

Kirklees Metropolitan Council

FAO: Kerri Simpson

Date: 7th August 2026

By email

**Town & Country Planning (Development Management Procedure) (England)
Order 2015**

Application Reference: 2026/91785

Site: Land off Reinwood Road, Reinwood, Huddersfield, HD3 4EQ

Proposal: Outline application for erection of up to 5 dwellings with all matters reserved expect layout and access

Sport England Reference: PA/26/Y/KK/74538

Thank you for consulting Sport England on the above application.

Sport England – statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 104, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

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 impact on playing field

The proposal is for a residential development on land adjacent to a playing field that appears to have been used for football activity.



Above images showing development adjacent to a playing field

Assessment against Sport England's Playing Fields Policy and NPPF

Playing field policy is a restrictive policy based on a presumption against any development which results in the loss of playing field (in whole or part) or prejudices its use. As such, for development not to encounter an objection from Sport England it must be shown to be of a form covered by one of the exceptions (to the presumption against) set out in the Annex.

As part of the assessment of this consultation, Sport England has sought the views of the relevant National Governing Body of Sport who act as Sport England's technical advisors in respect of their sport and their sport facilities.

The comments received have been summarised as follows:

Football Foundation (FF) in consultation with the County Football Association (CFA)

- *Football have no records to indicate that the playing field adjacent to the proposed development site has recently accommodated formal football matchplay.*
- *From Google earth images, the playing area did once have two goalposts end of what could accommodate a youth 11v11 football pitch (91m x 55m).*
- *Immediately South of this playing field, is Douglas Avenue / Royd Hall School Playing Fields. There are records held that show these pitches have been used in recent years by Linthwaite Football Club, and although suggestions are that the football pitches were last rated as poor quality, the Kirklees Playing Pitch Strategy highlighted the site as having spare capacity.*
- *Football would therefore not consider plans to negatively impact club or community activity.*

The schematic layout plan shows that the proposed residential development is on an area of land that appears to be pasture or grazing land. Google aerial images, including historic aerial images, show that this area of land is separated from the playing field to the east by a path and fence and has been clearly managed differently to the playing field which has been mown and delineated with a pitch over a number of years. Therefore, there is no indication that the area of land proposed for the housing has historically formed part of the wider playing field.

Provided that the proposed residential development does not have any encroachment onto the playing field to the east, the proposal would not result in the loss of any playing field.

The Football Foundation has raised no concerns regarding any prejudicial impact on the adjacent playing field. Nevertheless, Sport England recommends that the Local Planning Authority, in consultation with Environmental Health, satisfies itself that any potential noise and ball strike impacts arising from the adjacent playing field have been appropriately considered. This would be consistent with the 'agent of change' principle set out in paragraph 200 of the NPPF, which seeks to ensure that existing sports facilities are not subject to unreasonable restrictions as a result of new development.

Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of our Playing Fields Policy and Guidance document, in that:

'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.'*

Sport England's position

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 3 of our Playing Fields Policy and paragraph 104 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.

Determining the application

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s).

Sport England would be pleased to comment on further details that address the above comments. However, so that there is a formal audit trail and so that workload commitments can be effectively managed, Sport England would kindly request that any additional information is submitted to Planning.North@sportengland.org and not the Planning Manager directly.

Yours sincerely,

Christopher Carroll

Planning Manager

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