

Bury Metropolitan Council

FAO: Helen Leach/Dean Clapworthy

By email only
2023

15th November

Planning Practice Guidance: Non-statutory consultees

Paragraph 022 Reference ID: 15-022-20140306

Application Reference: 70071

Site: RADCLIFFE LEISURE CENTRE, SPRING LANE, RADCLIFFE M26 2SZ

Proposal: Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure

Sport England Reference: PA/23/NW/BUR/65673

Summary

Non-Statutory consultee role

Sport England has **objected** to this application as it is not considered to meet any of the Exceptions of our Playing Fields Policy or to accord with paragraph 99 of the National Planning Policy Framework (NPPF). As such this response should be read in conjunction with that objection dated 13th October 2023.

The Local Planning Authority has informed Sport England of their intention to recommend the application for approval and have requested Sport England to consider conditions that may be required regardless of our objection.

Sport England do not consider that the non-statutory objection can be overcome by the imposition of planning conditions, but notwithstanding our objection and without prejudice, suggest the following conditions:

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- Agreement to a Grampian style condition or similar legal mechanism related to the delivery of the Radcliffe Civic Hub swimming pool and gym.
- Submission of technical details for the 3G pitch which should be World Rugby Reg 22 compliant; submission of technical details for the 2G pitch; submission of technical details for the MUGA.
- Ball strike assessment in relation to the 3G pitch and its proximity to the adjacent tram line.
- Provision of a mini football pitch provision on the proposed natural turf grass area to be provided in accordance with Natural Turf for Sport guidance.
- Scheme for continuity of use.
- Technical specifications for indoor sports surface to meet Sport England design guidance.
- Maintenance scheme for the playing field land to the east of the site.
- Provision of a Community Use Agreement.

Full condition wording is set out below.

Suggested Without Prejudice Condition Wording:

1. No development shall commence until such time as the replacement leisure facility in Radcliffe town centre, known as Radcliffe Hub,

permitted by planning permission 69388, is fully available for public use.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy **.

2. No development shall commence until details of the design and layout of the 3G pitch which should be World Rugby Reg 22 compliant; 2G pitch; and MUGA; have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The 3G pitch; 2G pitch; and MUGA; shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.

3. The development hereby approved shall not be occupied until full details of a Ball Strike Assessment in particular regard to the western boundary, has been submitted to the LPA. Any mitigation as required shall be installed in full before the development is first occupied and thereafter be managed and maintained in accordance with the approved details.

Reason: To provide protection for the occupants of adjacent uses and their property from potential ball strike from the new playing field or sports facility and to accord with policy**.

4. A mini football pitch to Sport England/FA standards shall be provided on the area shown as 'J' on Drawing FS1013-ALA-EX-ZZ-D-L-0001 S2 Rev P04 and shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before occupation of the development hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Development Plan Policy **.

5. No development shall commence until a scheme to ensure either:

(a) the continuity of the existing sports use of/on the playing fields/sports facilities shown edged red on Drawing No. FS1013-ALA-EX-ZZ-D-L-0002 S2 Rev P02; or

(b) the provision of replacement facilities

has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect [playing fields/sports facilities] from damage, loss or availability of use during the construction of the development and to accord with Development Plan Policy **.

6. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports

hall, changing/toilet facilities, 3G pitch, 2G pitch, MUGA and natural turf mini pitch and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy **.

7. The sports hall shall be laid in accordance with Sport England's technical standards

<https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/floors-for-indoor-sports.pdf?VersionId=8uLYEQAATJmQgmSNzlpEFGbIKREKL7nF>

Reason: To ensure that a new facility is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy **.

8. Before the school is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. For Artificial Grass Pitches add measures to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the school

Reason: To ensure that a new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy **.

9. No development shall begin until a Management and Maintenance Scheme for the playing fields as shown on Drawing FS1013-ALA-EX-ZZ-D-L-0041 S2 Rev P03 and identified as '*Disused former grass pitch area*', including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the school

Reason: To ensure that a new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy **.

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 agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

If you would like any further information or advice, please contact planning.north@sportengland.org

Yours sincerely

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