



**SPORT
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Graeme Thorpe
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

2nd September 2011

Our Ref: NW/RV/2011/25260/S

Dear Mr Thorpe

Application Number: 3/2011/0558

Site Address: Grindleton Recreation Ground, Sawley Road, Clitheroe BB7 4QS

Proposal: Resubmission for change to approved consent 3/2011/0001P of building new community hall with changing facilities, kitchen, storage etc. Demolition of existing changing facilities.

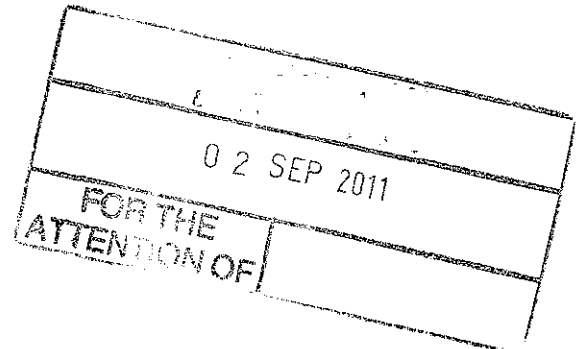
Thank you for consulting Sport England on the above application.

It is understood that the site forms part of, or constitutes a playing field as defined in Article 10(2) the Town and Country Planning (General Development Procedure) Order 1995 (as amended by SI 1996/1817 and SI 2009/453), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that:

"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 last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.





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The application is a resubmission of the approved application (ref: 3/2011/0001P). That part of the application that is being amended is the community hall with changing rooms.

Sport England's previous response acknowledged the changing rooms are currently in a poor state of repair and the proposal is a big improvement on what currently exists. Under the terms of a Memorandum of Understanding on planning applications with the key pitch sport national governing bodies I have consulted the FA on the changing room design and the outstanding pitch issues. The FA have raised some design concerns with the changing rooms that could result in long term problems for the users and I would appreciate these concerns being forwarded to the applicant:

Changing Rooms (FA Comments)

The proposed changing rooms do not comply to FA Standards for the following reasons:

- There is no modesty screening to any of the changing rooms or officials rooms.
- The changing rooms should be self contained and include 2 WC's and 2 wash hand basins in addition to the shower area (4 heads required).
- The usable changing space should be 16m². With the above additions the size of the changing rooms may need to increase.
- We recommend that the spectator toilets are moved away from the "dirty" area used by the players to avoid easy access to players and officials.
- We recommend that two officials rooms are build to accommodate male and female officials.
- Examples of the above points and further guidance can be found under item 3 on the following link

<http://www.footballfoundation.org.uk/apply/facilities-grants/facilities-grant/help-with-your-application/technical-guidance/>

Given the design concerns I would strongly recommend the following condition being placed on any planning approval:

*Prior to commencement of the development **details of the design and layout** of changing rooms, which shall comply with NGB Technical Design Guidance Notes to include 'Changing Accommodation', shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The changing rooms shall be constructed in accordance with the approved design and layout details.*

Reason: To ensure the development is fit for purpose, subject to high quality design standards and sustainable and to accord with PPG17 (para 20 part vii)

Outstanding Pitch Issues (FA Comments)

The FA have made the following comments in relation to the additional information submitted with this planning application:

Due to the fact that the existing playing field does not have a full drainage system installed (only part of the field benefits from one) I am prepared to be flexible in allowing the pitch to be moved by 4m to accommodate the car park and new



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clubhouse, as the benefit will outweigh the impact. If the pitch had a full drainage system, I would have wanted to see an independent report. This flexibility is conditional that the pitch size is not reduced and the run offs are a minimum of 1.86m. I note that on the drawings submitted one of the hedges is only 1.8m away from the touchline.

Given the above Sport England is satisfied the proposal meets one of the exceptions (E2) to the above policy in that:

The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

This being the case, Sport England **does not wish to raise an objection** to this application.

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

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

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). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice

If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely

Fiona Pudge
Planning Manager

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