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Danescroft (FREOF V Willingdon) LLP

**Hindsland
Eastbourne Rd, Willingdon,
Wealden District, East Sussex**



Sports Planning Assessment
Nortoft,
Update Feb 2022

INTRODUCTION

- 1) This report updates the June 2021 Nortoft report, which assessed the sports facilities planning needs for the application at Hindsland (WD/2021/0594/MEA) in Willingdon, Wealden District Council by Danescroft (FREOF V Willingdon) LLP, for:

“OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS (EXCLUDING INTERNAL ESTATE ROADS BEYOND THE ACCESS TO SERVE THE MEDICAL CENTRE PLOT) FOR DEMOLITION OF EXISTING VACANT DWELLING AND ERECTION OF UP TO 180 NO. DWELLINGS AND MEDICAL CENTRE TOGETHER WITH ALL PARKING, SERVICING AND ON-SITE OPEN SPACE”.

- 2) This Update report needs to be read in the context of Nortoft’s Sports Planning Assessment of June 2021.

Context of the Update

- 3) An email from Wealden Council (Claire Turner: 26/01/22) in relation to the Hindsland application (WD/2021/0594) noted the following:

“Since my email of the 18th January Sports England have reaffirmed their need for a contribution towards the provision of sports pitches as mitigation. As already indicated in my email of the 5th January 2022 with the refusal of the Mornings Mill application there is no land that has been identified to deliver the mitigation for your site. You cannot rely on the pitches at Brodricklands as they were secured as mitigation for that consent.

- 4) This Nortoft Update Report clarifies the correct position in relation to s106 contributions and confirms that there are suitable recipient sites for this funding, and as such this is not an impediment to the Council in progressing with planning.

Sport England’s Position

- 5) Nortoft contacted Sport England on 17/01/22 stating:

“It is noted that the adjacent Mornings Mill Farm application has now been refused. It seems that the Council has concerns that this means there is an issue with the delivery of the s106 contributions by Hindsland, as the Mornings Mill farm pitches may not come forward. However, we were all clear that Hindsland contributions do not depend on these pitches being deliverable, as there are other priority sites set out in the PPS into which investment can be targeted”.

Sport England replied on 19/01/2022 (see appendix for email trail) to confirm:

“Your understanding of the situation is correct.

“Sport England would expect the loss of the former playing field at Hindsland to be mitigated regardless of the situation with Mornings Mill Farm”

“The new PPS (Playing Pitch Strategy) is underway and stage B is fairly near to completion so having been involved in that process, I would expect all the NGBs (National Governing Bodies of Sport) will have a good idea of what their priorities would be”.

- 6) Nortoft have contacted the Football Foundation, Football Association (Sussex County FA), the local councils and relevant sports clubs and organisations. The playing Pitch Strategy is not advanced enough to specify priorities at this time.
- 7) Other key outcomes of this consultation are set out below.

Polegate War Memorial Ground

- 8) This site is less than 1 mile from Hindsland.
- 9) The ground is owned by the Polegate Town Council, but there is now a long lease to the Polegate War Memorial Recreation Ground CIC. The CIC is formed of directors from the Polegate and Stonegate Cricket Club, the Polegate Town Football Club and the Town Council.
- 10) The PWMRG-CIC confirm that there is need for funding, but does not have the funding for, the following facilities, with a combined cost of about £199,000.
 - Ball stop fencing:
This needs to be 6m high and around 2 sides of the ground. It has planning permission. The CIC have quotes at a cost of **£26,000**.
 - Football pitch drainage:
One adult pitch and needs drainage. Nortoft piped drainage estimate based on Sport England/FF costs(Q2/2019) would be c **£41,000**.
 - Pavilion refurbishment: A full refurbishment or rebuild. Cost to be confirmed but CIC's very initial estimate is £100k-£150k; and Nortoft's initial estimate (based on 50% of new build for a 2 team changing room using SpE Q2/2022) is a cost of: c **£132,000**.

William Daly Recreation Ground (aka Brightling Road Ground)

- 11) This facility is about 1 mile from the Hindsland application site.
- 12) The FA confirms (27/02/22) that the William Daly Recreation Ground (aka Brightling Rd Leisure Ground) is a potential location for investment.
- 13) The Polegate Town Council Clerk, as owners of the ground, confirm (03/02/22) that there are 5 mini football pitches (also can be seen on Google Earth), and that the Stonegate Royals FC (minis) used to play but had to move last season because of drainage issues.
- 14) As such there is a need for drainage of the football playing field. This would be for 5 mini pitches set in a 1.45ha of useable playing field. Nortoft's initial estimate based on Sport

England/FF piped drainage and surface improvements scheme suggest as cost of c **£60,000** for the works.

