



Creating sporting opportunities in every community

Forward Planning  
Ryedale District Council  
Old Malton Road  
Malton  
YO17 7HH

2 December 2015

Letter by email

Dear Sir/Madam,

**The Ryedale Plan  
Local Plan Sites Document**

Thank you for consulting Sport England on the above document.

Sport England notes that the document does not formally allocate sites, and does not establish the principle of development for any preferred site. We also note that the document invites people to put forward new sites for consideration.

Sport England is a statutory consultee on developments that would prejudice the use of playing fields as in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595) in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England would wish to avoid a situation where an adopted sites allocation document encourages certain types of planning applications which Sport England later has to object to as they are not consistent with our Playing Fields Policy.

Sport England's Playing Fields Policy contains five exceptions where we will not object to a planning application which prejudices the use of playing fields. These exceptions are:

- E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.



- E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.
- E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on the site.
- E4 The playing field or playing fields that would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.
- E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

Sport England's Playing Fields Exceptions reflect paragraph 74 of the NPPF which states:

*"74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."*

It should also be noted that paragraph 74 also includes sport buildings and land, therefore covers facilities such as tennis courts, swimming pools etc.

We understand that no existing playing field sites are currently proposed. We also note that Malton Tennis Club site is not considered to be deliverable.

In assessing proposed sites adjacent to playing field (where the site itself is not playing field) consideration should be given as to whether the allocation would prejudice the use of the adjacent playing field through being at risk of

Sport England, SportPark, 3 Oakwood Drive, Loughborough, Leicestershire, LE11 3QF,  
T: 020 7273 1777, E: [planning.northwest@sportengland.org](mailto:planning.northwest@sportengland.org), [www.sportengland.org](http://www.sportengland.org)



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ball strike. This is particularly relevant to proposed residential schemes adjacent to cricket fields where the houses and residents are at risk of ball strike and therefore the cricket field constitutes a nuisance. In such circumstances, ball stop fencing needs to be factored into the allocation. The design of the fencing should be based on a risk assessment undertaken by a suitably qualified consultant.

We trust you will take the above comment into account in the next stages of preparation of the document. If you require any further information or clarification, please do not hesitate to contact the undersigned on the details below.

Yours sincerely,

**Richard Fordham  
Planning Manager**



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