

Addendum Planning Statement

Stand Golf Course
Investment & Regeneration
Proposals

Ashbourne Road
Whitefield
M45 7NL

Stand Golf Club &
Westshield

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This document has been prepared and checked in accordance with Lambert Smith Hampton's Quality Assurance procedures and is authorised for release.

Signed:

Lambert Smith Hampton

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For and on behalf of Lambert Smith Hampton

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Appendix A – Sport England Comments

1.0 Introduction

1.1 This Addendum to the original Planning Statement has been prepared on behalf of Stand Golf Club and Westshield [“the Applicants”] following a meeting and discussions with the case officer appointed by the LPA to review a planning application in respect of a proposal intended to secure the long-term, viable, and sustainable future of Stand Golf Club and the regeneration of the “Old Standians” sports ground.

1.2 The planning application was validated by the LPA on 20th January 2026 and given the reference 72578

1.3 The formal description of the proposal is as follows: -

Re-location of the clubhouse from Ashbourne Grove (Site A) to land to the 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

1.4 During the meeting with the case officer, several issues upon which the LPA are seeking further clarification were raised. These are as follows: -

1. The size of the proposed clubhouse
2. The consultation responses submitted by Sport England & Policy JP-P7 of Places for Everyone
3. Certain technical issues regarding the detailed application drawings, technical reports and the information they contain
4. A request by local elected members of the council that residents should be offered further consultation opportunities

1.5 This statement **does not** deal with the third or fourth points listed above. Technical matters relating to the submitted drawings and reports are addressed by the agents and architects, Paddock Johnson, and, where appropriate, other members of the design team. Regarding consultation issues, we are mindful that the proposals were subject to extensive consultation before submission; nevertheless, the Stand Golf Club have hosted a further consultation event intended to afford all residents the opportunity of understanding the proposals

1.6 In relation, therefore, to issues 1 and 2 listed above, this statement provides additional information.

2.0 The size of the proposed clubhouse

- 2.1 In relation to the size of the proposed clubhouse, the Local Planning Authority has sought to understand further why the scale of the proposed clubhouse and associated parking is considered an appropriate development in the Green Belt.
- 2.2 Before considering this in detail, it is relevant to consider the context. The existing clubhouse has a floor area of 927 m². The proposed clubhouse is 1,045 m², representing an increase of 118 m². **To set this in context, this amounts to a 12.7% increase in floor space.** Before coming to the issue of appropriate facilities for sport and recreation, we are mindful that paragraph 154 (c) of the National Planning Policy Framework [NPPF] provides that *“the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building,”* is not an inappropriate development within the Green Belt. Although there is no definition of “disproportionate” given in either national planning policy or statute, it is generally/routinely accepted that extensions of original buildings that are less than 30% of the original building are considered appropriate.
- 2.3 We are mindful that in January 2007, the LPA adopted a Development Control Policy Guidance Note entitled *“New Buildings and Associated Development in the Green Belt”*. This supplementary planning document addressed an earlier iteration of the national Green Belt policy. In paragraph 4.25. When discussing extensions in the Green Belt, the document talks about *“..... the Council may allow an extension to be up to a third of the volume of the original.....”*
- 2.4 We would acknowledge that the proposal, the subject of the current application, is not advanced based on an extension to the existing clubhouse, but we believe that it is a helpful context for understanding the modest scale of the increase of floorspace that is proposed in this instance
- 2.5 National Planning Policy provides that *the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;* is to be regarded as being not “inappropriate” within the Green Belt
- 2.6 The proposed new clubhouse is to be funded through the development of a very small proportion of the overall golf course land, identified as being the most appropriate location on which to develop housing based upon the overall impact on the openness of the Green Belt. This enabling development is intended to generate sufficient capital receipts to fund the proposed clubhouse and is the subject of an independent viability appraisal.

