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Stephen Harrison
Southampton City Council
Ground Floor
Civic Centre
SOUTHAMPTON
SO14 7LS

08 December 2010

Our Ref: SE/SU/2010/22520/S

Dear Stephen Harrison

Application Number: 10/01585/FUL

Site Address: Civil Service Club, Malmesbury Road, Southampton, SO15 5FP

Proposal: Application for a Certificate of Appropriate Alternative Development for the former Civil Service Sports Ground - alternative uses sought include D1 c non residential institutional for the provision of outdoor sports associated with education and or D2 e assembly and leisure for outdoor sports with associated development and for no other use

Thank you for consulting Sport England on the above application.

It is understood that the proposed application for a 'Certificate of Appropriate Alternative Development' concerns land that forms part of, or constitutes a playing field, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (SI 2010/2184) Schedule 5. Sport England responds to this application as a statutory consultee on the basis that the land has been used as a playing field at any time in the last five years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves replacement of the grass surface of a playing pitch on a playing field with an artificial surface.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that;



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“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 last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.”

Reason; Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.”

The Applicant seeks a ‘Certificate of Appropriate Alternative Development’ of the former Civil Service Sports Ground. The alternative uses sought are:

- D1 Non residential institutional for the provision of outdoor sports associated with education.
- D2 Assembly and leisure for outdoor sports with associated development.

The site was last used as a sports ground by the Civil Service. The site included a club house/pavilion and bowls lawn, a second smaller pavilion, tennis courts and playing fields. Therefore, Sport England would support the use of the site for D2 (leisure), provided that the playing field areas are protected and that any buildings on the site are ancillary to the site’s use as a playing field. This approach would also accord with Policy CS21 of the adopted Core Strategy.

It is understood that a local School continues to use the existing playing fields on the site. Sport England would not object to the introduction of a basic modular changing block for School use onto the area previously occupied by the former pavilion, as suggested in the Applicant’s statement (paragraph 5.5). This is provided that the building could also be used by community sports groups. No development should take place on playing field land. However, this proposed form of development could take place within Use Class D2, without the need for a change of use to Use Class D1.

Sport England would not wish for a ‘Certificate of Appropriate Alternative Development’ to secure the change of use of the whole site as Use Class D1 – non residential use for the provision of education, thereby potentially allowing the site to be redeveloped for a School or other education building.



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Therefore, Sport England **objects** to this application unless it can be demonstrated that the existing playing field land on this site will be protected from development.

Potentially, this could be achieved through a condition on the application such as this one:

“The playing field 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 from loss and to accord with Core Strategy Policy CS21.”

I would be grateful if you could give me a call to discuss this matter further.

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 the undersigned at the address below.

Yours sincerely

A handwritten signature in black ink that reads "Vicky Aston".

Vicky Aston
Planning Manager

Direct Line: 020 7273 1904

Email: vicky.aston@sportengland.org