

**Application Number**

07/2022/00948/FUL

**Address**

Memorial Hall  
94 Liverpool Old Road  
Much Hoole  
Preston  
PR4 4QA

**Applicant**

The Trustees Of Hoole Village Memorial Hall

**Agent**

Mrs Denise Hargreaves  
184-186 Station Road  
Bamber Bridge  
Preston  
PR5 6SE

**Development**

Erection of single storey 'pavilion' building, formation of outdoor MUGA together with associated flood lighting, fencing, and parking

**Officer Recommendation**

**Refusal**

Date application valid

12.12.2022

Target Determination Date

15.11.2023

Extension of Time

15.11.2023

**Location Plan**



## **1. Report Summary**

- 1.1 MUGA and associated parking. The MUGA will be located on the site of the existing tennis courts to the rear of the Much Hoole Village memorial Hall and the pavilion will be between the tennis courts and the bowling green.
- 1.2 There are no issues with the siting of the pavilion. However, the proposed MUGA has the potential to impact on residential amenity in terms of noise and disturbance and the lighting.
- 1.3 Although not objecting, Environmental Health raised these concerns and would seek to restrict the hours of use of the proposed MUGA.
- 1.4 However, Sport England have objected to the proposal, listed a number of points to be addressed to overcome their objection. Essentially, insufficient information had been provided and despite Sport England clearly setting out what was needed, the applicant has not provided this information. In total 4 responses have been provided by Sport England and given the length of time this application has been in and the lack of any real progress resolving Sport England's concerns, the applicant was advised that this application should be withdrawn or alternatively taken to planning committee with a recommendation for refusal.

## **2. Site and Surrounding Area**

- 2.1 The application relates to the existing tennis courts, part of the Much Hoole Village Memorial Hall. The hall has recently been re-built and lies to the south of the tennis courts with a bowling green and pavilion and scout hut between.
- 2.2 To the north is Liverpool Road with commercial premises on the opposite side. To the east and west are residential properties on Thornfield and Westcroft respectively.
- 2.3 The site is within the village boundary of Much Hoole and therefore classed as the existing built up area. It is also classed as Green Infrastructure.

## **3. Planning History**

07/1980/0240 Rear extension. APV 02/04/1980

07/1980/0172 Erection of metal storage container for use of playgroup, for toy storage. WDN 24/04/1980

07/1982/0025 Renewal of Temporary Permission for Rear Extension to Much Hoole Village Hall APV 17/02/1982

07/1984/0722 Games Room Extension. APV 30/01/1985

07/1995/0050 Replacement of Existing Flat Roof over Kitchen and Bar Lounge with Pitched Roof to Match Main Hall Roof (Retrospective Application). APV 23/02/1995

07/2015/1092/FUL Erection of part single, part two storey Village Hall and erection of detached building to form Scout hut to rear following demolition of existing Village Hall APC 03/09/2015

07/2016/0291/FUL Erection of part single, part two storey Village Hall and erection of detached building to form Scout hut and storage building to rear following demolition of existing Village Hall - Amended scheme of planning approval 07/2015/1092/FUL APC 28/07/2016

07/2017/0285/VAR Application for the variation of condition 2 of application 07/2016/0291/FUL - Change of design and siting of proposed scout huts (Amended Description) APC 20/04/2017

07/2019/0929/VAR Variation of condition 2 of planning approval 07/2017/0285/VAR for partial completion of the approved design with a single storey entrance and minor amendments to doors, windows and roof. Variation of condition 4 of planning approval 07/2017/0285/VAR to allow a period of 6 months after occupation of the village hall for landscaping and car park to be completed. APC 25/03/2019

