

LB Haringey

FAO: Haringey Planning Services

By email only

11th December 2023

Planning Practice Guidance: Non-statutory consultees

Paragraph 022 Reference ID: 15-022-20140306

Application Reference: HGY/2023/2701

Site: WOOD GREEN COMMON, Mayes Road, N22 6YJ

Proposal: Multi- use games court within Wood Green Common

Sport England Reference: PA/23/L/HR/66265

Thank you for consulting Sport England on the above proposal.

Summary

Sport England raises **no objection** to this application as it is considered to meet exception 5 of our Playing Fields Policy and to accord with Paragraph 99 of the National Planning Policy Framework (NPPF).

Sport England – Non-Statutory consultee role and policy

It is considered that the proposal would affect playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

As the playing field appears not to have been used for at least five years, the consultation with Sport England has been considered as non-statutory.

Notwithstanding the non-statutory status of the consultation, we have assessed the proposal 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

A lack of use of a playing field, or part of, should not be taken as necessarily indicating an absence of need in an area. Such land can retain the potential to provide playing pitches to meet current or future needs.

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. The exceptions are provided in the Annex to this response.

The Proposal and its Impact on playing field

It is proposed to locate a new Playzone on this existing open space. A pitch has not been laid out here for more than 5 years and it is not identified in the playing pitch strategy so the consultation with Sport England is non-statutory. The proposal has been developed with the local community and submitted by the Council (LB Haringey). The proposed Playzone is for football and netball 20 m x 30 m (including run-off). Sport England has consulted the national governing bodies for football and netball. Their comments are as follows;

Football

The Football Foundation are supportive of the proposed Playzone at Wood Green Common and have been involved with the development of this facility. The community engagement has been carried out by officers from the Active Communities Team, the Community Engagement and Partnership Manager from Parks and the responsible Park's Project Officer. They have been speaking to their target audiences including children and young people and carrying out engagement at a range of local community venues e.g. local churches, schools, youth club, local sports clubs, community clubs and Disability Action Haringey etc. This has mainly involved structured interviews and questionnaires to identify potential users, their needs and wants, potential barriers to participating, organisations interested in utilising the site, what supporting activity may be required to facilitate usage by the target audiences. The Playzone has been designed in line with the Football Foundation design and guidance principles for Playzones.

Netball

England Netball supports this proposal and has been involved in the development of it. England Netball see PlayZones as a good way for netball to engage with underserved communities in the local area through facilitating/ delivering recreational programmes as part of the activation plan for the site.

Assessment against Sport England's Playing Fields Policy and NPPF

The location of the Playzone and pathways through the park will reduce the area available to accommodate a grass pitch. However, a grass pitch has not been laid out in this area for many years and the area of grass on this site is not large enough to support a wide range of pitches or multiple team use, which often require additional supporting infrastructure.

As highlighted above, this Playzone proposal is supported by the sport national governing bodies (football and netball) and has been developed through consultation with the local community to meet their needs. For this reason, it is judged to 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.

Sport England's Position

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 5 of our Playing Fields Policy and paragraph 99 of the NPPF.

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,

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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

