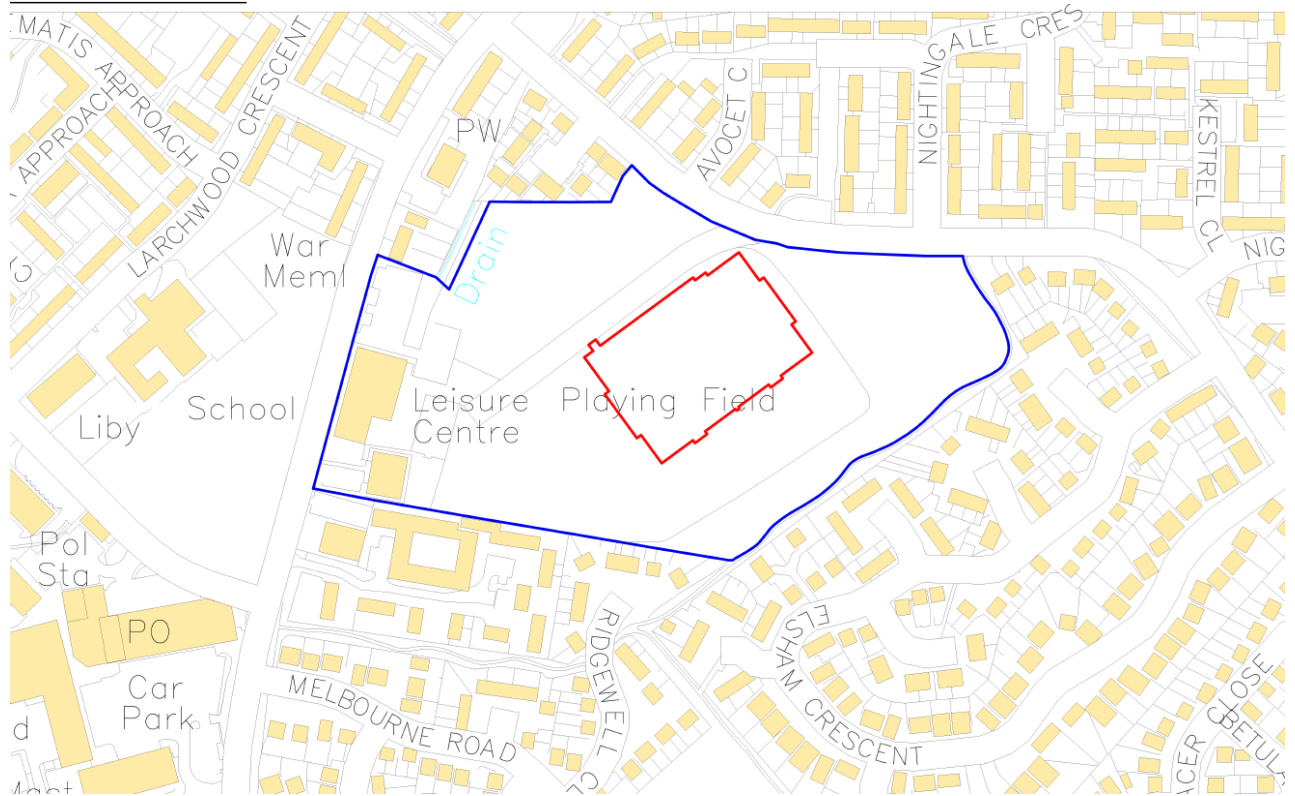
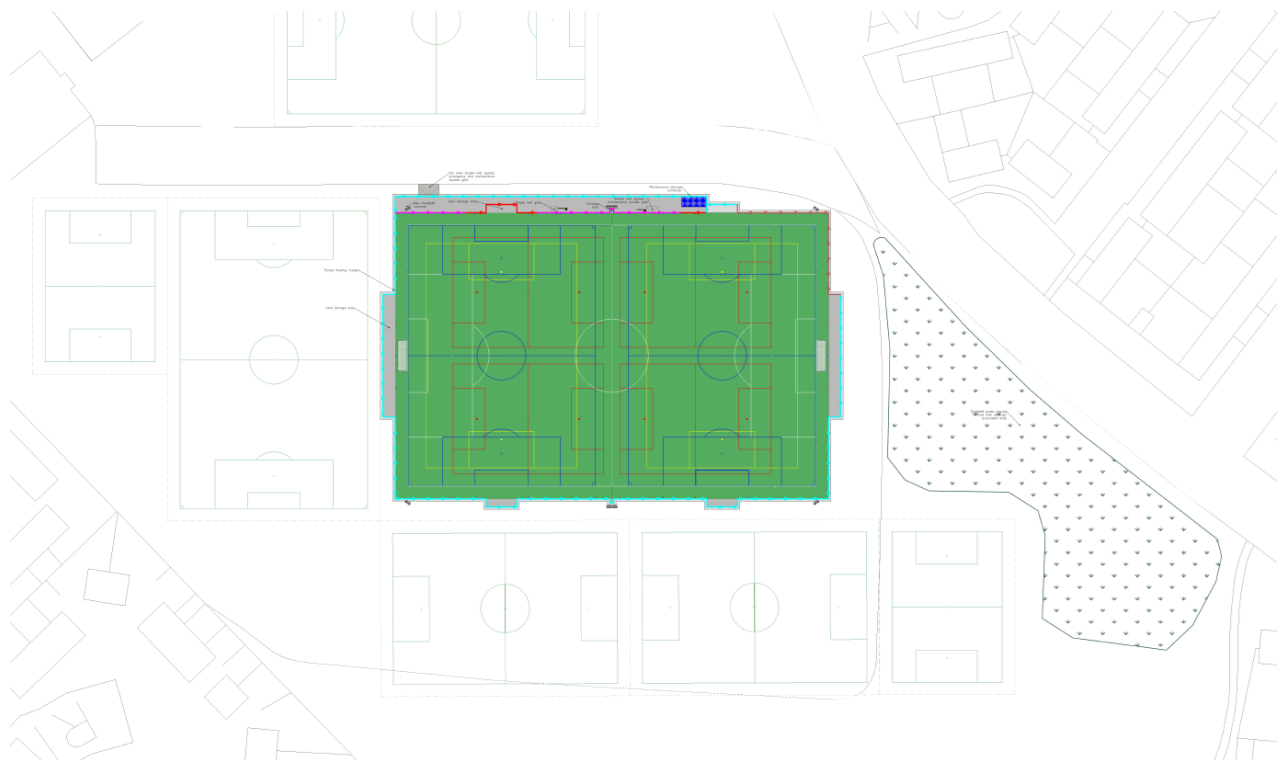
