

Bury MBC

FAO: Helen Pressley

29th Sept 2026

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

Planning Application: 72578

Site: STAND GOLF CLUB, ASHBOURNE GROVE, WHITEFIELD M45 7NL

Proposal: Re-location of the clubhouse from Ashbourne Grove (Site A) to land to east of Ringley Road (Site B); Erection of 45 no. dwellings (Class C3) and erection of 60 no. retirement-living apartments (Class C3) in site A; Reconfiguration of numbering of the golf course holes to provide the start (Hole #1) and the finish (Hole #18) to coincide with the new replacement clubhouse facility; Associated access, parking, landscaping, drainage and infrastructure works

Sport England Reference: PA/26/NW/BUR/72932

Thank you for consulting Sport England in relation to the additional information for the above planning application.

Summary:

Statutory Response

Sport England **withdraws its objection, subject to conditions**, to the proposal as it has been demonstrated that policy HC7 of the National Planning Policy Framework (NPPF) (2026) and Exception 2 of the Playing Field Policy is met.

Non-Statutory Response

Sport England previously withdrew its previous objection to the proposed introduction of residential development adjacent to the golf course to the north of the site, as it has been demonstrated that there is no requirement for ball strike mitigation and as such the proposal satisfies policy P4 of the NPPF (2026).

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 policy HC7, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy (summary of exceptions annexed to this letter)

The Proposal and Impact on Playing Field

As previously set out.

Consultation with National Governing Body's for Sport

Sport England has a memorandum of understanding with sports' National Governing Bodies and in view of the latest submissions, Sport England has consulted with the Football Foundation (FF); and their response is summarised as follows: –

FF:

- *FF is satisfied all concerns have been met.*

Assessment against the NPPF and Sport England's Playing Fields Policy

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our Playing Fields Policy and Guidance document, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quality of playing pitches or otherwise adversely affect their use'.

It has now been clarified that the pitch will not be impacted in terms of layout, the submission needs to achieve consistency within all drawings. The submission includes reference to improvements to the football pitch, including maintenance and management and has suggested that these details could be submitted via planning. Sport England agrees with this approach as set out in the submitted Planning Statement Chapter 4.0 'suggested condition A'.

Due to the proposed facilities being required to support the football use of the pitch to the east, these are required to meet FA standards. The latest information has been assessed by the Football Foundation and found to be acceptable.

The proposal includes provision of vehicle parking specifically to support the use of the football pitch. Whilst this is a benefit and based on Google Earth information, there was only previously limited parking for the pitch, the provision needs to be realistic and managed to avoid future conflicts between the two sports (football and golf), and a car parking management plan would be advised. The applicant has agreed with this approach and has suggested a car park management condition as set out in the submitted Planning Statement Chapter 4.0 'suggested condition B'. Sport England supports this approach.

Evidence Base

As previously set out.

Sport England's position

Given the above, Sport England in its statutory role raises **no objection** to the application because it is considered to accord with Exception 2 of our Playing Fields Policy and paragraph HC7 of the NPPF.

The absence of an objection is subject to the following conditions being imposed should the local planning authority (LPA) resolve to approve the application:

Recommended Conditions:

- *The new clubhouse hereby permitted shall not be brought into use until a scheme for the improvement of the Old Standians football pitch has been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The scheme shall include:
(i) proposals for the improvement of the quality of the playing surface, designed in accordance with Sport England's 'Natural Turf for Sport' guidance;*

- (ii) details of pitch drainage;
- (iii) a programme for implementation; and
- (iv) a maintenance and management plan for the pitch.

The approved scheme shall be implemented in accordance with the approved programme and the pitch shall thereafter be maintained in accordance with the approved maintenance and management plan.

Reason: to secure the improvement and continued availability of the football pitch in the interests of sports provision, in accordance with Policy HC7 of the NPPF and Policy JP-P7 of Places for Everyone.

- *The new clubhouse hereby permitted shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The car park shall thereafter be operated in accordance with the approved Plan.*

Reason: to ensure that adequate and appropriately managed parking is available to support the use of the football pitch, in the interests of sports provision and highway safety.

If the LPA is minded to approve the application without imposing the above conditions, then Sport England objects to the application as it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph HC7 of the NPPF.

If you wish to amend the wording of the condition(s) or use another mechanism in lieu of the condition(s), please contact us to discuss. Sport England does not object to amendments to conditions, provided they achieve the same outcome, and we are involved in any amendments.

Non-Statutory Response

Sport England previously withdrew its original objection as it is considered to satisfy Policy P4 of the NPPF (2026).

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).

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.

I hope this is of assistance, any further information or correspondence should be forwarded to planning.north@sportengland.org

Yours sincerely

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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