- 2.7 It is important, however, to also recognise that once constructed, the clubhouse itself must be sufficiently sized and have sufficient functionality to ensure that the revenue it generates is financially self-sustaining and supports long-term viability. While membership fees provide core income, ancillary sources such as bars and restaurants are vital to profitability. Evidence submitted by the Royal & Ancient on behalf of the UK Golf Industry to the Digital, Culture, Media and Sport Select Committee Inquiry: Impact of COVID-19 on DCMS Sectors confirmed that for many clubs, member fees cover only the base operating costs, making food, beverage, and function income crucial to the overall financial sustainability.
- 2.8 The fourth report of the 2021-22 session of the House of Commons Digital Culture Media and Sport Committee, entitled *“Sport in our Communities”*, highlighted that without ancillary income, the sustainability of local sport is significantly threatened. The same conclusion is highlighted within the Bury Playing Pitch and Outdoor Sport Strategy Assessment Report published in November 2023, which states *“The business model for members' clubs tends to rely heavily on income through membership subscriptions **and use of ancillary facilities**...”*[emphasis added] (page 166)
- 2.9 It is also necessary to ensure that the new clubhouse offers an appropriate range of facilities to enable the golf club to deliver on its aspirations to improve public participation in sport, with additional members across all age ranges and physical abilities.
- 2.10 It is our understanding that the proposed clubhouse is smaller than both Bury Golf Club and Worsley Golf Club and similar in size to clubhouses at both Breightmet and Whitefield. The key point, however, is that Stand Golf Club has significantly more members than all of these local clubs. Stand has full membership, significant 5- and 6-day memberships, and a waiting list of 70 people.
- 2.11 The club currently has to restrict the number of members who can attend a club event. The Club has 550 members, and its current function space can seat only 75 people.
- 2.12 The Stand Golf Club hosts visiting parties from other clubs every week. The club also hosts open competitions, which routinely attract around 150 people who need to be accommodated in the clubhouse. At Stand, there is a diverse membership, including 38 members of Chinese heritage; accordingly, the club hosts the annual Manchester Chinese Open, which attracts around 140 players, who again need to be accommodated in the clubhouse.
- 2.13 It is intended that the new clubhouse will host yoga sessions, local business groups, community meetings, the junior football team events, along with some commercial events, which will be absolutely critical to support the financial viability of the club.

2.14 In addition to being a proposal to secure the long-term future of the golf club, it should be appreciated that the proposal also involves the regeneration of the Old Standians Football pitch—this pitch, which has become neglected and overgrown to the point of being unplayable. The pitch is to be regenerated. The pitch used to have a basic “clubhouse” facility, but it was destroyed by fire several years ago. The proposed new golf clubhouse will offer a dual-use opportunity, providing bar facilities for users of the regenerated Old Standians pitch.

2.15 The clubhouse size and specification have been designed to limit the amount of enabling development, but at the same time ensure that they are appropriate in terms of size and facilities to allow the club to meet its aspirations to:-

- Provide sufficient male and female locker space (this is based upon the experience of the existing clubhouse)
- Provide facilities which encourage young people to participate in golf (a separate junior changing area is provided)
- Provide a “Pro-shop” that replicates the facility found in the existing clubhouse
- Provide sufficient bar and lounge facilities to replicate the existing provision and afford users of the regenerated Old Standians pitch to use the facilities
- Provide a separate area for use by young people, thereby respecting licensing regulations
- Provide a separate function room replicating the current clubhouse, but expanded to ensure it can generate ancillary revenue from community use, critical to the viability of the club's revenue stream (as discussed above and recognised as being essential to such clubs in the Bury Playing Pitch and Outdoor Sport Strategy Assessment Report)
- The function room needs to provide sufficient space to enable the club to host community users and reflect the golf tournaments and functions it regularly hosts.

2.16 In the light of the foregoing, we submit that the proposal is modest in size in terms of being a 12.7% increase in floorspace. The proposal is entirely appropriate given the nature of the existing facility which it is proposed to replace and the aspirations that the clubhouse meet the needs of young people, ensure that there is an opportunity for dual use of the bar and lounge facility by users of the regenerated Old Standians Pitch, be able to meet the needs of local community users who may wish to use the function room and generate revenue which will sustain the revenue of the club.

3.0 Sport England / Policy JP – P7

3.1 We now turn to the consultation response submitted by Sport England. For ease of reference, a copy of the response is attached as Appendix A to this Statement. The applicants note that Sport England has raised two objections, as follows: -

- A Non-Statutory objection on the basis that there is potential for the proposed residential development to be affected by “ball strike” ;
- A Statutory objection on the basis that the proposal does not *currently **fully** meet the requirements of Exception 5 of the Playing Field Policy* [emphasis added]

3.2 In relation to the propensity for ball strike, this is a matter which Paddock Johnson has considered. We are aware that the Golf Course designer has considered the issue, and the risk is considered to be minimal

3.3 Turning to the statutory objection. The applicants submit that Sport England has unfortunately misunderstood the proposals. The applicant acknowledges that the “red edge” for Site B has caused confusion. It will be apparent, however, from Paddock Johnson drawing reference 23036-PJA-00-ZZ-DR-A-1200-C “Overall Proposed Site Plan” and from plan reference 23036-PJA-02-ZZ-DR-A-1205-H “Proposed Site Plan – Plan B”, that there will be no loss of the football pitch whatsoever. The only reason the red edge is drawn as it is is to include a footpath linking the proposed new clubhouse car park to the retained and enhanced Old Standians football pitch.

