

Oliver Hoban

From: Dave McGuire
Sent: 20 March 2024 12:17
To: Development Control; Christie Burns
Subject: 4/24/2050/0R1 APPLICATION FOR RESERVED MATTERS RELATING TO APPEARANCE, LANDSCAPING, LAYOUT & SCALE PURSUANT TO OUTLINE APPLICATION 4/21/2360/001

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Dear Christie Burns

Thank you for consulting Sport England in respect of the reserved matters relating to the above planning approval.

Sport England commented on outline planning application ref 4/21/2360/001 by email dated 07/09/21, and following on from our response the following condition was imposed on the approval:

Prior to the commencement of development, full details of the proposed 6 metre high ball stop fence to be installed along the western edge of the application site must be submitted to and approved in writing by the Local Planning Authority. This fence must be installed in accordance with the approved details prior to the first occupation of any dwelling hereby approved. The approved fence must be retained at all times thereafter.

As the playing field lies to the east of the application site, we note that the reference in the condition should be to eastern rather than western boundary.

With regard to the submitted reserved matters, Sport England is concerned that the location of the required ball-stop is not shown on the proposed layout plan. This is a significant omission and Sport England is concerned that it belies a reluctance from the developer to implement this measure. The layout of the plots on eastern half of the site must be cognisant of the fence's height and location.

The absence of the ball-stop fencing raises concerns that the development may still prejudice the use of the adjacent playing field.

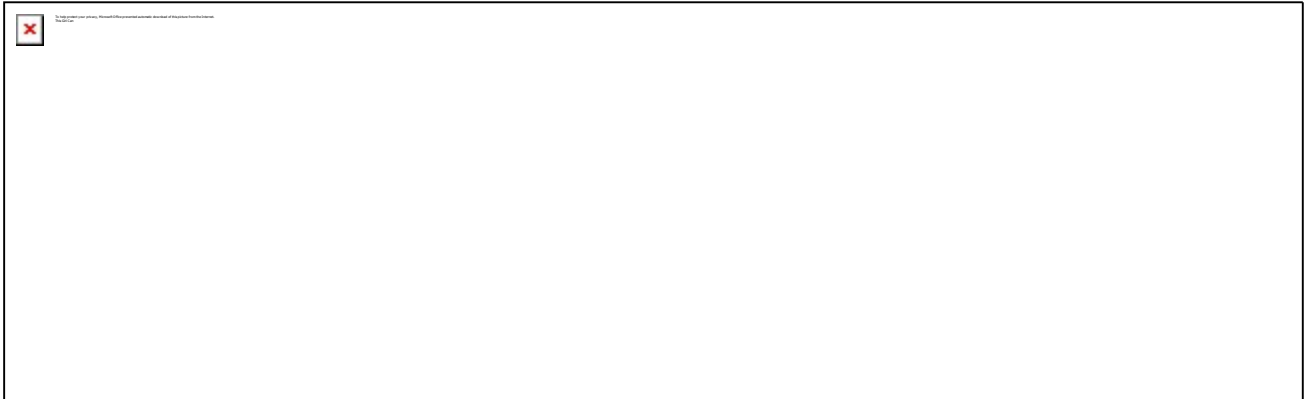
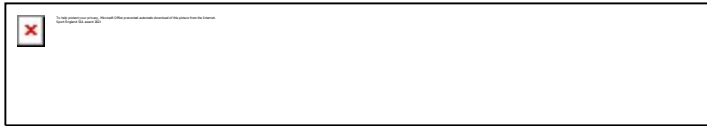
Recommendation:

Sport England considers the details submitted to be unsatisfactory for the reasons cited above and therefore wishes to raise an **objection** as a satisfactory relationship between the proposed development and the adjacent playing field (which does not prejudice the latter) has not been shown.

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

Yours sincerely,

Dave McGuire
Planning Manager



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