

M Atherton
Fylde Borough Council
Planning & Technical Services
Derby Road
Wesham
PR4 3AJ

05 December 2013

Our Ref: NW/FY/2013/34470/N

Dear Mr Atherton,

App Ref: 13/0655
Site: MILL FARM FLEETWOOD ROAD PRESTON PR4 3HD
Proposal: 6,000 CAPACITY FOOTBALL STADIUM, 11,431m² WAREHOUSE AND DISTRIBUTION CENTRE (CLASS B8), 1,518m² NEIGHBOURHOOD RETAIL STORE (CLASS A1), INTERNAL SPINE ROAD WITH ACCESS FROM A585 ROUNDABOUT, ASSOCIATED PARKING, LANDSCAPING, DRAINAGE AND INFRASTRUCTURE OUTLINE PLANNING APPLICATION (ACCESS, LAYOUT AND SCALE SOUGHT WITH OTHER MATTERS RESERVED) ? 6,015m² SPORTS SCIENCE BUILDING WITH MULTI-USE INDOOR SPORTS, 5 X OUTDOOR FLOODLIT PITCHES, PETROL FILLING STATION, 785m² NON-FOOD BULKY GOODS RETAIL UNIT (CLASS A1), HOTEL (CLASS C1), PUB / RESTAURANT (CLASS A4), DRIVE THRU RESTAURANT (CLASS A3/A5)

Thank you for consulting Sport England on the above application.

The proposal is in full for a 6,000 capacity football stadium for AFC Fylde -. 3 sides have standing terraces with the west stand being seated.

Outline permission is sought for:

1. Multi use floodlit Artificial Grass Pitch (AGP)
2. Full size floodlit 3G AGP
3. 3x floodlit 5 a side pitches
4. 2 storey sports science facility with indoor sports hall and changing facilities to support the outdoor pitches.

The land is currently agricultural so no playing fields or other sports facilities are affected. Sport England **object** to this application until such time as the strategic need and sustainability of the proposal can be demonstrated. The applicant is advised to submit the following information:

Sport England, SportPark, 3 Oakwood Drive, Loughborough, Leicestershire, LE11 3QF,
T: 020 7273 1777, E: planning.northwest@sportengland.org, www.sportengland.org

1. Football Development Plan for the Stadium, 3G AGP and 5 a side pitches. The content of this Plan should be discussed with Lancashire FA.
2. Hockey Development Plan for the Multi use floodlit Artificial Grass Pitch. There is an assumption this AGP will be for hockey use with the principal club being Springfield Hockey Club. The Plan should be discussed with the England Hockey Board (EHB)
3. Development Plan for the indoor sports hall – the relevant indoor national governing bodies should be consulted.
4. Community Use Agreement and Maintenance and Management Plan for all sports facilities.
5. Technical design plans that show the stadium will meet the required standards set by the Football Association. As the other sports facilities are in outline only the design of these could be conditioned if the strategic need is demonstrated.

Background

Sport England has assessed the application in the light of Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives'. A copy of which can be found at:

http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf

The statement details Sport England's three objectives in its involvement in planning matters;

- 1) To prevent the loss of sports facilities and land along with access to natural resources used for sport.
- 2) To ensure that the best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure that facilities are sustainable.
- 3) To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.

Consultation with National Governing Bodies of Sport

Under the terms of a Memorandum of Understanding Sport England has with the main pitch sport national governing bodies on planning applications, the Football Association (FA) and England Hockey Board (EHB) have been consulted. This is to ensure there is an identified strategic need for the sports facilities. They have commented as follows:

Football Association:

1. The new stadia should take into consideration the potential for future promotion. The Ground Grading requirements for Ground Grade B (Step 2), which would be

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the next step if the club was to be promoted, states the following “The Stadium must have a minimum operational capacity of 3,000 calculated by a competent person in accordance with the guidance given in the Guide to Safety at Sports Grounds (Green Guide). There must also be potential to increase the capacity to 4,000 in the future and a Club must, by the 31st March following the date of inspection, demonstrate how this capacity can be achieved.” The stadium must conform to Ground Grading B <http://www.thefa.com/my-football/club-leagues/~/-/media/8F801D8CAF9D48B38E92BD7803AD81B4.ashx>

2. Any 3G Football Turf Pitch should conform to the specifications within The FA Guide to 3G Football Turf Pitches (July 2013 edition).
3. Football is in need of more 3G pitches as we grow and retain more teams from mini-soccer through to adult as identified in our strategies.
4. Football has not highlighted as part of our strategy any need for clubs at this level to have a sports science block and this would not attract funding from our pots
5. In addition we would like to see, have input in, and agree before they are finalised:
 - a. a secure community user agreement with a suitable club for the 3G FTP elements
 - b. a football development plan
 - c. proposed pricing policy for all of the proposed the 3G FTPs

England Hockey Board

There is a strategic need for an additional floodlit hockey pitch in this area. There are currently limited hockey pitches available to clubs and those that are available are charging above average pitch rates. This is restricting the growth of hockey, and usage by clubs in this area.

Springfields Hockey Club has been consulted about this development proposal. EHB view is there is a strategic need for this pitch for the reasons above.

Sport England Conclusion

Although there is a clear strategic need for a hockey AGP there is no strategic need demonstrated for the football and indoor sports facilities. Sport England would need assurance that the sports facilities will address an identified need arising from the local sports clubs and the community and that the sports facilities will help increase participation in sport. There are no technical design plans for any of the sports facilities that demonstrate the sports facilities will be designed and constructed to the NGB standards and therefore fit for purpose.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

We would be grateful if you would advise us of the outcome of the application by sending a copy of the decision notice. If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely



**Fiona Pudge
Planning Manager**

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Email: Fiona.Pudge@sportengland.org