

Supplementary Addendum

Planning Statement

STAND GOLF CLUB, ASHBOURNE ROAD, WHITEFIELD, M45 7NL

July 2026

DOCUMENT CONTROL

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

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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of Stand Golf Club and Westshield ["the Applicants"] in relation to a planning application reference 72578 submitted to the Local Planning Authority, Bury Council, validated on 20th January 2026. The proposal seeks consent for: -

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

- 1.2 Following the discussions with the council regarding the proposed layout, the number of proposed dwellings has been reduced from 45 to 43. Thus along with the other elements of the scheme consent is now sought for "*Erection of 43 no. dwellings (Class C3) and erection of 60 no. retirement-living apartments (Class C3) in site A*". The engagement with Sport England and the responses to the issues they raise are entirely unaffected by this change
- 1.3 The statement has been prepared in response to the consultation response submitted to the Local Planning Authority by Sport England dated 6th July 2026 ["the Second Response"]. It should be read alongside the Addendum Planning Statement previously prepared by LSH and submitted, which responded to Sport England's earlier consultation dated 26th May 2026 ["the First Response"]. Thus, taken together, the understanding of Sport England's position and the Applicants' response to that position is gained through the application itself, the First Response, the Addendum Planning Statement, the Second Response and this Supplementary Addendum Planning Statement
- 1.4 The Applicants are grateful to Sport England for its continued engagement and for the constructive way the Second Response identifies both the matters that have now been resolved and a clear and finite list of outstanding matters, together with the means by which each can be addressed.
- 1.5 This statement is structured as follows. First, it records the significant narrowing of Sport England's position between the First and Second Responses. Second, it responds directly to each of the four points listed under the heading "*Potential Statutory Resolution*" in the Second Response. Third, it sets out suggested planning conditions capable of securing those matters which Sport England has itself confirmed can be dealt with by condition. Fourth, it explains why, with those matters resolved, the proposal not only satisfies Exception 2 of Sport England's Playing Fields Policy and paragraph 104 of the National Planning Policy Framework [NPPF] but delivers a

positive and demonstrable improvement in sports provision that weighs materially in favour of the grant of planning permission.

2.0 THE NARROWING OF SPORT ENGLAND'S ISSUES

- 2.1 We would like to record at the outset the fact that matters have moved between the First and Second Responses. The remaining Sport England objection is now of a very limited and readily resolvable character.

THE NON-STATUTORY OBJECTION HAS BEEN COMPLETELY WITHDRAWN.

- 2.2 In the First Response, Sport England objected on a non-statutory basis to the introduction of residential development adjacent to the golf course in the absence of a recognised technical ball strike assessment. The Applicants subsequently commissioned a Boundary Risk Assessment from Labosport (ref. LSUK.26-0355_GBRA, Version 1.0), an independent and internationally recognised sports surface and facilities testing institute. England Golf, the national governing body for the sport, reviewed the assessment and the reconfigured 14th hole and confirmed that it is satisfied there is sufficient mitigation to ensure players hit away from the development, that the additional water hazard and tree planting reinforce this, and that no ball-stop netting is required. Sport England has accordingly confirmed that the proposal satisfies paragraph 200 of the NPPF and has withdrawn its previous objection.

THE STATUTORY ASSESSMENT HAS MOVED FROM EXCEPTION 5 TO EXCEPTION 2

- 2.3 In the First Response, the proposal was assessed against Exception 5, which requires a balancing exercise in which the benefit to sport must be shown to outweigh a loss of, or prejudice to, playing field. In the Second Response, following the clarification provided in the Addendum Planning Statement and the latest drawings, Sport England has accepted that the clubhouse, car parking and pathway development has no impact on the playing pitch. It now assesses the proposal under Exception 2 – that is, as ancillary facilities supporting the principal use of the site as a playing field which do not affect the quantity or quality of playing pitches. This is a fundamentally different, and far more favourable, starting point: there is no longer any suggestion of a loss to be outweighed.

SPORT ENGLAND HAS CONFIRMED ITS WILLINGNESS TO WITHDRAW THE OBJECTION.