#### **4. Proposal**

- 4.1 The application proposes the erection of single storey 'pavilion' building, formation of outdoor MUGA together with associated flood lighting, fencing, and parking.
- 4.2 The pavilion measures 17.18m by 7.65m with a pitched roof over with a ridge height of 5.3m. The roof overhangs the side elevation to provide a sheltered walkway along the front of the building. The pavilion is located between the existing bowling green and tennis courts and will be constructed in block with a render finish and tile effect steel sheeting to the roof. The pavilion will be associated with the existing bowling green and a new seating area will be formed in the location of the existing pavilion which lies between the proposed pavilion and the existing scout hut.
- 4.3 The tennis courts are to be replaced with a MUGA measuring 36m by 42.25m with weld mesh fencing to 3m in height with ball stop netting above, also 3m in height resulting in a combined height of 6m. Floodlights will be located in each corner and central to the longer stretch of netting. These will be to a height of 6.2m.
- 4.4 A car parking area will be formed to the west of the proposed MUGA and will provide parking for 19 vehicles. These are in addition to the 35 spaces provided to the south of the existing community centre building.
- 4.5 The proposed hours of use of the facilities are 09:00am to 22:00pm each day.

#### **5. Summary of Publicity**

- 5.1 Neighbouring properties were notified and a site notice posted with no letters of representation being received.

#### **6. Summary of Consultations**

- 6.1 **County Highways** have no objections and consider the proposals should have a negligible impact on highway safety and capacity. The site will be accessed via a utilised and existing access point.
- 6.2 County Highways are also satisfied with the proposed car parking but expect the car park to provide E.V. charging and covered cycle storage.
- 6.3 The flood lighting is positioned away from the highway and nor should the proposed fencing cause a highway safety issue.
- 6.4 County Highways do require conditions are imposed in respect of the provision of facility for the cleaning of the wheels of vehicles leaving the site for the duration of the construction period; that EVR points are provided; that the car parking area is surfaced or paved prior to first use of the development and that covered cycle parking provision is made.
- 6.5 **Environmental Health** initially advised that, prior to determination of the application, a Noise Impact Assessment should be submitted. The assessment needs to have due regard to Sport England guidance and their 'typical' measurement data.
- 6.6 As such a Noise Impact Assessment was submitted and EH re-consulted. They advised that the assessment suggests there will be minimal impact from installation of the MUGA, alongside the initial Design and Access Statement which states '*no increase in noise or disturbance to neighbours will occur.*' Whilst the fundamental findings of the noise assessment can be accepted a number of exceptions can be highlighted, as follows:

- *Calculations include a 2m high fence line which isn't present to all properties and is old and dilapidated in other places giving minimal attenuation.*
- *No weekend noise levels are included.*
- *A number of dwellings are in very close proximity to the proposed MUGA giving a clear impact from intrusive maximum levels due to raised voices/shouting.*
- *2 pitches on the MUGA can be used simultaneously.*
- *No inclusion for spectator, coaching, or trainer noise.*
- *Levels are given at the dwelling and not to garden areas where most noise intrusion is likely.*

6.7 An updated Noise Impact Assessment 12th April 23 from PDA Acoustics was then submitted, and Environmental Health were reconsulted. They advise that the assessment identifies there will be minor increase/negligible increase in noise levels from installation of the MUGA. Whilst the fundamental 'modelled' noise levels from this assessment can be accepted it is still incumbent on the local authority to protect residents, especially when a number of dwellings are in very close proximity to the proposed MUGA giving a clear impact from intrusive maximum levels due to raised voices/shouting.

6.8 Historically the site was used as tennis courts only and the introduction of the MUGA represents a significant intensification of use of the area. Subsequently, it will also present a significant possibility of loss of amenity to residential properties that are in very close proximity to the proposal, and significant adverse impacts on health and quality of life (NPPF Para 185).

6.9 The application is for 0900-2100 Monday to Sunday which presents times/days when residents will want to enjoy their properties, without intrusive noise from use of the MUGA. Previous applications for MUGA have presented an opportunity to limit days/times of use to assist in protecting the amenity of nearby residents, and therefore EH suggest the following hours of use are applied as a Condition to the application if permission is granted:

*0900 to 2000 Monday to Friday*

*1000 to 1600 Saturdays*

*1000 to 1600 Sundays and Bank Holidays*

6.10 Environmental Health also recommend conditions are imposed for the hours of construction, times of deliveries and for a lighting scheme to be submitted. The scheme should include the following:

- full details of the luminaires to be used,
- the installation heights,
- the over spill contour plot of the designed scheme,
- the upward light ratio of the proposed scheme,
- The horizontal glare level at the nearby sensitive receptors, both ground and first floor as appropriate.

