



## Sport England's Playing Fields Policy - 'A Sporting Future for the Playing Fields of England'

### Policy Exception E4:

*'The playing field or playing fields, which 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.'*

**When assessing an application against this policy exception Sport England is likely to require information which helps to answer the following questions:**

- Is the proposed replacement playing field land of equivalent or greater quantity and quality than the site proposed for development?
- Will the quality of the new playing field land meet with Sport England and the relevant national sports governing body design guidance?
- Do the proposals for the replacement playing field land demonstrate how it will be developed e.g. a method statement for the construction, including soils management during the works (movement and stockpiling to ensure no loss of soil structure)?
- Will the replacement site have at least the same capacity as the existing site to accommodate both competitive play and training?
- Will the replacement site be able to cater for matches of at least the same standard of competition as those played on the existing site?
- Does the application also include the appropriate replacement of all necessary ancillary provision?
- Do the proposals for the replacement playing field land demonstrate how it will be maintained to a level equivalent to, or better than, the existing site?
- Will the use of the replacement playing field land be managed to an equivalent or better level in terms of its availability to the community and benefit to sports development?
- Is the proposed replacement playing field land in a suitable location in relation to the existing site and existing and potential users?
- Does the proposed replacement provision have the support of existing users (e.g. sports clubs) and the relevant sports national governing bodies?
- Will the replacement playing field land be available and ready for use prior to the commencement of development of the existing site?
- Will suitable measures be put in place to ensure the delivery of the replacement playing field land and will this be secured by a planning condition attached to the permission for the application e.g. Grampian condition?
- If the replacement provision will not be available for use prior to the commencement of development (e.g. a school rebuild) will:
  - adequate temporary arrangements be put in place to ensure that continuity of playing pitches will be available to all existing users?
  - an appropriate commitment be put in place to ensure that the replacement playing field land is provided and available for use within an acceptable timescale?

**For further information on Sport England's role in assessing and commenting on planning applications please visit:**

[www.sportengland.org/planningapplications](http://www.sportengland.org/planningapplications)