

Ribble Valley Borough Council

FAO: Emily Pickup

By email

24th November 2023

Town & Country Planning (Development Management Procedure) (England) Order 2015

Application Reference: 3/2023/06644

Site: THE RYDINGS, DEWHURST ROAD, LANGHO CENTRE LANGHO BB6 8AF

Proposal: Construction of two dugout shelter buildings to replace the existing temporary shelters.

Sport England Reference: PA/23/NW/RV/65816

Thank you for consulting Sport England with reference to the additional information provided for the above application.

Summary

Sport England raised **no objection, subject to condition** to this application as it is not considered to meet Exception 2 of our Playing Fields Policy and accords with paragraph 99 of the National Planning Policy Framework (NPPF).

Recommended Condition Summary:

- *Construction Management Plan*

Sport England – statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 99, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

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

- all or any part of a playing field, or
- land which has been used as a playing field land 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. The exceptions are provided in the Annex to this response.

The proposal and impact on playing field

The site is an existing playing field of 1.9ha, minus a dense tree/hedge covered area of approximately 0.15ha, therefore the area capable of forming usable playing field is approximately 1.75ha. (Below Google extract):



Active Places Power stated the site as containing two junior 11 v 11 pitches, there is also a smaller mini AGP to the west of the site, together with car parking and clubhouse facilities to the south.

The proposal seeks permission to replace the existing temporary shelters with two permanent dugout shelter buildings.

Assessment against Sport England's Playing Fields Policy and NPPF

An assessment has been made against the Playing Fields Policy five exceptions:

E1: No case has been made that the facility is surplus to requirements and the facility is not identified within the latest PPOSS.

E2: Sport England and the Football Foundation is satisfied that this exception is met subject to a condition to protect the existing pitches and playing field.

E3: Has the potential to apply be E2 is the more appropriate assessment in this case.

E4: No proposed replacement of playing field.

E5: Has the potential to apply be E2 is the more appropriate assessment in this case.

Consultation with the National Governing Bodies for Sport

Sport England has a memorandum of understanding with the pitch sport National Governing Bodies and consults with them on planning proposals. On this occasion, Sport England has consulted with the Football Foundation in relation to the additional information, whose response is summarised as follows: –
Football Foundation (FF):

- The FF does not consider the location of the proposed dug outs to conflict with the safe play of the football pitch as is outside of the 3m safety run off from the pitch.
- The building design is appropriate and complies with FA technical standards despite the club not being subject to ground grading criteria at their current level.
- The FF is of the opinion whilst dugout and technical area are not a stated requirement of regional feeder leagues/West Lancs FL, FF is of the opinion that they would enhance the football offer of the site and wouldn't compromise the ability of the served pitch to be bigger and therefore would be a positive contribution to site for football.

Summary

Sport England is satisfied that providing the existing pitches and playing field is protected throughout the construction of the dug outs, that Exception 2 of the Playing Field Policy will be met.

Sport England's position

Given the above, Sport England raises **no objection, subject to condition** to the application because it is considered to accord with Exception 2 of our Playing Fields Policy and paragraph 99 of the NPPF.

Recommended Condition

The absence of an objection is subject to the following condition being imposed should the local planning authority (LPA) resolve to approve the application:

No development shall commence until full details of:

(a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and

(b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated

are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

*Reason: To protect [playing fields/sports facilities] from damage, loss or availability of use and to accord with Development Plan Policy **.*

If the LPA is minded to approve the application without imposing the above condition, then Sport England objects to the application as it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 99 of the NPPF.

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

Determining the application

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).

Any further correspondence should be sent to planning.north@sportengland.org

Yours sincerely

Kind Regards

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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