

From: Pauline Shearer

Sent: Thursday, June 22, 2023 9:30 AM

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

Dean.

Thank you for consulting Sport England on the additional information sent in relation to the above application, received 8th June 2023.

Information submitted:

- Draft Report by Knight, Kavanagh & Page- 'Bury Council Business Case – New Radcliffe Leisure Centre' – April 2020
- Radcliffe Civic Enterprise Hub Business Plan – Bury Council – January 2023 – Final Version 2.0

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 submitted information in 'Radcliffe Civic Enterprise Hub Business Plan' indicates that *'the Council commissioned leisure consultants KKP to undertake a business case for a new standalone leisure facility to replace the existing Radcliffe Leisure Centre. This included an assessment of need based on local demographics and other provision in the area'*, however the document contains a financial basis for the facility rather than a facility comparison and a demonstration of its need.

The additional information appears to present the business case for 'The New Radcliffe Leisure Centre' which from the information relates to the re-development of a school site and is not for the proposal which is the subject of this current consultation. However, in that document it is stated that in developing that site, consultation with Swim England identified that, in its opinion, there is currently sufficient water space available within the Bury area. A review of Sport England's Active Places Power shows that the provision of water space in Bury is better than both regional and national comparison; with local share at 1.27 and Hours available in the Peak Period of almost capacity across the sites in the Borough.

Active Places Power Extract:

- values mean demand redistributed away from the site, may become 2nd choice No Gos rather than go to another site									

Radcliffe Leisure Centre is included but it is acknowledged that this is to be ‘replaced’ not lost.

The submitted information, although not clear, intimates that the replacement facility is to be ‘split’ with the swimming and fitness facility located in the town centre (p.50). Sport England would like to see the need for the facility set out in a Built Facilities Strategy, but Bury has not as yet undertaken that work. However, in progressing towards obtaining funding, Sport England understands the following through a Strategic Planning Outcomes Guidance Report in 2020:

- Significant changes have taken place regarding sport and leisure provision in Radcliffe over recent years. The town used to have two key facilities, namely Radcliffe swimming pool and Coney Green sports centre
- Both were closed due to a combination of low demand for school places and the structural decay and levels of asbestos at the pool. The Council retained the dry sports facilities at Coney Green school and provided a temporary swimming pool on the site. The facilities have remained operational but do not meet customer expectation with respect to quality and scale of provision
- The swimming pool has a design life of 15 years and an anticipated engineering life of up to 30 years. The new Civic Hub will replace and significantly improve on the current provision.
- At a more localised level it is clear that the existing swimming pool at Radcliffe Leisure Centre is the only facility to serve the immediate catchment although the Total Fitness (Whitefield) is within a 2-mile radial catchment of the facility. On this basis there is clear justification to provide a community swimming pool within the mix of facilities at the new facility
- Given the fact that the original Radcliffe Swimming Pool was a standalone 6 lane 25m pool and teaching pool, which was replaced with a 4 lane 25m pool at Radcliffe Leisure Centre; there is clear justification for an enhanced swimming offer at the proposed facility. Added to this, there will be an additional 3,500 new homes in the area.

Design

Clarification is still sought in relation to the layout of the changing village, the clip and climb facility and ground floor emergency access and conditions are recommended as set out below for those details to be provided.

Conclusion

Based on the above, Sport England is satisfied that the proposal has broadly demonstrated a need for this facility in this location and that the proposal has broadly established how it meets the Sport England ‘Provide’ Objective as set out above, in terms of how it meets identified needs. The design of the facilities, subject to the recommended conditions, is fit for purpose and appropriate for the delivery of the provision. As such Sport England **withdraws its previous objection**.

Given the above assessment, Sport England does not wish to raise an objection to this application, the absence of an objection is subject to the following conditions being attached to the decision notice should the local planning authority be minded to approve the application.

If you wish to amend the wording or use another mechanism in lieu of the above conditions, please discuss the details with the undersigned. Sport England does not object to amendments to its recommended conditions, provided they achieve the same outcome and it is consulted on any amendments.

If your Council decides not to attach the conditions below, Sport England would wish to raise an objection to this 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). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Any further information should be forwarded to planning.north@sportengland.org

RECOMMENDED CONDITIONS:

1. No development shall commence until details of the design and layout of changing village have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The changing village 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 **.

Informative: The applicant is advised that the design and layout of the changing village should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and National Governing Bodies for Sport. Particular attention is drawn to: Sport England – Design Guidance Note – Creating a sporting habit for life – Swimming Pools.

2. No development shall commence until details of the design and layout of ‘clip and climb’ facility have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The ‘clip and climb’ facility 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 **.

Informative: The applicant is advised that the design and layout of the ‘clip and climb’ facility should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport – British Mountaineering Council.

3. No development shall commence until details of the design and layout of the emergency access to the building at ground floor have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The facility 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 **.

Kind Regards

Pauline Shearer MSc BA Hons MRTPI

Planning Manager

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our

Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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