pitch feasibility study and construction specification for the natural turf playing fields to ensure that the construction and design of natural turf playing pitches is fit for purpose – see condition 10a of model conditions schedule.
 - Securing in a planning obligation, details of agreed tenure, management and maintenance arrangements for the outdoor sports facilities.
 - Provision is made for securing the delivery of the 3G AGP on the SEND school site within an appropriate timescale and for the conditions requested above to be imposed which relate to the SEN school proposal.

- Off-Site Provision: While the open space proposed in the development may provide suitable provision for meeting some of the additional needs generated for outdoor sports, especially football, it may not be suitable for addressing the additional demand generated for other playing pitch types such as rugby union, cricket and hockey pitches. Off-site provision, in the form of financial contributions being secured to provide new facilities or improve the capacity of existing facilities, should therefore be secured to address these demands. Confirmation is therefore requested that such contributions will be made informed by advice provided by the Council.

Indoor Sports Facility Provision

As set out in the Council's Developer Contributions SPD, Sport England's Sports Facility Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for the principal indoor sports facility types. Consideration should be given by the Council to using the figures from the appended Sports Facility Calculator outputs as a starting point for informing how provision should be met.

As sports facilities are strategic facilities that serve large populations and as the population generated by the proposed development in isolation would not be sufficient to justify the provision of a conventional facility on-site (see figures in appended document), it is considered that off-site provision in the form of financial contributions secured through a planning obligation towards the provision or improvement of off-site facilities would be the most suitable form of provision on this occasion. If the principle of all formal sports facility provision being made off-site is considered acceptable to the Council, the potential inclusion of financial contributions towards off-site sports provision would be welcomed. It would need to be confirmed that financial contributions would be secured towards indoor sports facilities for Sport England to be supportive.

Conclusion

As there is further information requested about the on-site and off-site outdoor and indoor sports facility proposals, an **objection** is made to the planning application in the interim of this information being provided. I would be willing to withdraw this objection in due course if further information is provided about the on-site outdoor and indoor sports facility proposals as set out above and it is confirmed that appropriate financial contributions, secured through a planning obligation, will be made towards the provision of off-site sports facilities where appropriate and the expected level of the contributions is confirmed.

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 paragraph 96 of the NPPF. Sport England commends the use of the guidance in the master planning process for new residential developments.

The development proposals offer opportunities for incorporating the active design principles and many of the indicative proposals in the outline application are welcomed and considered to be consistent with the principles. In particular, the proposals for the network of active travel routes and the multi-functional green infrastructure network.

If the application is approved, to help ensure that designing to encourage physical activity is given appropriate consideration in practice when reserved matters applications are prepared, Sport England would **request** a planning condition be imposed requiring details to be submitted and approved which demonstrate how promoting physical activity has been considered in the design and layout of the development. The Active Design guidance includes a checklist that can be applied to developments and it is recommended that the checklist is used to inform the provision of such details and included in a document such as a Design & Access Statement or Health Impact Assessment. A suggested planning condition is as follows:

"For each parcel/phase of development for which Outline permission is granted, no development in relation to that parcel/phase shall commence until details have been submitted and approved in writing by the Local Planning Authority to demonstrate how Active Design principles have been met.

Reason: To promote healthy lifestyles through physical activity and to accord with Development Plan policy.

Informative: Consideration should be given to using the Active Design checklist in Sport England's Active Design Guidance to assess reserved matters planning applications"

We would also request that Active Design is considered through the maintenance and management proposals for the green infrastructure and if active travel

options are promoted in residents welcome packs to encourage walking and cycling. Sport England would welcome discussions with the applicant in due course to provide further advice on how Active Design can be considered in the detailed proposals.

I hope that these comments can be given full consideration when a decision is made. I would be happy to discuss the response with the local planning authority and/or the applicant as the determination of the application progresses. Please contact me if you have any queries.

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.

Yours sincerely,

Roy Warren
Planning Manager

