

Kristina King  
Hampshire County Council  
County Office  
The Castle  
WINCHESTER  
SO23 8UG

03 December 2012

Our Ref: SE/HCC/2012/30210/S

Dear Kristina,

**App Ref:** HCC/2012/0405  
**Site:** Swanmore College of Technology New Road Southampton SO32  
2RB  
**Proposal:** Change of use of a horse paddock to an all weather Synthetic Turf  
Pitch (STP) with floodlighting and associated works, including a grass  
rugby pitch (Swanmore College of Technology)

Thank you for consulting Sport England on the above application.

The proposal is to construct new playing fields at Swanmore College of Technology on land used as a horse paddock. The new area of playing field land will accommodate one rugby pitch and a new Artificial Grass Pitch. The playing field is intended as replacement for an area of the College's existing playing field (to the south east of the site) where it is proposed to allocate housing (Winchester City Council planning application reference: 12/02344/FUL). Sport England will comment on the loss of playing field issue in its response to application 12/02344/FUL.

Sport England has consulted the National Governing Bodies for football, cricket and rugby. The Football Association has confirmed that there is a need for a 3G artificial grass pitch in the local area.

Planning Policy Objective 2 of Sport England's Spatial Planning for Sport and Active Recreation: Development Control Guidance Note (2009) (Appendix 2) supports the development of new facilities that will secure opportunities to take part in sport. A copy can be found at:

[www.sportengland.org/facilities\\_planning/developing\\_policies\\_for\\_sport.aspx](http://www.sportengland.org/facilities_planning/developing_policies_for_sport.aspx) .

As the proposal would meet this objective, by providing new pitches that could help address established playing pitch deficiencies, Sport England **supports** this application in principle.

In order to assess the suitability of the site to accommodate the new grass pitch, it will be important that the ground conditions and pitch specification to prepare the site as a playing field are given careful consideration. The preparation of new sports pitches will benefit from specialist consideration by sports turf consultants/agronomists due to the need to understand the implications of topography, soils, drainage, and surface preparation etc. and to ensure the pitches are fit for purpose. Without this there is a risk that playing pitches will not meet needs because they will suffer from problems such as waterlogging and uneven surfaces. Consideration also needs to be given to matters such as soils, seeding, water supply depending on the ground conditions, and the standard of pitch to be provided.

Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport'.

A copy of this guidance can be found at:

[http://www.sportengland.org/facilities\\_\\_planning/design\\_and\\_cost\\_guidance/natural\\_turf\\_for\\_sport.aspx](http://www.sportengland.org/facilities__planning/design_and_cost_guidance/natural_turf_for_sport.aspx)

With regard to the design of the proposed Artificial Grass Pitch, further information and guidance from Sport England, Football Association and Rugby Football Union can be found at:

Sport England: Artificial Surfaces for Outdoor Sports (October 2012)

[http://www.sportengland.org/facilities\\_\\_planning/design\\_and\\_cost\\_guidance/artificial\\_sports\\_surfaces.aspx](http://www.sportengland.org/facilities__planning/design_and_cost_guidance/artificial_sports_surfaces.aspx)

Football Association: Third Generation Football Turf Guidance (2012)

<http://www.thefa.com/GetIntoFootball/parentsandvolunteers/Runningaclub/yourfacilities/TechnicalStandards>

RFU: Artificial Grass Pitches for Rugby and Association Football (2007)

<http://www.rfu.com/ManagingRugby/ClubDevelopment/FacilitiesAndEquipment/ArtificialGrassPitches>

The pitches should also be laid out in accordance with Sport England's guidance note 'Comparative Sizes of Sports Pitches & Courts' (April 2011 Update) – (follow above Sport England web links) and Sport England guidance on Artificial Sports Lighting: Design Guide;

[http://www.sportengland.org/facilities\\_\\_planning/design\\_and\\_cost\\_guidance/artificial\\_sports\\_lighting.aspx](http://www.sportengland.org/facilities__planning/design_and_cost_guidance/artificial_sports_lighting.aspx)

Sport England recommends, based on our assessment, that if the Council is minded to approve the application, the following planning conditions should be imposed.

1. No development shall take place unless and until:
  - a) A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number Y0649-L-701 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

*Reason: To ensure that site surveys are undertaken for new playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field.*

2. The playing field/artificial grass pitch shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: To protect the playing field/artificial grass pitch from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches.*

3. The playing field, including the natural turf pitch and artificial grass pitch shall be constructed and laid out in accordance with the planning application statement Section 4 and Drawing No. Y0649-L-70 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011) and Artificial Surfaces for Outdoor Sports (October 2012), and shall be made available for use before first use or occupation of the development of the adjacent housing site (Winchester City Council planning application reference 12/02344/FUL).

*Reason: To ensure the quality of pitches is satisfactory and they are available for use before development.*

4. Prior to the bringing into use of the grass pitch and artificial grass pitch a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The approved Management and Maintenance scheme for the AGP shall include measures to ensure the replacement of the artificial surface within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the pitches.

*Reason: To ensure that new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (NPPF para 74).*

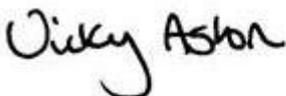
5. No development shall commence until a community use scheme has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall apply to the Artificial Grass Pitch and shall include details of pricing policy, hours of use, access by non-educational establishment users/non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development [or other agreed timescale] and shall be complied with for the duration of the 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.*

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

We would be grateful if you would advise us of the outcome of the application by sending a copy of the decision notice. If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely



**Vicky Aston**  
**Planning Manager**

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