6.11 **Sport England** initially advised there was insufficient information to enable them to adequately assess the proposal or to make a substantive response. As such they placed a holding objection to the application, setting out the information they required.

6.12 Further information was therefore submitted, and Sport England were reconsulted. They still objected, commenting there is no evidence that all of the three tennis courts are surplus to requirements or that there is a clear strategic and sporting need for the proposed sports facility for football and netball when assessed against paragraph 99 of the NPPF and Sport England's Planning for Sport Objectives 'Protect' and 'Provide.'

- 6.13 Sport England also consider that the Hoole MUGA 3G Pitch and Pavilion Report, together with supporting resident questionnaires, survey results and supporting letters from football clubs and local schools, is not a robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance.' Furthermore, the supporting information has not been informed by the Council's most current evidence base for tennis and football, which is Central Lancashire Playing Pitch Strategy 2018. Additionally, insufficient information has been provided to clearly demonstrate that the proposed sports facility surface types and associated sports lighting design would be fit for purpose and would not have any adverse impact on residential amenity.
- 6.14 Further information was again submitted and Sport England reconsulted, however, this still does not resolve all the matters Sport England raised and they maintain their objection. This is reported more fully in the Green Infrastructure/Sport Provision section of this report.

## **7. Material Considerations**

- 7.1 The application site is within the village boundary of Much Hoole and therefore within the existing built-up area where Local Plan Policy B1 permits proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents. An assessment of each of these criteria is carried out below.

### **7.2 Access and Parking**

7.2.1 The Memorial Hall is accessed off Liverpool Old Road which leads to a parking area to the front/side of the village hall building. The access road then runs along the side of the bowling green leading to where the new parking area is to be formed to accommodate 19 vehicles. There is also an access route to the west of the bowling green which leads to the existing scout hut.

7.2.2 County Highways are satisfied with the proposed car parking but expect the car park to provide E.V. charging and covered cycle storage. As such conditions should be imposed to ensure these are provided.

7.2.3 County Highways also comment that the flood lighting is positioned away from the highway and nor should the proposed fencing cause a highway safety issue.

7.2.4 County Highways require conditions are imposed in respect of the provision of facility for the cleaning of the wheels of vehicles leaving the site for the duration of the development; that EVR points are provided; that the car parking area is surfaced or paved prior to first use of the development and that covered cycle parking provision is provided.

7.2.5 In conclusion, as the site will be accessed via a utilised and existing access point, County Highways have no objections and consider the proposals should have a negligible impact on highway safety and capacity. As such the proposal is considered to be in compliance with Policy B1 in terms of access and parking provision.

### **7.3 Character and Appearance**

7.3.1 There is no overriding character to the area in which the proposed development will be located. To the east are 2-storey residential properties of a modern design; to the west are semi-detached dormer bungalows and to the north is the A59 Liverpool Road with commercial properties fronting onto it.

7.3.2 The proposed pavilion will be constructed in block with render over and tile effect steel sheeting to the roof.

7.3.3 The MUGA will have 1.2m high rebound fencing with 3m high sport fencing and 3m high ball stop fencing above that, giving an overall height of 6m.

7.3.4 The proposal replaces the existing tennis courts and fencing around and will not have any undue impact on the character and appearance of the area given the proposal is to be rear of the new community centre building and the nature of the surrounding development.

