

Item 7 Planning Committee 15 January 2020

Update Sheet 07/2019/12519/FUL St. Gerard's

Sport England raise no objection subject to a condition controlling the design, construction and quality and maintenance of the turf pitch and make the following summarised comments: comments:

Proposal

It is understood that there are two elements to this proposal, including:

- The formation of a new grass football pitch and the installation of 4m high retractable netting; and
- The creation of additional car parking with 50 spaces which is located on the existing playing field.

The proposed pitch is to help sustain St Gerard's Football Club in the future and to meet the growing interest and increased participation.

Proposed Additional Car Parking

It is noted that the proposed car park will impact on the existing provision of pitches on site, however when considering aerial photography over a number of years, it is possible to see that the club have set out the pitches in a number of different locations. It is therefore clear that the existing provision can be relocated in order to maintain pitch provision on the playing field should the car parking be implemented.

Whilst this element of the proposal does not strictly meet Exception 2 of our Playing Fields Policy, Sport England consider that the ancillary facilities proposed will not affect the overall quantity and quality of the playing pitches on site and adversely affect their use.

This being the case, Sport England does not wish to raise an objection to this element of the proposal.

Playing Field Design

Sport England has sought the views of the Football Foundation who have confirmed that the pitch conforms to the FA recommended pitch size but seek confirmation about the design, construction, quality and maintenance of the turf pitch. A condition controlling these aspects is recommended.

The FF have also consulted with Lancashire FA who have confirmed their knowledge and support of the club's plans. Lancashire FA have previously met with the club and informed the plans submitted with this application.

By providing new pitches that could help address established playing pitch deficiencies, the proposal would meet Sport England's objectives and therefore Sport England supports the formation of a new grass football pitch in principle.

Sport England offers its support for this application but recommends the following condition:

1. *No development shall take place unless and until:*
 - a) *A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number..... shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and*

- b) *based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.*

c)

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field.

United Utilities recommend drainage conditions:

Surface water

No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and*
- (iii) A timetable for its implementation.*

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Foul water

Foul and surface water shall be drained on separate systems.

Third Party representations

A further letter of objection has been raised which expresses concerns about the noise impact and privacy issues as the goals would be to the rear of their properties.