

Graeme Thorpe

From: Fiona Pudge [Fiona.Pudge@sportengland.org]
Sent: 03 May 2012 15:17
To: Graeme Thorpe
Cc: Derek.Egan@lancashirefa.com; Eamonn.Farrell@TheFA.com;
 lee.davies@footballfoundation.org.uk
Subject: Sport England Response to App 3/2012/0225 Langho FC
Attachments: 2012503 28249 Langho FC E3 Cond.pdf

Hello Graeme

Thank you for meeting with me this morning.

Please find attached Sport England's formal response to the above application – no objection subject to a design condition

Kathryn Jukes has already asked me for a copy of the Football Foundations design guidance on AGP's so this condition may not be necessary if she is able to get revised plans to you prior to the application going to Committee.

Kind Regards
Fiona Pudge
 Planning Manager
M: 07747 763534
E: fiona.pudge@sportengland.org



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

03 May 2012

Our Ref: NW/RV/2012/28249/S

Dear Mr Thorpe

Application Number: 3/2012/0225
Site Address: Dewhurst Road Langho BB 8AF
Proposal: Proposed all-weather pitch with associated works

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 The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No.2184), 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."



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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.

The proposal is for a floodlit Artificial Grass Pitch (AGP) on an area of amenity grassland immediately adjacent to and to the west of the existing pitches and clubhouse. The AGP will be for football use and is likely to be a 60mm 3G rubber crumb construction measuring 45.75m x 27.45m. This is a small size AGP and can accommodate under 6/7 age groups. The club has a large junior section and although a larger AGP would be preferable it will still meet the junior match and training requirements of the club.

Unfortunately, it is not possible to increase the size of the AGP due to the proximity of trees surrounding the site. However, a slight change in the design to include recessed goals may provide a slightly larger playing surface without increasing the footprint of the AGP. This design change was agreed with Ribble Valleys Tree Officer as the recessed goals will be located well away from the root protection zone.

The location of the AGP meets the following exception to policy:

E3 - Only affects land incapable of forming a pitch

The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance and adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on site.

However, as no technical design details of the AGP, only the footprint of the AGP has been provided Sport England will require the following condition be attached to any planning approval to ensure the facility is fit for purpose and sustainable:

No development shall commence until details of the design and layout of the Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Artificial Grass Pitch shall not be constructed other than in accordance with the approved details.



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Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy G1.

Informative: The applicant is advised that the design and layout of the Artificial Grass Pitch should comply with the relevant industry Technical Design Guidance, including guidance published by the National Governing Bodys for Football, the Football Association. Particular attention is drawn to: 'Artificial Grass Pitches' published by the Football Foundation

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

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, 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

Tel: 07747 763534
e-mail: fiona.pudge@sportengland.org