- 2.4 The Second Response expressly states that Sport England "*would be happy to withdraw the objection once information has been provided to deal with these outstanding matters*", and that two of the four outstanding matters can be dealt with by planning condition. The remaining objection is therefore properly characterised as a holding objection pending the receipt of information, rather than an objection in principle to the development.
- 2.5 The Applicants' response to each of the four outstanding matters is set out below

3.0 RESPONSE TO THE FOUR “POINTS”

POINT 1 – PROVISION OF A SET OF CONSISTENT DRAWINGS TO SHOW NO ENCROACHMENT WITHIN THE 3M RUN-OFF AREA OF THE FOOTBALL PITCH, INCLUDING PHASING DRAWINGS

- 3.1 A revised drawing has now been prepared and accompanies this response. The revised drawings demonstrate that no element of the proposed development – the clubhouse, the car parking, or the connecting footpath – encroaches upon the football pitch or its 3m run-off area. The drawings now present a single, consistent position across the whole application, and confirm what the Applicants have maintained throughout: there is, and will be, no loss of, or encroachment upon, the football pitch or the 3m run-off area whatsoever

POINT 2 – A DEMONSTRATION THAT THE CHANGING AND TOILET FACILITIES MEET FA TECHNICAL STANDARDS

- 3.2 The internal layout of the clubhouse has been revised to address the comments made by the Football Foundation. In particular, the layout has been amended so that the accessible changing facility will have a lockable door, thereby resolving the safeguarding concern identified in the Football Foundation’s latest comments. The revised layout has been prepared having regard to the Football Foundation’s "Changing Pavilion Design – Key Considerations" guidance and relevant FA technical standards, and a revised floor plan demonstrating compliance accompanies this response.

POINT 3 – INFORMATION RELATING TO THE REPLACEMENT/IMPROVED PITCH (TO MEET SPORT ENGLAND’S NATURAL TURF FOR SPORT)

- 3.3 Sport England has confirmed that the imposition of a planning condition can fully address this matter, and the Applicants confirm their agreement to such a condition. Specifically, the Applicants accept a condition requiring that, before the new clubhouse is first brought into use, a scheme for the improvement of the Old Standians football pitch – to include pitch quality improvement and drainage works designed in accordance with Sport England’s "Natural Turf for Sport" guidance, together with arrangements for its ongoing maintenance and management – shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details. The suggested wording for the condition is set out in Section 4.0 below.
- 3.4 It is worth restating the context. The Old Standians pitch was, before the involvement of Stand Golf Club, disused, overgrown and dilapidated, and its former pavilion was destroyed by fire some years ago; it currently offers nothing to the playing of football. The condition described above would, for the first time in many years, secure, through the planning application, the restoration of the pitch to a playable standard in line with Sport England’s technical guidance, backed by a maintenance and management

regime. That is a tangible, enforceable gain for football that arises only because of this application.

POINT 4 – CAR PARKING MANAGEMENT PLAN

- 3.5 The Applicants note that Sport England advances this point on an advisory basis only; the management of car parks is not an area with which Sport England is routinely involved or consulted upon. Nevertheless, the Applicants recognise the good sense of the suggestion and confirm that they will accept a planning condition requiring that, before the new clubhouse is first brought into use, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter operated in accordance with the approved details. Suggested wording is again provided at Section 4.0.
- 3.6 In summary, the first two points are addressed directly through the slightly revised application drawings and the third and fourth points are addressed through pre-occupation conditions of the kind Sport England has itself indicated are acceptable.
- 3.7 On the above basis, the Applicants respectfully submit that each of the four matters identified under the "*Potential Statutory Resolution*" heading is resolved, and that Sport England should now be in a position to withdraw its statutory objection, consistent with the express indication in the Second Response.

4.0 SUGGESTED PLANNING CONDITIONS

- 4.1 Without prejudice to the precise drafting, the Applicants suggest conditions along the following lines. Both are worded as pre-occupation conditions tied to the first use of the new clubhouse, which the Applicants consider meets the six tests for planning conditions set out at paragraph 56 of the NPPF and reflects Sport England's model conditions.

SUGGESTED CONDITION A – PITCH IMPROVEMENT SCHEMES

"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. 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 paragraph 104 of the NPPF and Policy JP-P7 of Places for Everyone.

SUGGESTED CONDITION B – CAR PARK MANAGEMENT PLAN

"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. 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

5.0 THE OVERALL OBJECTIVE

- 5.1 While the four points above resolve the outstanding matters, the Applicants wish to emphasise and recap a more fundamental point: namely this is a proposal whose purpose, and effect, is to improve sports facilities. It should be assessed as such.

COMPLIANCE WITH EXCEPTION 2 AND PARAGRAPH 104 OF THE NPPF

- 5.2 Exception 2 of Sport England's Playing Fields Policy applies where "*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.*" With the revised drawings, each part of the Exception is fully satisfied. The clubhouse, parking, and footpath are ancillary facilities that directly support the playing field: they provide changing accommodation (including junior and accessible changing), toilets, refreshment and social facilities, and parking for a pitch that currently lacks these. They do not reduce the quantity of playing pitch – the pitch and its 3m run-off area are wholly unaffected – and, far from adversely affecting quality, the scheme secures the pitch's restoration and ongoing maintenance.
- 5.3 For the same reasons the proposal accords with paragraph 104 of the NPPF. No playing field is built upon or lost. Insofar as paragraph 104 is engaged at all, the development is for sports and recreational provision whose benefits are clear and secured: a restored pitch, new supporting facilities where none exist, and a replacement clubhouse for a golf course which is retained in full