3.4 The ability for those using the Old Standians football pitch to access safe and appropriately laid out car parking is in and of itself an improvement to the current position.

3.5 The proposal involves the reinstatement and restoration of an existing football pitch. The pitch will be restored, and the associated run-off areas will be maintained and also restored. Paddock Johnson drawing reference 23036-PJA-00-ZZ-DR-A-1202 demonstrates that the land in the ownership of the club, edged blue, can accommodate a reinstated and regenerated adult football pitch with its associated 3m wide safety margin, having regard to the relevant Sport England and Football Federation guidance

3.6 The proposal in relation to the Old Standians football pitch does not, in and of itself, require planning consent, as it does not involve the carrying out of building, engineering, mining or other operations of rebuilding or structural work or demolition in, on, over or under land, or the making

of any material change in the use of any buildings or land. The use will be restored and existing drainage repaired where necessary, and as mentioned above, the run-off areas will be reinstated

3.7 The Old Standians' pitch has no existing clubhouse or changing facilities whatsoever.

3.8 The football pitch is currently overgrown and in poor condition; this is self-evident from site inspection. The football pitch lies either within the red edge or the blue edge of the overall application site, and therefore the management and maintenance of its future condition is capable of being subject to a planning condition and or a Planning Obligation

3.9 Turning to Policy JP-P7 of Places for Everyone this requires that *“A network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages”* We are of the view that the development of a new enhanced Stand Golf Club clubhouse, the improvement of the Old Standians Football pitch and the retention of a high quality 18 hole golf course is entirely compliant with Policy JP-P7

3.10 For the avoidance of any doubt, regarding public participation in sports and recreation, the proposals involve: -

- No loss of golfing provision. The scheme will deliver a remodelled 18-hole golf course
- No loss of footballing provision. The scheme will deliver a regenerated and improved football pitch,
- An enhanced car parking provision for the current football pitch
- An enhanced golf clubhouse provision
- An opportunity for the appropriate “dual” use of the bar and lounge facilities of the clubhouse by users of the football pitch

4.0 Conclusions

- 4.1 In conclusion, the applicants submit that the heart of the proposal is a desire to enhance, improve and ensure the long-term viability of two sports facilities, the Stand Golf Club and the Old Standians football pitch. The essential balance is to minimise harm to the openness of the Green Belt, whilst ensuring improvement in sporting provision.
- 4.2 It is envisaged that the proposed new clubhouse will be relocated from its current location and modestly increased in size. The increase in overall floor area of less than 15% is required to ensure that the new clubhouse is “fit for purpose,” can deliver long-term, sustainable revenue streams, and meets the club's objectives of improving access for all to golf. The increase in the size of the clubhouse will ensure the ability to offer dual use of the bar and lounge areas to the users of the Old Standians football pitch, so that the club can continue to build on the ability to support golf for young people and that the club can embrace use of its clubhouse by community groups
- 4.3 The Sport England objection, unfortunately, misunderstands the position as there will be no loss of football provision. Indeed, the football pitch will be regenerated, and access will be improved.

APPENDIX A – Sport England Comments

Bury MBC

FAO: Helen Pressley

17th Feb 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 above application.

Summary:

Statutory Response

Sport England currently **objects** to the proposal as it does not currently fully meet the requirements of Exception 5 of the Playing Field Policy nor does it accord with paragraph 104 of the National Planning Policy Framework (NPPF).

Non-Statutory Response

Sport England currently **objects** to the proposed introduction of residential development adjacent to the golf course to the north of the site, as there is no demonstrate that ball strike has been addressed and as such fails to satisfy para. 200 of the NPPF.

An assessment and suggested resolution in relation to both objections is set out below.

Sport England - Statutory Role and Policy

It is understood that the proposal would prejudice the use, or lead to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). Sport England's role as a consultee for this planning application is a statutory requirement.

Sport England has considered this pre-application submission in light of the National Planning Policy Framework (in particular Para. 104), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.' (Attached as an Annex to this response).

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

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

The Proposal and Impact on Playing Field

The proposal includes the development of two sites, north and south of Stand Golf course, the northern site proposed a residential development on an area currently used as the golf club house etc, the southern site appears to be predominately located on land which does not form playing field and is proposed as the location for the re-positioned golf clubhouse. This is based on the information Sport England has available from Active Places and the Football Foundation Pitch Power, both of which indicate that the site used for Old Standians FC is the single grass adult pitch shown in yellow below. The red edge for the Site B does include both an area which was formerly used as a former clubhouse/changing rooms area (white building on the aerial below), and part of the football pitch.

