Adur and Worthing Councils

FAO: Peter Barnett

By email

31 July 2024

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

Application Reference: AWDM/0407/24
Site: South Pavilion, Buckingham Park, Shoreham
Proposal: Demolition of existing and phased development of new pavilion building with café, toilets and changing facilities
Sport England Reference: PA/24/SE/AAW/67297

Thank you for reconsulting Sport England on the additional information received from the agent dated 17th June and further proposals regarding the wording of a phasing condition(s) in response to our initial correspondence received on 11th July.

On the basis of what is proposed, Sport England is able to agree that our proposed condition one relating to the potential need for a ball strike assessment is unnecessary in light of the analysis undertaken by the agent in the report dated 17th June 2024 "Sport England and Toilet Provision Rebuttal" and our proposed condition 2 being attached to any grant of planning permission.

As an alternative to our proposed condition 3, Sport England is able to agree the phasing proposed in your email dated 11th July that would retain the existing change accommodation in the first phase of development to provide a new café and require that prior to the commencement of phase 2, for the new sports pavilion, that details of temporary changing facilities with a timescale for completion are submitted for approval in consultation with Sport England.

Sport England is supportive of the amendments to the internal layout of the proposed sports pavilion in relation to increasing the size of the clubroom, the relationship between the changing rooms and the playing pitches and improvements to officials' accommodation. The sightlines between the external doors and the changing facilities could be improved by the external doors opening inwards towards the wall of the WCs.

If the LPA is minded to approve the application without imposing the above conditions then Sport England objects to the application as it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 103 of the NPPF.

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

Should the local planning authority be minded to approve this application without the above conditions, then given Sport England's subsequent objection the Town and Country Planning (Consultation) (England) Direction 2021 requires the application to be referred to the Secretary of State via the National Planning Casework Unit.

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.

If you would like any further information or advice, please contact the undersigned.

Yours sincerely,

Jo Edwards
Planning Manager

She/her

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