Brodericksland new pitches

- 15) This site is less than 1 mile from Hindsland
- 16) Discussion with Willingdon Athletic FC (02/02/22) about the planned but unbuilt 2-changing room pavilion at the consented Brodericksland site identifies a need to upgrade the pavilion to a 4-team pavilion, for which there are currently no available funds. The FA/FF are being asked for confirmation of their views on this.
- 17) The costs difference based on Sport England costs (Q2/2021) is c **£400,000**.

The amount of s106 contribution

- 18) Nortoft's Sports Planning Assessment, June 2021 set out the calculation process, which has been accepted by Sport England. This is set out below. The amount was calculated by Sport England (email 16/07/21) using its Playing Pitch Calculator for the up to 180 dwelling development. Sport England later confirmed (03/08/21) that the pitches' life cycle costs were not required to be included. The justified amount of s106 contribution is £185,780.

Sport England Playing Pitch Calculator results		Q2/2021
Total Pitch Contributions		£70,947
Changing Facilities		£114,833*
Total All Contributions		£185,780

*Updated to Q2/2021 cost base

Conclusion

- 19) Sport England has re-confirmed that a s106 contribution from the Hindsland development may go towards other playing pitch priorities in the local area noting that the Mornings Mill Farm application has been refused.
- 20) There are other appropriate, specific and deliverable playing field needs in the local area to which s106 contributions can go.
- 21) Using the Sport England Playing Pitch Calculator, the amount of s106 contribution from the up-to-180 dwellings development at Hindsland, is £185,780.
- 22) There is a current identified need for playing field funding at both the Polegate War Memorial Ground (aka Wannock Road) of about £199,000, and at the William Daly Recreation Ground (aka Brightling Rd) of about £60,000.

- 23) There are also additional investment opportunities at Brodericksland to increase the size of the consented pavilion from a 2-team to a 4-team changing facility, at a cost of about £400,000.
- 24) There will be other Playing Pitch Strategy priorities that may be available for funding which emerge from the PPS when this is completed.
- 25) With a justified contribution from the Hindsland development of £184,780, and appropriate, deliverable schemes in the locality, s106 distribution is no longer an impediment to moving towards a planning consent.

Appendix 1: Sport England Emails

From: Jo Edwards <Jo.Edwards@sportengland.org>
Sent: 19 January 2022 15:10
To: David O'Neil <david@nortoft.co.uk>
Cc: Aidan Robson <arobson@danescroft.co.uk>; Sue O'Neil <sue@nortoft.co.uk>
Subject: RE: Hindsland, Willingdon, Wealden DC WD/2021/05494/MEA

Hi David,

Yes I'm well thank you and hope you are too?

Your understanding of the situation is correct. Sport England would expect the loss of the former playing field at Hindsland to be mitigated regardless of the situation with Mornings Mill Farm.

The new PPS is underway and stage B is fairly near to completion so having been involved in that process, I would expect all the NGBs will have a good idea of what their priorities would be.

Let me know if you need anything more.

Best Regards

Jo

Jo Edwards MRTPI Planning Manager (she/her) **T:** 07343932753 **M:** 07826354343

From: David O'Neil <david@nortoft.co.uk>
Sent: 17 January 2022 17:18
To: Jo Edwards <Jo.Edwards@sportengland.org>
Cc: Aidan Robson <arobson@danescroft.co.uk>; Sue O'Neil <sue@nortoft.co.uk>
Subject: Hindsland, Willingdon, Wealden DC WD/2021/05494/MEA

Hi Jo,

Not having spoken with you for a while, I hope all is well with you?

If you recall we worked with you on the Hindsland, Willingdon housing application (up to 180 dwellings on former University of Brighton's playing field). My client on that site is keen to make progress with his application.

It is noted that the adjacent Mornings Mill Farm application has now been refused. It seems that the Council has concerns that this means there is an issue with the delivery of the s106 contributions by Hindsland, as the Mornings Mill farm pitches may not come forward. However, we were all clear that Hindsland contributions do not depend on these pitches being deliverable, as there are other priority sites set out in the PPS into which investment can be targeted. To help, I show below the relevant email you sent on this subject. I would be grateful if you could confirm this is a correct understanding of the s106 situation from Sport England's viewpoint.

Might we also please ask if there is an update of the PPS in hand? Either way we intend to contact the NGBs to seek an update on the priorities they would like the investment to go to.

Rachel Ingamells

From: Jo Edwards <Jo.Edwards@sportengland.org>
Sent: 23 June 2021 14:58
To: planning
Subject: F.A.O. Mrs C Turner App Ref: WD/2021/0594/MEA - Hindsland, Eastbourne Road, Lower Willingdon BN20 9NU

Categories: Consultee

Dear Mrs Turner,

Thank you for reconsulting Sport England on this application.

Having considered the applicant's Sports Planning Briefing Note, Sport England is of the opinion that the applicant's proposal to mitigate the loss of the playing field on this site by way of a financial contribution based on a development of up to 180 dwellings and based on Sport England's Playing Pitch Calculator to be directed either to the new pitches and ancillary facilities at Mornings Mill Farm / Brodericksland or to another priority sites as identified in the Wealden Playing Pitch Strategy (2018) or any updated version of that strategy, would be satisfactory in mitigating the loss of the former playing field that remains undeveloped.