*Google Extract showing the approximate extent of affect playing field in yellow as .85ha:
Approximate red edge of proposed Site B:*



The submitted supporting information indicated that the development will:-

- regenerate the football pitch used by Old Standians FC – ‘improvement and long-term maintenance’;
- new changing facility;
- car parking for 14 vehicles bespoke for use of the football pitch.

It is not clear why the Site B red edge includes part of the football pitch and run off area and this is not explained in the submission.

Assessment is made against the Playing Fields Policy Exceptions E1- E5 as follows:

Sport England has considered the proposals with regard to the specific exception criteria identified in the above policy and made the following assessment:

E1: Does not apply, it has not been demonstrated that there is an excess of playing pitches for football.

E2: Could apply, but the proposal impacts the football facility.

E3: Does not apply, the proposal affects land forming a playing pitch.

E4: Does not apply, no replacement playing field has been proposed.

E5: The proposal is for a sport facility and as such it is considered that, in this case, the proposal does not meet Exception 5 criteria due to its potential impact on the existing football provision and need for football pitches, further information is required to demonstrate the no harm to football will result, and that the proposed golf club house and associated development is sufficient to outweigh any harm to football provision.

The National Planning Policy Framework paragraph 104 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 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.

In this regard the proposal has the potential to meet c) of paragraph 104 of the NPPF.

Consultation with National Governing Body's for Sport

Sport England has a memorandum of understanding with sport's National Governing Bodies and in that case, Sport England has consulted with the Football Foundation (FF); and England Golf (EG) and response received are summarised as follows: -

FF:

- *FF has assessed the site plan and is satisfied that the clubhouse is not located on active playing field space. FF is also sufficiently satisfied that the clubhouse will help support the adjacent potential football use on the pitch to the east as the football one was lost.*
- *FF notes that while the proposal does not directly impact the football site, the submitted drawing lacks clarity. The current red line boundary appears to encroach onto the pitch area, and the inclusion of a hard standing path leading directly onto the pitch would be non-compliant, as it sits within the required 3m run off zone. This run off area must remain grassed, and any hard surface must end before entering this zone.*
- *In regard to the clubhouse the sightline into the male changing area requires amendment to meet safeguarding expectations. FF would accept 16m² of free changing room space in this context, given that the site does not support National League System play, has no foreseeable prospect of doing so, and is privately funded. FF also notes that the accessible toilet has two points of entry, which may present a safeguarding risk, particularly for mixed adult and junior use, if the internal door is not securely locked.*
- *FF recommends referring to the following guidance for reference:*
<https://footballfoundation.org.uk/changing-pavilion-design-key-considerations>

Evidence Base

The Bury Playing Pitch and Outdoor Sports Strategy (PPOSS) was completed in Dec 2023 and as such the assessment data is considered to be relevant for the purposes of decision making. Both football and golf were represented in the PPOSS.

The Old Standians football pitch (aka Ringley Road) is identified as being of secure tenure with a standard quality assessment. With no changing facility assessment included. The site is identified for 'protection'.

The conclusion for grass football includes:

Football pitch provision is insufficient with shortfalls evident on all five pitch types.

Which will be exacerbated when future demand is considered.

The evidence within the PPOSS clearly directs the Council towards the protection of the Old Standians (aka Ringley Road) football pitch

Sport England's Position

As the proposal is for a sports facility, it can be considered under Exception 5 criteria of Sport England's Playing Field Policy. As such, as a guide, the proposal needs to provide demonstrable benefit to sport to outweigh the loss of playing field and may include whether the facility:

- *meets an identified local or strategic need, e.g. as set out in a local authority and/or a sports national governing body strategy (rather than duplicating existing provision);*

- *fully secures sport-related benefits for the local community;*
- *helps to meet identified sports development priorities;*
- *complies with relevant Sport England and national governing bodies of sport design guidance;*
- *improves the delivery of sport and physical education on school sites; and*
- *is accessible by alternative transport modes to the car.*

Proposals will also need to demonstrate that the loss of any area of playing field will not have an unacceptable impact on the current and potential playing pitch provision on the site. For example, it is unlikely that a loss would be acceptable if:

- *it would result in the main user (e.g. a school or a club) being unable to meet their own minimum requirements for playing pitches.*
- *other users would be displaced without equivalent replacement provision;*
- *it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.*

Although the proposal for Site B (relocated golf clubhouse) is in an area currently unused for sport, a part of the football pitch and area formerly used for football facilities is impacted as a result, there are a number of outstanding issues which need to be resolved in order it to comply with Exception 5 criteria.

