

From: Fiona Pudge <Fiona.Pudge@sportengland.org>
Sent: 10 September 2020 17:10
To: Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>
Subject: RE: App Ref: 3/2020/0315 - The Rhyddings Langho BB6 8AF - Sport England Ref: PA/20/NW/RV/55804

Dear Laura

Since Sport England's previous correspondence the agent has provided the majority of the information requested.

On the basis of the information submitted, Sport England wish to withdraw the objection as the proposal broadly meets paragraph 97(c) of the NPPF and the Exception 5 of Sport England's Playing Fields Policy subject to conditions. The absence of an objection is subject to the following conditions and informatives being attached to the decision notice should the local planning authority be minded to approve the application. Should the required conditions and informatives not be imposed on any planning consent, Sport England would consider the proposal to not meet Exception 5 of our playing fields policy, and we would therefore object to this application.

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.

Consultation with the Football Foundation has identified there are some outstanding issues that can be dealt with via condition. These include:

- The proposed AGP line markings are not as per our recommended guidelines
- The FA and Football Foundation recommend that over-marking is made to allow different formats of football (e.g. 5v5, 7v7, 9v9 and 11v11). Over-marking should adhere to The FA Guide to Football Turf Pitch Design Principles and Layouts.
- Presently the proposed design allows for full size and third markings. We would recommend the design is changed to reflect the above formats of football
- Mechanism to ensure accessible and affordable access to the Artificial Grass Pitch to community users

Condition 1 – Design and Layout of the Artificial Grass Pitch

Although the technical specifications have been submitted the Football Foundation has identified some areas where the specification does not meet FA standards. For that reason, the following condition is required to ensure the specification is amended and submitted to ensure the Artificial Grass Pitch will be fit for its intended purpose. The applicant is advised to liaise with the Football Foundation to ensure the specification is acceptable prior to submitting the details to discharge the condition.

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.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy [insert relevant local plan policy] and paragraph 97 of the NPPF.

Informative: The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum. The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches

Condition 2 – Community Use Agreement

To ensure the sporting benefits of the Artificial Grass Pitch, identified by the applicant in their supporting information, that outweigh the loss of natural turf playing field are implemented, a Community Use Agreement is required:

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch and include details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy [insert relevant local plan policy] and paragraph 97 of the NPPF.

Informative: Guidance on preparing Community Use Agreements is available from Sport England. For artificial grass pitches it is recommended that you seek guidance from the Football Foundation and Lancashire FA when determining the community use hours the artificial pitch can accommodate, along with securing a sinking fund for the carpet replacement and an affordable pricing schedule.

If you wish to amend the wording of the conditions, or use another mechanism in lieu of the conditions, 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.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

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

Yours sincerely,

Fiona Pudge BA(Hons) BTP MRTPI
Planning Manager

T: 07747 763534

M: 07747 763534

E: Fiona.Pudge@sportengland.org



join the
movement



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)