## 7.4 Residential Amenity

7.4.1 In addition to the requirements of Policy B1, Local Plan Policy G17 requires that new development does not cause harm to neighbouring properties by leading to undue overlooking, overshadowing or have an overbearing effect. There are a number of residential properties to the west and east of the application site. Properties on Westcroft to the west will be adjacent the vehicle access road. No 7 Westcroft is a dormer bungalow with dormer windows to its rear elevation. It will be adjacent the car parking area and is set 6m off the common boundary and 28m from the MUGA. This property will have a view of the car park and proposed MUGA and associated ball stop netting from first floor windows. However, given the nature of the proposal and the spatial separation, there will be no impact in terms of overlooking/loss of privacy. The proposal floodlights will also be visible and this is discussed further in the 'Lighting' section of this report

7.4.2 To the east properties on Thornfield are separated from the application site by a mature hedgerow and tree boundary. However, there are a number of gaps within the hedge. The proposed fencing with ball stop netting above will be visible from the rear of numbers 19 to 24, as will the proposed floodlights. The floodlights are discussed further in the 'Lighting' section of this report.

7.4.3 In terms of the requirements of Policy G17, the proposal is considered acceptable in terms of overlooking/loss of privacy.

7.4.4 However, although no objections have been received from neighbouring residents, the proposal has the potential to impact on their residential amenity in terms of noise and disturbance and light pollution. Policy 17 in the Central Lancashire Core Strategy requires that new development is sympathetic to surrounding land uses and occupiers and avoids demonstrable harm to the amenities of the local area. As assessment has been carried out in respect of these potential impacts.

## 7.5 Noise and Disturbance

7.5.1 The proposal has the potential to impact on residential amenity in terms of noise as it is in very close proximity to residential premises. Environmental Health consider that the submitted information makes an unsupported statement '*no increase in noise or disturbance to neighbours will occur*'.

7.5.2 As such, Environmental Health required a Noise Impact Assessment be submitted prior to determination of the application advising that the Noise Impact Assessment needs to have due regard to Sport England guidance and their 'typical' measurement data, commenting:

*"Guidance from Sport England recognises the potential noise implications from installations as proposed, and in particular impact sounds and noise from users of a facility. The guidance advises that in many situations it will be necessary to appoint an Acoustic Consultant to undertake a site-specific noise assessment. This is in order to provide advice on possible suitable noise mitigation measures, if they are appropriate; and the site is ultimately suitable and can operate without adversely affecting neighbouring residential properties."*

7.5.3 As such a Noise Impact Assessment reference J004268-6003-DH-01 Feb 23 from PDA Acoustics was submitted and Environmental Health were re-consulted. They advised that the assessment suggests there will be minimal impact from installation of the MUGA, alongside the

initial Design and Access Statement which states *'no increase in noise or disturbance to neighbours will occur.'*

7.5.4 Environmental Health advise that, whilst the fundamental findings of the noise assessment can be accepted, a number of exceptions can be highlighted. These were forwarded to the applicant who responded to each point, as below in italics:

**Calculations include a 2m high fence line which isn't present to all properties and is old and dilapidated in other places giving minimal attenuation** - *From on-site observations we noted that the majority of the properties had a fence line which we would deem in good condition where in some parts were constructed from concrete blocks. Please see attached pictures. However, we were unsure if there was a fence line to the closest property to the north-east of site and therefore has been removed from the initial assessment and then included as form of mitigation required by the developer.*

**No weekend noise levels are included** - *An additional noise survey was carried out across an entire weekend period. Assessment has been updated to the measured noise levels.*

**A number of dwellings are in very close proximity to the proposed MUGA giving a clear impact from intrusive maximum levels due to raised voices/shouting** - *The noise levels from the AGPs are modelled based upon Sports England research which states that 'the most significant noise levels were found to be generally derived from the voices of players...' We would suggest that this covers maximum noise levels due to raised voices and shouting which have been assessed and mitigated to conform to the relevant criteria.*

**2 pitches on the MUGA can be used simultaneously** - *This has been accounted for within the assessment.*

**No inclusion for spectator, coaching, or trainer noise** - *We would refer back to point 3 where it is found in the Sports England research that the significant noise levels were found to be from players' voices. Due to this, we would suggest that noise from spectators etc. would not give rise to the modelled noise emissions.*

