

Bury MBC

FAO: Claire Booth

By email only

10th March 2025

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

Application Reference: 70619

Site: MANCHESTER MACCABI COMMUNITY AND SPORTS CLUB, BURY OLD ROAD, PRESTWICH M25 0EG

Proposal: Discharge of Condition 7 – Community Use Agreement

Sport England Reference: PA/25/NW/BUR/69963

Thank you for consulting Sport England in respect of the details submitted under the above planning reference, Sport England will comment specifically in relation to the discharge of condition 7 (Community Use Agreement) of planning permission reference 70619.

The applicant has provided a 'Community Use Scheme' which broadly follows Sport England's template.

In assessing the information, Sport England has consulted with the National Governing Body's for sport where relevant and in this case, we have consulted with the Lawn Tennis Association (LTA) and their comments are incorporated below.

Condition 7 (Community Use Agreement)

Sport England objects to condition 7 being discharged at this time due to the need for revisions within the submitted documentation; –

- *The Schedule 1*
Page 6 – toilet & changing facilities (as part of community access)
- *Schedule 2*
'community' as " members of the local community including organised sports clubs, organisations and for Casual Use"
"Dedicated School & Charity Hours" means the 4 hours of free padel court use per week during off-peak hours specified for School & Charity Use in line with Pure Padel Clubs Ltd operational requirements
- *Page 7*
2.1 – On an assumption that the courts will have 12 hrs of booking availability per day x 7 days x 4 courts this would provide an estimated 336hrs per week total with 4 hrs (1%) provided in dedicated and restricted time for schools and charity groups.
2.2 – With community use defined as "local community incl. Sports clubs, orgs and casual use"
Assuming that casual use as defined as pay and play means that they will have an off-peak charge of 50% discount Mon –Fri 9–12 . It is therefore dependent on the standard charge as to whether a half price discount makes this a community accessible offer and also would appear that anyone (regardless of barriers) would be able to book at this time.
2.5 to consider reasonable requests outside this time. This provides no assurance that requests will be accepted.

This section, without further clarification/definition does not appear to provide a secure and sufficient offer for community access.

The community access times seem too restricted, especially for those in employment or where

it should support family participation.

There is no reference to a proactive engagement with targeted community.

- *For the sport and facility to be 'opened up' to provide inclusive access some of the following would be examples of what we would expect to see delivered.*
 - *School festivals and outreach*
 - *Weekly family session with equipment provided and low cost charging*
 - *Open 'taster' events*
 - *Links to groups linked to community living with a disability*
 - *Female only groups linked to getting the community physically active.*
- *3 Price – the detail provided does not address the potential cost barrier to community participation and reductions are limited.*

In addition to the comments above from the LTA, it would be usual for the Community Use Agreement to include a Steering Group which would include the Council's Leisure delivery officer and the LTA itself. Similar to the Management Committee, the Steering Group would meet periodically to assess the delivery of the CUA.

Conclusion

Therefore, currently the submitted information is not sufficient to discharge the submission element of the condition, and in view of this **Sport England objects to condition 7 being discharged at this time.**

Suggested Solution

- A review of the CUA to take into account the comments as indicated above from the LTA and Sport England.

Sport England would be happy to discuss these comments further with you/the applicant's agent with a view to a constructive way forward being identified.

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

Yours sincerely

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