THE GOLF COURSE: PROTECTED AND ENHANCED

- 5.4 The proposal has regard to Sport England's own evidence base. The Bury Playing Pitch and Outdoor Sport Strategy [PPOSS] identifies Stand Golf Club as a "*good quality 18-hole course*" with a requirement to "*protect*". It concludes that emphasis should be placed on protecting the existing golf facilities, with options explored to increase demand to more sustainable levels. That is precisely what this proposal does. The scheme delivers:
- No loss of golf provision: a full 18-hole course is retained, remodelled and reconfigured so that the 1st and 18th holes coincide with the new clubhouse;
 - A new, fit-for-purpose clubhouse replacing an ageing facility, sized to serve a club of 550 members with a waiting list of 70, and designed to broaden participation across all ages and abilities, including dedicated junior facilities;
 - A secure financial future for the club, with the clubhouse's function and community facilities generating the ancillary revenue which the PPOSS itself recognises (at page 166) is essential to the sustainability of members' clubs; and

- Community use of the clubhouse – yoga sessions, community meetings, junior football events and local business groups – extending the sporting and social value of the facility well beyond golf.
- 5.5 Sport England's Second Response accepts that the relocation of the clubhouse takes place on land currently unused for the delivery of golf, that the 18-hole course is retained, and that the proposal would not reduce the size, usability or sporting capacity of the course. It concludes that "the principle of the proposal could be acceptable" subject to ball strike – a matter which has now been resolved in full to the satisfaction of England Golf and Sport England. There is therefore no remaining impediment, on sporting grounds, to the golf elements of the scheme

THE FOOTBALL PITCH: REGENERATED WHERE IT WOULD OTHERWISE BE LOST

- 5.6 The position for football is, if anything, more compelling. The Old Standians pitch was, before the Stand Golf Club intervention, disused, overgrown, and unplayable, with no pavilion, no changing provision, and only informal parking. Absent this proposal, there is no funding mechanism and no realistic prospect of its restoration. With it, the pitch will be restored to Sport England's Natural Turf for Sport standard under an approved maintenance and management regime; users gain access to changing rooms, toilets and bar/social facilities in the new clubhouse designed to FA standards; and dedicated, safely laid out parking spaces are provided under a managed regime. The proposed car park access should be contrasted with the current substandard and frankly dangerous access to the Old Standian pitch. Each of these gains is capable of being secured by planning condition and/or planning obligation

CONSISTENCY WITH SPORT ENGLAND'S PLANNING OBJECTIVES AND POLICY JP-P7

- 5.7 Sport England assesses proposals against its objectives to Protect, Enhance and Provide. The proposal protects (the 18-hole course and the playing field are retained in full), enhances (a restored pitch, an improved clubhouse, better access and parking), and provides (new junior, accessible, and community facilities, and new supporting facilities for football where none currently exist). It is likewise squarely in accordance with Policy JP-P7 of Places for Everyone, which 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.*"

ALIGNMENT WITH SPORT ENGLAND'S WIDER STRATEGY, GUIDANCE AND DESIGN DOCUMENTATION

- 5.8 Beyond the Playing Fields Policy itself, the proposal is aligned with the full breadth of Sport England's published strategy and guidance. Sport England's Planning for Sport Guidance (2019, updated 2020) states that its aim in working with the planning system is to help provide active environments that maximise opportunities for sport and physical activity for all, "*enabling the already active to be more so and the inactive to become active*", and sets out twelve planning-for-sport principles against which Sport

England assesses non-playing-field applications. The proposal responds directly to several of these.

