

LB Haringey

FAO: Haringey Planning Services

By email

19/09/2023

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

Application Reference: HGY/2023/2299

Site:

Proposal: HIGHGATE CRICKET LAWN TENNIS CLUB, PARK ROAD N8 8JJ

Sport England Reference: PA/23/L/HR/65618

Thank you for consulting Sport England on the above application.

Sport England – Statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 99, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document':

www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field land 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. A summary of the exceptions is provided in the annex to this response.

The Proposal and its Impact on the playing field

It is proposed to enhance the existing tennis courts at Highgate Cricket & Lawn Tennis Club (including court resurfacing and sports lighting) and to provide an additional clubhouse space. According to the Applicant's Planning Statement the proposals are being made;

'due to an increase in its membership, the general dilapidation of the Brookside site and the need to provide better facilities, HCLTC are proposing to install an all-weather surface and new clubhouse on this site and it is these works that are the subject of this application.'

Assessment against Sport England's Playing Fields Policy and NPPF

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

Sport England has also consulted the Lawn Tennis Association (LTA) on this proposal and they have confirmed that they are very supportive of this project, which will deliver further, flexible tennis opportunities for club members and the local community.

Increasing the number of flood lit courts has been identified by the LTA as being a key priority for growing participation in tennis nationally. The LTA reports that floodlights allow for a 35% increase in available court time on an annual basis. Additionally, the new court surface and layout will meet the LTA size specifications, enabling them to be used for LTA approved tournaments and providing adequate run off areas for team and match play and therefore enhance competition provision for the area.

Highgate Cricket and Lawn Tennis Club also run a range of youth, adult, inclusive and disability tennis activities (including wheelchair, Blind/VI, SEN tennis). The proposals will benefit wheelchair tennis as they will provide better and level access to the new courts.

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

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 agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

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.

Yours sincerely,

Vicky Aston

Planning Manager

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Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

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.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to

outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy