

North Lincolnshire Council
FAO: Emmanuel Hiamey

By email only

25/11/2024

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

Application Reference: PA/2024/1261

Site: Barrow Playing Field, Mill Lane, DN19 7BD

Proposal: Planning permission to place a twenty foot storage container

Sport England Reference: PA/24/Y/NL/69256

Thank you for consulting Sport England on the above application.

Sport England – statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 103, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

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 or any part of a playing field, or
- land which has been used as a playing field land remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. The exceptions are provided in the Annex to this response.

The proposal and impact on playing field

According to the application form the parish council would like to site a 20 foot container on the playing field to be used as storage. According to the active

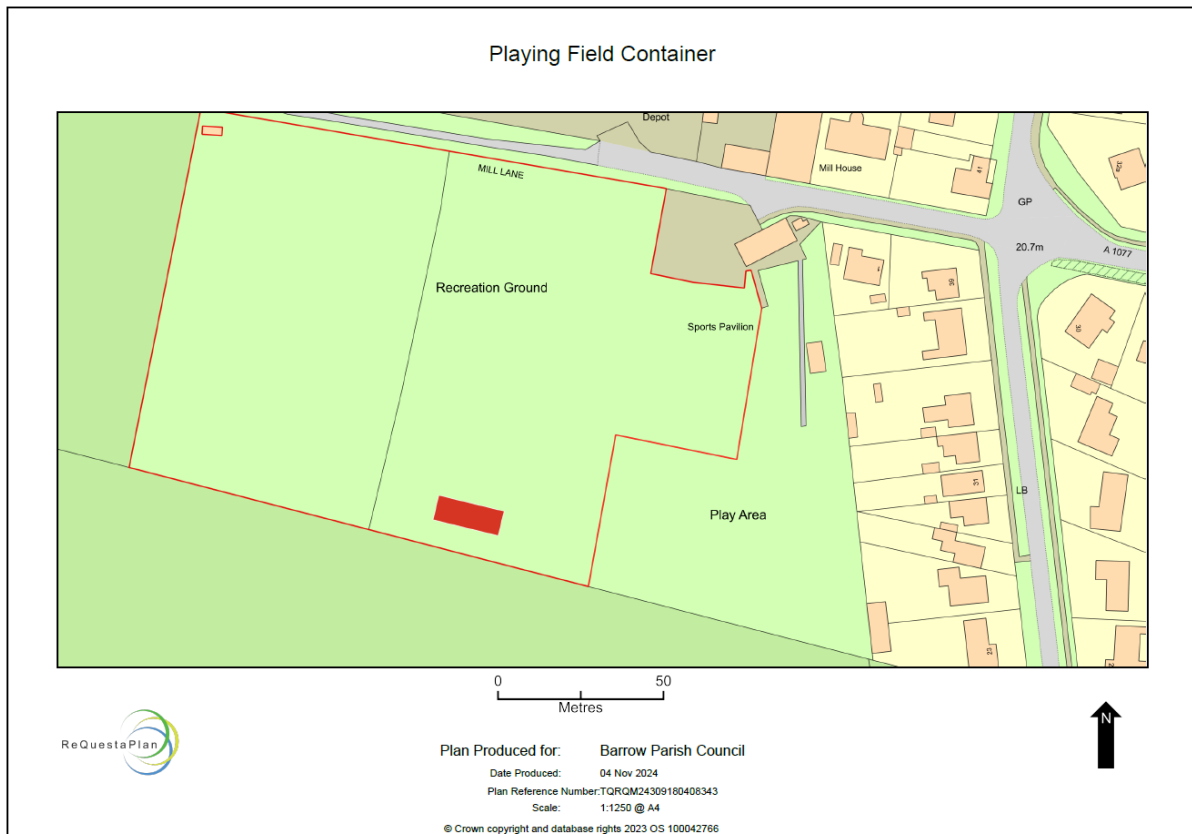
places power database the playing field is used for adult football, senior rugby union and mini soccer 7v7. However, the database does not provide any details where these pitches are marked out on the playing field. When reviewing the site plans and aerial imagery it appears that the container would be sited in an area of playing field that has been marked out for rugby union and football activity.



2007 Google aerial image showing an adult pitch and rugby union pitch



2022 Google aerial image showing rugby union pitch and football goal post.



Proposed location of the storage container

Assessment against Sport England’s Playing Fields Policy and NPPF

The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines a playing field as ‘the whole of a site which encompasses at least one playing pitch’ the definition refers to the whole of a site and therefore does not just cover land which is currently laid out as pitches. This is because playing field is seen as a resource for pitches to be marked out on, pitches to be changed from one pitch sport type to another to meet new demand, or to allow areas of the playing field to rest from over play. It also allows the potential for non-pitch sports such as athletics to be marked out.

Playing field policy is a restrictive policy based on a presumption against any development which results in the loss of playing field (in whole or part) or prejudices its use. As such, for development not to encounter an objection from Sport England it must be shown to be of a form covered by one of the exceptions (to the presumption against) set out in the Annex.

Policy Exception 2 of our Playing Fields Policy is considered the most pertinent in the assessment of this planning application.

The application form states that the playing field is used for recreational purposes and is used by the Rugby Club and Football Club, the container will be used to store equipment. However, there are no appropriately scale existing and proposed site plans clearly showing all of the playing field’s summer and winter sports

pitches and their safety run off areas, in relation to the proposed storage container.

The proposed container maybe for an ancillary facility supporting the principal use of the site as a playing field. However, it's proposed location appears to affect an existing senior rugby union pitch and therefore, affects the playing field's quantity or quality of playing pitches or otherwise adversely affect their use.

Sport England's Position

Given the above assessment, Sport England raises a **statutory objection** to the application because it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 103 of the NPPF.

Possible Resolution

It should be clearly demonstrated with the submission of site plans that the proposed storage container would not adversely affect the playing field's quantity or quality of playing pitches (including their safety run-off areas) or otherwise adversely affect their use.

The proposal should accord with Policy Exception 2 of our Playing Fields Policy and Guidance. This information required is detailed in [Annex B](#) of our Playing Field Policy Guidance and should be submitted as part of this planning application.

Determining the application

Should the local planning authority be minded to approve this application contrary to Sport England's statutory objection, then the Town and Country Planning (Consultation) (England) Direction 2024 should be considered as to whether the application should be referred to the Secretary of State, via the National 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).

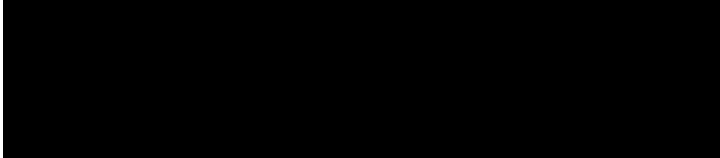
Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

Sport England would be pleased to comment on further details that address the above comments.

In providing any further information, Sport England would ask that the applicant submits this to the Local Planning Authority and not to Sport England directly. That

way it forms part of the application submission and its associated audit trail. The Local Planning Authority can the consult Sport England on receipt of this information. Sport England request that the Local Planning Authority send any additional information to Planning.Central@sportengland.org and not the Planning Manager directly.

Yours sincerely,



Christopher Carroll

Planning Manager

Annex

The Five Exceptions to Sport England's Playing Fields Policy

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.

The full 'Playing Fields Policy and Guidance Document' is available to view at:
www.sportengland.org/playingfieldspolicy