

From: Pauline Shearer

Sent: Friday, March 24, 2023 12:16 PM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: PLANNING APPLICATION 69388 - RADCLIFFE HUB, RADCLIFFE, MANCHESTER, M26 1NN - SPORT ENGLAND REF: PA/23/NW/BUR/64056

Dear Dean.

Thank you for consulting Sport England on the above application.

Sport England – Non -Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to the creation of a major sports facility.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

The Proposal and Assessment against Sport England's Objectives and the NPPF

The proposal seeks planning permission for a three storey Civic Hub building consisting of:-

- A 25m x 6 lane main pool and 17m x 10m learner pool with integrated moveable floor and 150 spectator seats
- Fully accessible wet side unisex changing village with Changing Places Changing Room facility
- Clip 'n Climbing facility
- 100 station Fitness Suite, two flexible exercise studios and dedicated dry side male and female changing
- Central public space incorporating concierge reception, catering servery and integrated library.

In our response, Sport England is concerned with the provision of the swimming pool and related facilities and the Clip 'n Climb and related facilities.

Assessment of Need

Sport England is not aware that an Assessment of Need for the facility has been undertaken. The Council's website <https://www.bury.gov.uk/planning-building-control/regeneration/radcliffe-regeneration/progress/leisure> indicates that this facility is part of the regeneration programme for the area and Sport England is aware of the Levelling Up Funding which has been agreed <https://www.gov.uk/government/case-studies/20-million-for-a-new-civic-and-enterprise-hub-in-radcliffe> however no evidence has been presented with the application to demonstrate that the facility is required on the basis of scale and need or is in the appropriate location to service any need identified.

It is considered therefore that the proposal has not demonstrated that there is a requirement for the leisure facilities in this location.

The proposal refers to the de-commissioning of the swimming pool at Radcliffe Leisure Centre. Should an Assessment of Need be demonstrated that relied upon this, Sport England would require a condition to guarantee that it was achieved to avoid potential for over-provision.

Consultation with National Governing Body's for Sport

Sport England has a memorandum of understanding with the pitch sport National Governing Body's (NGB's) and consults with them on planning proposals. On this occasion, Sport England has consulted with additional NGB's, The British Mountaineering Council and Swim England, and responses received are summarised as follows: -

The British Mountaineering Council:

- No clear indication of the size or scope of the climbing facility;
- Unknown who the participants will be;
- More details required as to the scope of the facility;
- The location of this facility is in an area with little current provision of any kind.

Swim England:

No response received.

Design of Facilities

In addition Sport England has assessed the proposal with particular regard to the swimming pools against its guidance <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/swimming-pools> and wishes to offer the followings with regard to the provision and layouts within the scheme:-

1. The depth of the Learner pool is unclear;
2. Is there a physical separation between the Learner and Main pools;
3. The access to the pools is currently direct. This should be more of a chicaned route and through showers to encourage good hygiene (in the interests of costs and sustainability) and enhance pool safety;
4. It is unclear how the entrance/payment location operates;
5. The seating area facing onto the Learner pool and lobby area appears to be unsupervised and does not appear to benefit from natural staff surveillance;
6. The First Aid Room appears to have a small access and does not have any direct external access for emergencies;
7. There does not appear to be a non-pool emergency access.

Conclusion

Based on the above, Sport England **objects** to this proposal, as it is considered that it has failed to demonstrate how it meets the Sport England 'Provide' Objective as set out above, in terms of how it meets identified needs and in addition, clarity is needed in relation to the above points with regard to the design of the facilities, to ensure the provision is fit for purpose and well designed.

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). We

would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Kind Regards

Pauline Shearer MSc BA(Hons) MRTPI
Planning Manager