I note that currently, no one in the Council has access to the Playing Pitch Calculator that depends on the input of up to date teams data. I would be pleased to provide more advice on that matter upon your request.

Subject to an appropriate financial contribution being secured through a s.106 agreement, Sport England would have no objection to this proposal that would be considered to meet exception E4 of our Playing Pitch Strategy.

Yours Sincerely,

Jo Edwards
Planning Manager

T: 07826 354343

M: 07826354343

F: 020 7273 1704

E: Jo.Edwards@sportengland.org

Kind Regards,
David

Nortoft 2000-2022: Providing 22 Years of Successful Planning Advice

David O'Neil, MRTPI; Sue O'Neil, MRTPI

Directors, Nortoft Planning, The Old Barn, Nortoft Cottage, Guilsborough, NN6 8QB

From: Jo Edwards <Jo.Edwards@sportengland.org>
Sent: 03 August 2021 16:34
To: Sue O'Neil <sue@nortoft.co.uk>
Cc: David O'Neil <david@nortoft.co.uk>
Subject: RE: App Ref: WD/2021/0594/MEA - The Hindlands, Eastbourne Road, Willingdon, BN20 9NU - Sport England Ref: PA/21/SE/WEA/58181

Hi Sue,

The calculator figures are provided only as guide to negotiations between the LPA and applicant. In this instance I would agree that the lifecycle costs would seem unnecessary.

Let me know if I can be of any further help.

Best Regards
Jo
Jo Edwards Planning Manager

From: Jo Edwards <Jo.Edwards@sportengland.org>
Sent: 16 July 2021 13:16
To: Sue O'Neil <sue@nortoft.co.uk>
Cc: David Neame <david.neame@neamesutton.co.uk>; Aidan Robson <arobson@danescroft.co.uk>
Subject: FW: App Ref: WD/2021/0594/MEA - The Hindlands, Eastbourne Road, Willingdon, BN20 9NU - Sport England Ref: PA/21/SE/WEA/58181
Importance: High

Dear Sue,

I do apologise I forgot to multiply the number of dwellings by the average household size (2.3 pph). On the basis of those figures the relevant costs are set out below.

Pitch capital costs (grass and AGP)	£70,947
Pitch running costs per annum	£11,349
Change facilities	£110,500

Source of costs: Capital Cost - Sport England Facilities Costs Second Quarter 2020
Lifecycle Costs - Based on a % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (April 2012)
<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance>

If you require any further explanation please do not hesitate to contact me.

Best Regards
Jo
Jo Edwards
Planning Manager

Appendix 2: Polegate War Memorial Recreation Ground CIC Emails

From: ANDY JOHNSON [REDACTED]
Sent: 06 February 2022 19:05
To: David O'Neil <david@nortoft.co.uk>
Subject: Re: Polegate War Memorial Ground CIC

Hi David,

Many thanks for your email and apologies for the delay in replying.

Essentially your summary of our grant needs is correct, although just to confirm the ball stop fence will be on 2 boundaries only, the north-east & south-west.

I have copied this email to Chris Bennett, the President of Polegate Town FC, so that you are able to contact him to confirm any additional football club requirements.

We greatly appreciate your willingness to work with PWMRG CIC to ensure that any section 106 monies can be used to help to improve the sports facilities within the local community.

[REDACTED] if you need any additional information please let me Chris or Jo know. I hope this is of help & will await your further reply,

Regards, Andy Johnson
Director PWMRG CIC

On Thursday, 3 February 2022, 10:17:59 GMT-5, David O'Neil <david@nortoft.co.uk> wrote:

Dear Andy

It was very kind of you to take a call [REDACTED]

As you know I am working for Danecroft, developers of the Hindsland site in Willingdon, and looking at the evidence base for potential s106 contributions to community playing fields.

Might you please confirm that the summary of our conversation as set out below is accurate?

The Polegate War Memorial Ground CIC, of which you are a Director, has a need for funding, but does not have the funding for, the following facilities:

- Ball stop fencing (6m around the ground; has planning permission). The cost is £26k.
- Football pitch (one adult pitch) drainage. No cost yet.
- Pavilion: full internal refurbishment required, and possibly a rebuild. No cost yet.

In addition there is a need for:

- A MUGA to upgrade the football kickabout area, but this is a very early stage of consideration.
- A Non turf wicket for the cricket pitch, but this is likely to be funded by the ECB.

Many thanks

Kind Regards, David, Nortoft 2000-2022: David O'Neil, MRTPI; Sue O'Neil, MRTPI
Directors, Nortoft Planning, The Old Barn, Nortoft Cottage, Guilsborough, NN6 8QB