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**From:** Dave McGuire  
**Sent:** 23 April 2025 11:59  
**To:** Development Control; Nick Hayhurst  
**Subject:** 4/25/2130/0F1 TEMPORARY EMERGENCY PROVISION FOR MAXIMUM 12 MONTH PERIOD OF 2 STOREY CLASSROOM BLOCK ON PLAYING FIELD SITE TO THE NORTH SIDE OF THE SCHOOL (RETROSPECTIVE) JERICHO PRIMARY SCHOOL, WINDSOR COURT CA28 6UX

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Dear Nick Hayhurst

Thank you for consulting Sport England on the above application.

### **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 (in particular Para.104), and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and 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.’

Sport England’s Playing Fields Policy and Guidance document can be viewed via the below link:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

### **The Proposal and Impact on Playing Field**

The proposal results in the loss of the western part of the school playing field for a period of 12 months.

### **Assessment against Sport England Policy**

Playing field policy is a restrictive policy. It is based upon a presumption against any development which results in the loss of playing field (in whole or part) or prejudices their use, unless the development is of a form covered by one the exceptions (to the presumption against) set out in the hyperlink above.

This application relates to the (temporary) loss of existing playing fields. It therefore needs to be considered against exception 4 of the above policy, which states:

'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.'

The proposal is unable to meet the timing element of exception 4, but Sport England acknowledges this is usual for a significant proportion of education proposals. Provided that the permission for temporary classroom building is for a temporary period and they are removed from site thereafter, the proposal is able to comply with the quantitative element of exception 4. The proposal is retrospective and so it has not been possible to benchmark the quality of the playing field. The building, hardstanding and ramps will damage the playing field that they have been sited upon and unless it [the playing field] is properly repaired the proposal would not be able to meet the qualitative element to exception 4. Sport England has therefore detailed a condition to ensure that the playing field is returned to a useable condition.

## **Conclusions and Recommendation**

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to broadly meet exception 4 of the above policy. The absence of an objection is subject to the following condition(s) being attached to the decision notice should the local planning authority be minded to approve the application:

Within 6 months of the date of this approval a scheme for the removal of the temporary classroom building and associated hardstanding, and the reinstatement of the playing field shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme must be in accordance with Sport England guidance "Natural Turf for Sport" (2011). Within three months of the removal of the temporary classroom building the playing field must be reinstated in accordance with the approved scheme.

*Reason: To ensure the site is restored to a condition fit for purpose*

*Informative: It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011)*

Should the condition recommended above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception 4 of our playing fields policy, and we would therefore object to this application

If you wish to amend the wording of the recommended condition, or use another mechanism in lieu of the condition, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

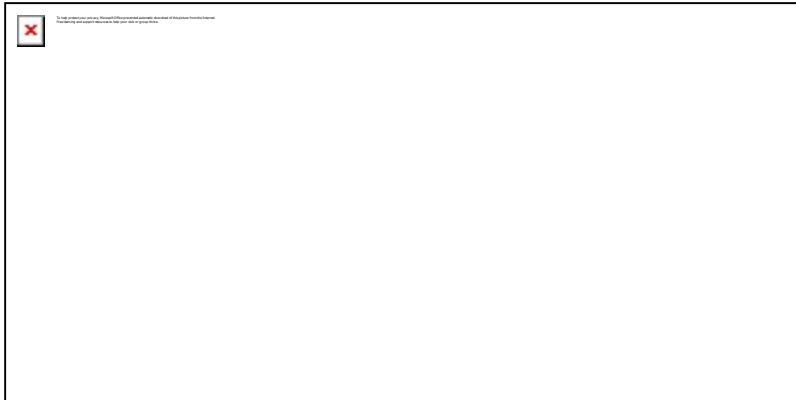
The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

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

Yours sincerely,

**M:**

**E:**



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