

Ribble Valley Borough Council

FAO: Emily Pickup

By email

20th October 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 on the above application.

Summary

Sport England **objects** to this application as it is not considered to meet any of the exceptions to our Playing Fields Policy or to accord with paragraph 99 of the National Planning Policy Framework (NPPF).

We may reconsider this position should amended/additional details be provided to address the following points:

- Provision of further information regarding the need for the dugout
- Provision of a detailed plan showing locations of pitches markings relative to the proposed dugout

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 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: Has the potential to apply.

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 whose response is summarised as follows: –

Football Foundation (FF):

- The FF would like to understand further detail regarding the need and pursuit for a brick-built dugout. The FF would like to understand if this is linked to future National League Requirement or aspirations, the FF would anticipate this is met or pursued at the Northcote Lane.
- Whilst it looks achievable, FF would like to see in the proposed site plan which illustrates the location of the pitches and specific location of the dugout/technical area.
- Location needs to be outside the 3m safety run off from the pitch and equidistant to the pitch as the plans do not show the dugouts relative to pitch markings. Please see technical guidance attached.
- Advisory note – whilst club are not subject to ground grading criteria at present, please see the technical guidance available for higher levels of the football pyramid should the club aspire to progress. The guidance is titled 'Technical Areas' on the attached document.

Summary

Whilst the proposals have the potential to meet Playing Fields Policy requirements, particular Exception 2, currently there is insufficient detail to establish that the impact of the proposed dugouts will not result in a prejudicial impact on the existing pitch provision and their future capability for safe play.

Sport England's position

Given the above, Sport England raises a **statutory objection** to the application because it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 99 of the NPPF.

Potential to overcome the statutory objection

1. Provision of a statement of need for the dugouts;
2. Provision of a detailed drawing to show the extent of the existing football pitches – will all dimensions shown – in relation to the proposed dugouts.

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).

Further information 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