**Levels are given at the dwelling and not to garden areas where most noise intrusion is likely** - *This has now been assessed within the updated report.*

7.5.5 In addition to the points above, the Noise Impact Assessment was amended, and Environmental Health re-consulted again. They responded with updated comments, reiterating the requirement for conditions but removing the above 'questions' which have been satisfied by the applicant. They have also allowed slightly longer for the time of use condition. For clarity, the requested condition restricts the hours of use to 0900 to 2000 Monday to Friday; 1000 to 1600 Saturday and 1000 to 1600 Sundays and Bank Holidays. This is one hour longer on weekday evenings and 2 hours longer on Saturday PM than their previous request. Additionally, Environmental Health recommend conditions are imposed to control the hours of construction and times of deliveries, also to protect residential amenity should permission be granted.

## **7.6 Lighting**

7.6.1 A total of 6 floodlights are proposed around the MUGA. These have the potential to impact on residential amenity in terms of light overspill.

7.6.2 Environmental Health require a condition be imposed for the submission of a lighting scheme, advising the scheme should include the following:

- full details of the luminaires to be used,
- the installation heights,
- the over spill contour plot of the designed scheme,
- the upward light ratio of the proposed scheme,

- The horizontal glare level at the nearby sensitive receptors, both ground and first floor as appropriate.

7.6.3 Should permission be granted, this condition would be reasonable and necessary, and it is considered that, providing the design of the lighting is done sensitively and with reference to the neighbouring residential properties, the proposal should not unduly impact on residential amenity in terms of light overspill/pollution.

## **7.7 Green Infrastructure/Sport Provision**

7.7.1 The application site is allocated as existing green infrastructure in the Local Plan under Policy G7. This policy seeks to protect and enhance existing Green Infrastructure and the proposal is to replace the existing tennis courts with a purpose built MUGA which includes a 5-a-side football 3G pitch finished with an artificial grass surface together with a tennis/netball court. As such, there will be no overall loss of facilities, in line with the requirements of Policy G7.

7.7.2 However, Sport England initially placed a holding objection on the application, advising they had sought to consider the application in light of the National Planning Policy Framework (particularly Para. 99). Unfortunately, there was insufficient information to enable them to adequately assess the proposal or to make a substantive response. As such, they requested further information. This was duly submitted and Sport England reconsulted.

7.7.3 Sport England still object as there is no evidence that all of the three tennis courts are surplus to requirements or that there is a clear strategic and sporting need for the proposed sports facility for football and netball when assessed against paragraph 99 of the NPPF and Sport England's Planning for Sport Objectives 'Protect' and 'Provide.'

7.7.4 They consider that the submitted Hoole MUGA 3G Pitch and Pavilion Report, together with supporting resident questionnaires, survey results and supporting letters from football clubs and local schools, is not a robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance.' Furthermore, the supporting information has not been informed by the Council's most current evidence base for tennis and football, which is Central Lancashire Playing Pitch Strategy 2018.

7.7.5 Additionally, insufficient information has been provided to clearly demonstrate that the proposed sports facility surface types and associated sports lighting design would be fit for purpose and would not have any adverse impact on residential amenity. The lighting aspect is discussed above in the 'Lighting' section and Environmental Health's requirement for a condition to be imposed for the submission of a lighting scheme.

