

Supplementary report to Lewes District Council's Planning Applications Committee on 30 October 2019

LW/19/0258 and LW/19/0475

Seaford/Seaford East

Neighbour letter:

Resident in Stoke Close raises concerns about distance between existing and new properties. This matter is covered in detail in paragraph 5.31 of the main report, which confirms that the back-to-back distance between properties in Stoke Close and the proposed new houses will be 20m.

Sport England

Two additional plans have been provided. Option A states this is the developers preferred scheme to provide an area of public open space. This is essentially the proposal that Sport England commented on below. Option B proposes to provide one youth football pitch sized at 64m x 42m, which although described as a 9v9 pitch is not the correct FA recommended pitch size for a 9v9 pitch. The correct 9v9 pitch dimension would be 73m x 46m (plus a 3 metre run-off, so 79m x 52m with the run-off area) so this is significantly undersized for 9v9 football. 64m x 42m is not a recognised pitch size.

The proposals does not substantially address the comments previously set out, in fact they appear to have taken a further backward step in that what is now proposed is a smaller football pitch compared to the undersized adult football pitch that we previously objected to. Also, the current proposal does not provide any changing rooms or car parking.

Having objected to the previous proposals for an undersized adult pitch with changing rooms and car parking, I fail to see how a smaller undersized youth pitch with no changing rooms or car parking is any better? In my view, unless and until the developer enlarges the area of playing field to appropriately provide an adult football pitch to FA recommended dimensions (i.e. 100m x 64m plus 3m run-off, so 106m x 70m overall), plus the provision of accessible changing rooms and car parking, the proposed on-site option is always going to fall short from Sport England's perspective. As you know, Sport England does not consider the provision of 1 adult pitch to be equitable to what has been permitted to be lost.

I can only suggest that the applicant re-visits this again to demonstrate that the proposed on-site mitigation can acceptably accommodate an adult football pitch to FA recommended pitch size, with accessible changing rooms and car parking to accord with the relevant design guidance.

Given the applicant's previous comments regarding levels, I'd recommend that any revised proposals for on-site pitch provision are accompanied with evidence to demonstrate the proposed pitch meets with the FA's Performance Quality Standard for the gradient proposed.

I am unclear where the proposals for off-site provision have got to, and would reiterate the advice provided below that if the developer wishes to put forward proposals for off-site mitigation, the additional information requested below would need to be provided so that this can be fully assessed.

As it stands, Sport England wishes to **maintain its objection** to this application.

Seaford Town Clerk:-

Application B Option 1

Seaford Town Council supported the amended Newlands planning Application put forward by Bellway Homes on the 23rd May 2019.

Supporting factors :-

1. the affordable homes allocation was increased to 25% and
2. the provision of a football facility on a new site, with the transfer of £350,000 to enable this to occur, Off site provision is considered to be a preferred option for local sport in the town and the town council are currently scoping the potential for potential sites
3. also ensures the north end of town was provided with a much needed public park, and will subsequently be looked after by Seaford Town Council.

Seaford Town Clerk :-

Application B Option 2

Seaford Town Council does not support the provision of on-site junior pitch (s)

The proposed inclusion of a small pitch on the site is not therefore one that can be supported. Having multiple sites with one off pitches on does not support local football development as it splits resources onto multiple sites so reducing for example the availability of medical support.