Further information with regard to the relationship between the proposed application site for Site B and the current football pitch is needed in order to demonstrate that a full adult pitch size, including safety run off areas, will be provided (106m x 70m – Pitch area 100m x 64m). The submission includes reference to improvements to this pitch including maintenance and management and further information with regard to this should be provided. Sport England will need to understand that the pitch drainage will not be affected by the proposal on Site B.

It is noted that the proposal seeks to provide facilities to support the football use of the pitch to the east. Whilst this is supported, these need to be capable of meeting FA standards and further information is needed to demonstrate this on the basis of the comments from the Football Foundation.

The proposal includes provision of vehicle parking specifically to support the use of the football pitch. Whilst this is a benefit, the provision needs to be realistic and managed to avoid future conflicts between the two sports (football and golf) that could negatively impact on the future use of the football pitch.

Statutory Response Summary

Whilst the proposal is for a sporting use and can be considered under Exception 5 of the Playing Fields Policy, it is concluded that additional information is needed in order for Sport

England to be satisfied that it is fully met. Currently the submission lacks;- a demonstration that the football pitch will not be impacted by the proposal; a demonstration that the changing and toilet facilities meet FA technical standards; pitch improvement and drainage information. As such, the proposed facility currently does not demonstrate the overall development of sport as it is unclear as to the impacts on the current pitch and how the future football use of the site will be supported.

Sport England – Non-Statutory Role and Policy

The proposal includes the loss of part of a golf course to provide a residential site and the relocation of the club house to a different part of the golf course. Site A is the residential proposal and Site B the relocated golf clubhouse. The impact of the latter on the existing playing field site has been dealt with above. Sport England has no information to indicate that the majority of the remainder of that Site B area is playing field and as such it is not considered to form playing field under the terms of the definition within Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). Similarly, Site A is existing golf course land which does not form playing field and is not directly associated with the playing field site to the south. The proposed loss of the golf facility and its relocation/consolidation of greens is dealt with under Sport England 'non-statutory' role.

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 involves the loss of a sports facility, in which case full consideration is given to whether the proposal meets Paragraph 104 of the National Planning Policy Framework (NPPF), is in accordance with local plan policies to protect sport and recreation facilities, and whether it meets any approved Playing Pitch and Outdoor Sports Strategy that the local authority has in place.

The Bury PPOSS includes golf in its assessment and can be used as evidence base for the purposes of decision making.

The conclusion for Golf includes:

- ◀ *With six 18-hole and one 9-hole course golf facilities in Bury, supply is well placed to meet demand.*
- ◀ *In the meantime, emphasis should be placed on protecting the facilities that are provided, with options explored to increase demand to more sustainable levels.*

Stand Golf Club is identified as a 'good quality 18-hole course' with a requirement to 'protect.'

The proposal in relocating the golf clubhouse, does so on an area of land which is currently unused to deliver golf – notwithstanding the impacts on the playing field site as set out in the statutory response above – the submitted information states that an 18-hole golf course will be retained. The Planning Statement indicates that the proposal on Site A would not :-

- *reduce the size of the golf course*
- *result in the inability to use the golf course*
- *reduce the sporting capacity of the golf course*

As such, the principle of the proposal could be acceptable. However, this would be subject to any impacts that may result from ball strike with the introduction of new residential development adjacent to the golf facility. As such the proposal is also assessed against the impact on the existing adjacent use of the golf course in view of the introduction of the residential development and the requirements of para 200 of NPPF which states that:

200. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Conclusions and Recommendation

Statutory Response

Sport England currently **objects** to the proposal as it does not currently fully meet the requirements of Exception 5 of the Playing Field Policy nor does it accord with paragraph 104 of the National Planning Policy Framework (NPPF).

Potential Statutory Resolution

- A clear indication of the accurate football pitch layout that would remain.
- A demonstration that the changing and toilet facilities meet FA technical standards – please refer to the comments from the Football Foundation above.
- A demonstration of pitch improvements and that the drainage for proposal will not be to the detriment of the football pitch drainage.
- A demonstration that the proposed vehicle parking and management is adequate to support both football and golf visitors.

PTO.

Non-Statutory Response

Sport England currently **objects** to the proposed introduction of residential development adjacent to the golf course to the north of the site, as there is no demonstrate that ball strike has been addressed and as such fails to satisfy para. 200 of the NPPF.

Potential Non-Statutory Resolution

- A demonstration that ball strike issues have been addressed including any mitigation required.

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

Pauline Shearer MSc BA Hons MRTPI
Planning Manager

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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