7.7.6 The agent then submitted information provided by the Village Hall Committee which shows clear support for the MUGA proposal that has been put forward. They comment that:

*"The existing tennis courts are totally unused at present and this proposal would allow the facility to be much more versatile and be made available to more sections of the community. They consider that the information provided may well not be sufficient to satisfy the requirements of Sport England, but the Village Hall Committee are all volunteers and are using their common sense."*

7.7.7 This was forwarded to Sport England who provided a further detailed response, advising that, as part of their assessment, they again consulted the relevant National Governing Bodies of Sport (NGBs) and comments were received from the following NGBs:

7.7.8 Football Foundation comments are summarised as follows:



- *The needs assessment provided gives a good counterargument. However, it is still difficult to comment on current demand as the Central Lancashire PPS (2018) requires renewal in full to serve as a robust evidence base.*
- *The additional information provided does not address FF comments made on 24/04/23 as updated plans relating to the proposed 3G and changing space haven't been provided.*
- *All previous FF comments relating to technical specification still stand*

7.7.9 These technical details were included in the Sport England email response of 12 May 2023, as follows:

- *The revised proposed area for football shows a 30x20m playing area with a 2m safety run-off to the fence line. The pitch would not meet recommended 5v5 pitch dimensions for affiliated competitive football (37x27m, 43x33m inc 3m safety run-offs) but could be suitable for small sided/casual/recreational unaffiliated play, in which case may not require the proposed 2m safety run-off area shown and could instead benefit from rebound boards and a fuller playing area at 34x24m. Subject to surface type, it could also be suitable for football training.*
- *The plans still appear to show the proposed addition of floodlighting columns within the pitch area which would present a safety hazard, as they would be within the playing area. FF recommends that the applicant considers whether floodlighting could be erected outside of the fence line, or further clarification is provided that shows this not to be the case.*
- *As per previous comments, it is not possible to determine fully from the information provided whether the proposed pitch could meet technical guidance. No information is provided to address points 2 or 3 requested in the previous Sport England response:*
  - *Detail of the surface type (the D&A statement refers to '3G') therefore cannot determine its suitability for football (e.g. product specification, pile length, infill etc). Information on the proposed netball surface has now been provided but not the 3G surface.*
  - *Construction (e.g. is there a shockpad, earthworks, or is it proposed to be laid straight onto the existing tennis courts).*
  - *Floodlighting product and specification – lighting assessment now submitted but no details of the product and noting the aforementioned safety issues with location.*
- *The proposed pavilion design does not allude to affiliated football match play use, therefore the full recommended 18m<sup>2</sup> of free changing space for football is not required, though changing provision for recreational/social may be required. Adequate toilet provision to service the MUGA is of greater priority and this is included within the building. FF notes that direct lines of sight are possible both from the corridor into the changing rooms in the western part of the building and from the outdoors directly into the changing room to the northern section of the building, presenting a safeguarding issue. Privacy screens or offset entrance ways within the design are required to ensure no direct lines of sight.*
- *The Central Lancashire Playing Pitch Strategy produced in 2018 included South Ribble and identified a need for one additional full size 3G pitch for football team training. The PPS is now out of date and requires renewal in full to serve as a robust evidence base. FF is presently working with Tarleton High School on development of a FF application to develop a full size 3G pitch to meet the previously evidenced shortfall in Tarleton, located 10 mins (3.5 miles) from this application site.*
- *The applicant has provided additional justification as to the choice of 3G surface, that this was determined via local survey and the results were collected and verified by South Ribble Borough Council (SRBC). The basis is junior 5 a side football. FF nor LFA has insight on the demand for recreational football in this area, though Lancon Girls is referred to in the survey responses and could potentially benefit from a compliant facility.*

7.7.10 The Lawn Tennis Association (LTA), comments are summarised as follows:

- *The tennis demand within a 20-minute catchment drive time of **Hoole Village Hall** is **43,111** against a total population of **274,738**.*
- *Tennis demand is approx. 20% of the population, derived through the LTAs insight survey developed and managed by YouGov.*
- *The LTA estimates that of tennis demand, 8% could be converted to playing tennis if there were the right local facilities and opportunities.*
- *This equates to a potential Tennis player base of **3,474** within 20 mins of **Hoole Village Hall**.*
- *The applicant has cited that one tennis court will still be retained as part of the new design, however no drawings or specifications have been provided as part of the application.*
- *I would like to see evidence of how tennis will be retained and delivered on the site.*

7.7.11 In light of the above NGB comments, Sport England are of the opinion that the 'Hoole Village Memorial Hall Needs Assessment does not meet their 'Assessing needs and opportunities guide for indoor and outdoor sports facilities' document.