- 5.9 Principle 1 requires decision-makers to "*recognise and give significant weight to the benefits of sport and physical activity*" – a principle the Applicants invite both Sport England and the Local Planning Authority to apply to the substantial sporting benefits identified in this statement.
- 5.10 Principle 3 calls for buildings and facilities to be planned, designed and maintained to enable people to lead active lifestyles – which is the entire purpose of the new clubhouse and the restored pitch.
- 5.11 Principle 4 requires that existing sport provision be protected and that new development does not prejudice its use – which the scheme achieves in full, retaining the 18-hole course, leaving the football pitch untouched, and resolving the ball strike question.
- 5.12 It is also worthy of note that the Applicants' handling of the ball strike issue followed the approach commended in the Planning for Sport Guidance, which advises that where the use of existing sports provision may be prejudiced by new development – giving the risk of ball strike as its example – mitigation measures should be assessed and submitted with the application, based on appropriate assessment and discussion with sports clubs and national governing bodies, rather than being left to be dealt with by condition. That is precisely what was done: an independent technical Boundary Risk Assessment was commissioned from Labosport, the reconfigured 14th hole design was reviewed with England Golf, and the material was submitted during the application process. The withdrawal of the non-statutory objection confirms that the guidance's expectations have been met.
- 5.13 The proposal also supports the delivery of Uniting the Movement (January 2021), Sport England's ten-year strategy to transform lives and communities through sport and physical activity. Among the strategy's "big issues" are the provision of positive experiences for children and young people and the tackling of inequalities in access to sport and physical activity. The new clubhouse is expressly designed to be able to accommodate such objectives: it provides a dedicated junior changing area and a separate area for young people compliant with licensing requirements; it serves a club with a demonstrably diverse membership which hosts the annual Manchester Chinese Open; and its community uses – yoga, community meetings and local groups – extend participation in physical activity well beyond the club's golfing membership.
- 5.14 Finally, at the level of detailed design, the new clubhouse has been developed having regard to Sport England's Clubhouse Design Guidance Notes (2016 series, covering project management, design, refurbishment and sustainability), which recognise the role of well-designed clubhouses as multi-functional community assets, and to Sport England's Accessible Sports Facilities design guidance in respect of inclusive and accessible changing provision. The importance the Applicants attach to the clubhouse's function and community spaces as a source of ancillary revenue is also

consistent with Sport England's own recognition – in the Planning for Sport Guidance and in its club sustainability resources (now delivered through its Buddle service, formerly Club Matters) – that the long-term sustainability of community sports clubs depends on sound business models extending beyond membership subscriptions. This accords precisely with the finding of the Bury PPOSS, already cited, that members' clubs rely on income from membership and the use of ancillary facilities.

- 5.15 In short, the proposal is not merely capable of passing Sport England's policy tests; it positively delivers the outcomes which Sport England's strategy, planning guidance and design guidance exist to promote.

6.0 THE APPLICANT'S APPROACH

- 6.1 The Applicant's approach has been to work with Sport England and the Local Planning Authority to resolve outstanding technical matters by providing revised information and suggested draft conditions, and recognising the sporting benefits of investment secured through limited enabling development
- 6.2 This outcome is entirely consistent with how Sport England's own statutory role operates in practice. Sport England's published playing fields statistics record that most decided planning applications affecting playing fields result in improved or safeguarded sports provision, and that in around two-thirds of cases where Sport England initially objects, further negotiation leads to development being approved with improved or safeguarded provision. That is exactly the approach of the present application: an initial objection, a consideration of that objection and a considered response, the withdrawal of the non-statutory objection, a movement from Exception 5 to Exception 2, and a short list of resolvable matters, now resolved – standing between the current position and the withdrawal of an objection which Sport England has itself indicated it would be happy to make.

7.0 CONCLUSIONS

- 7.1 The Applicants respectfully submit that all four matters identified in the "*Potential Statutory Resolution*" section of Sport England's response of 6th July 2026 are now addressed: a drawing, demonstrating no encroachment within the 3m run-off area of the football pitch, has been provided; the changing and toilet facilities have been revised to meet FA technical standards and to resolve the safeguarding concern raised by the Football Foundation; and the Applicants accept pre-occupation planning conditions securing a pitch improvement scheme (designed to Sport England's Natural Turf for Sport guidance, with maintenance and management arrangements) and a Car Park Management Plan.
- 7.2 With those matters resolved, the proposal fully satisfies Exception 2 of the Playing Fields Policy and accords with paragraph 104 of the NPPF. The non-statutory ball strike objection has already been withdrawn following the Labosport Boundary Risk Assessment and the endorsement of England Golf.
- 7.3 More fundamentally, the proposal will deliver a clear improvement in sports provision: the protection and enhancement of a good quality 18-hole golf course which the Bury PPOSS requires to be protected; a new clubhouse which secures the long-term financial sustainability of a thriving 550-member club and widens participation across ages and abilities; and the regeneration of a football pitch which had become disused and dilapidated, together with changing, social and parking facilities it has never previously enjoyed. There is no loss of sports provision anywhere in the scheme.
- 7.4 Those benefits are not asserted in abstract: as Section 5.0 above demonstrates, they deliver the outcomes promoted by Sport England's own strategy and guidance – including Uniting the Movement, the Planning for Sport Guidance and its twelve planning-for-sport principles, Active Design, the Clubhouse Design Guidance Notes and Natural Turf for Sport – as well as the Bury PPOSS and Policy JP-P7 of Places for Everyone.
- 7.5 The Applicants therefore respectfully invite Sport England to withdraw its statutory objection, consistent with the indication given in its response of 6th July 2026 and invite the Local Planning Authority to attach significant positive weight to the sporting benefits of the proposal in its determination of the application.

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