

Planning Policy Comments

Application No: 71201

Location: Stand Cricket And Tennis Club, Hamilton Road, Whitefield, Manchester, M45 7WF

Proposal: Erection of 4 no. Padel Courts

The site is designated as protected recreation in the urban area under UDP Policy RT1/1.

Policy RT1/1 seeks to safeguard the provision of recreation land within the urban area and development will not be allowed where it would result in the loss of recreation facilities unless it meets specific criteria.

Whilst similar, the approach in Policy RT1/1 has now been superseded by Paragraph 103 of the NPPF which states that “existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of the quantity and quality in a suitable location; or
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

Additionally, PfE Policy JP-P7: Sport and Recreation states that high quality and accessible sports and recreation facilities will be protected and enhanced.

The proposal to enhance the existing Cricket and Tennis Club offer with an additional sport, and re-purpose the currently disuse land is in accordance with policy JP-P7 however, the applicant has not demonstrated how the benefits of the proposed development for alternative sports and recreational provision would clearly outweigh the loss of the former use as a tennis court. I would advise the applicant to refer to Sport England’s Planning for Sport Guidance.

Officer: SB

Date: 04/12/2024