7.7.12 Within their email of 12 May 2023 Sport England clearly stated the following possible resolutions to their objection:

1. A robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance' to justify the loss of the three tennis courts and to demonstrate the strategic and sporting need for the proposed sports facility.
2. A revised scale plan of the proposed development clearly showing the number and layout of the courts/pitches (including sports lighting outside the fence line), car parking and the proposed pavilion building to be provided.
3. Details of the proposed artificial grass pitch, for the proposed football pitch and the netball/tennis court, including surface specifications, elevations and cross sections to understand the suitability of the proposed outdoor facility for its intended sporting use. Sport England recommend that all products and contractors are SAPCA registered - <https://sapca.org.uk/members/>
4. Details of the proposed sporting lighting, including sports lighting specification and any Light Impact Assessment.
5. Revised proposed floor plans of the pavilion building with due consideration to any potential privacy and safeguarding issues.

7.7.13 After reviewing the additional information provided and with regards to the comments raised by the NGBs, Sport England are of the opinion that all this information has yet to be provided and therefore maintain its objection.

7.7.14 Sport England also consider this planning application has become protracted and in total have provided four responses setting out very clearly what the applicant has to do to address the objection. To date this information has not been adequately provided. They consider that if the applicant is unwilling to provide all of the necessary information, then Sport England have asked the council to consider determining the application after having regard to the views of the consultee comments and planning policy.

7.7.15 The agent was therefore advised that, in view of the length of time this application has been in and the lack of any real progress resolving Sport England's concerns, this application should be withdrawn or alternatively taken to planning committee with a recommendation for refusal. The agent confirmed that the Trustees of the Much Hoole Village Hall had been informed and they have advised the application is to go to Committee for determination.

7.7.16 Local Plan Policy G7 requires that development which would involve the loss of Green Infrastructure will not be permitted unless:

- a) alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or
- b) it can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and
- c) the development would not detrimentally affect the amenity value and the nature conservation value of the site.

7.7.17 It is considered that, due to the lack of the required robust information, there is no certainty that the application satisfies criteria a) and b), contrary to Policy G7.

## **8. Conclusion**

8.1 Sport England have set out very clearly what the applicant has to do to address the objections raised by them, namely:

1. *A robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance' to justify the loss of the three tennis courts and to demonstrate the strategic and sporting need for the proposed sports facility.*
2. *A revised scale plan of the proposed development clearly showing the number and layout of the courts/pitches (including sports lighting outside the fence line), car parking and the proposed pavilion building to be provided.*
3. *Details of the proposed artificial grass pitch, for the proposed football pitch and the netball/tennis court, including surface specifications, elevations and cross sections to understand the suitability of the proposed outdoor facility for its intended sporting use. Sport England recommend that all products and contractors are SAPCA registered - <https://sapca.org.uk/members/>*
4. *Details of the proposed sporting lighting, including sports lighting specification and any Light Impact Assessment.*
5. *Revised proposed floor plans of the pavilion building with due consideration to any potential privacy and safeguarding issues.*

8.2 To date this information has not been adequately provided and there remains an outstanding objection from Sport England. As such, the application is considered to be contrary to Policy G7 criteria a) and b) in the South Ribble Local Plan and is therefore recommended for refusal due to a lack of information to satisfy Sport England's objection.

## **9. Recommendation**

9.1 Refusal.

## **10. Reason for Refusal**

1. The applicant has failed to provide robust information and details to satisfy the outstanding objection made by Sport England and the clear guidance provided by them. Therefore, the application is contrary to Policy G7 criteria a) and b) in the South Ribble Local Plan

## **11. Relevant Policy**

### **South Ribble Local Plan**

B1: Existing Built-Up Areas

G7: Green Infrastructure Existing Provision

G17: Design Criteria for New Development

### **Central Lancashire Core Strategy**

Policy 17 Design of New Buildings