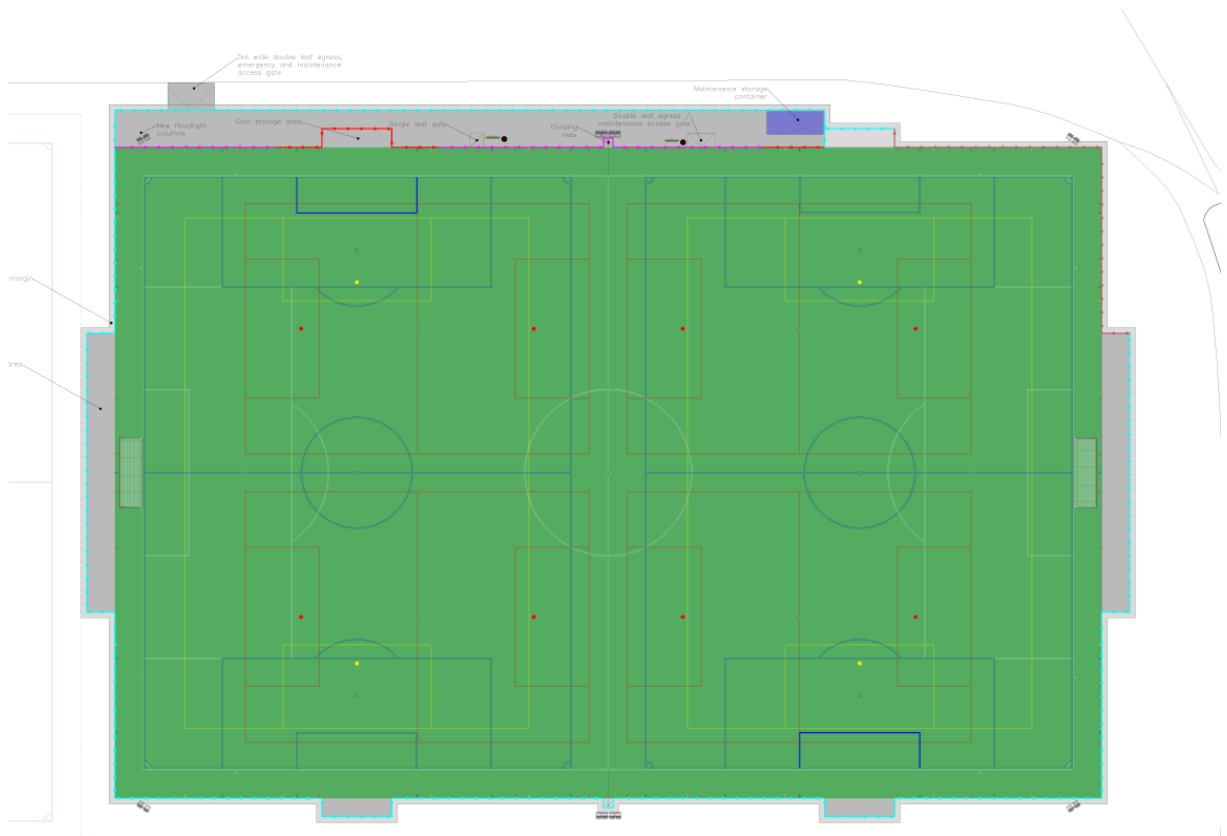


Site Location Plan

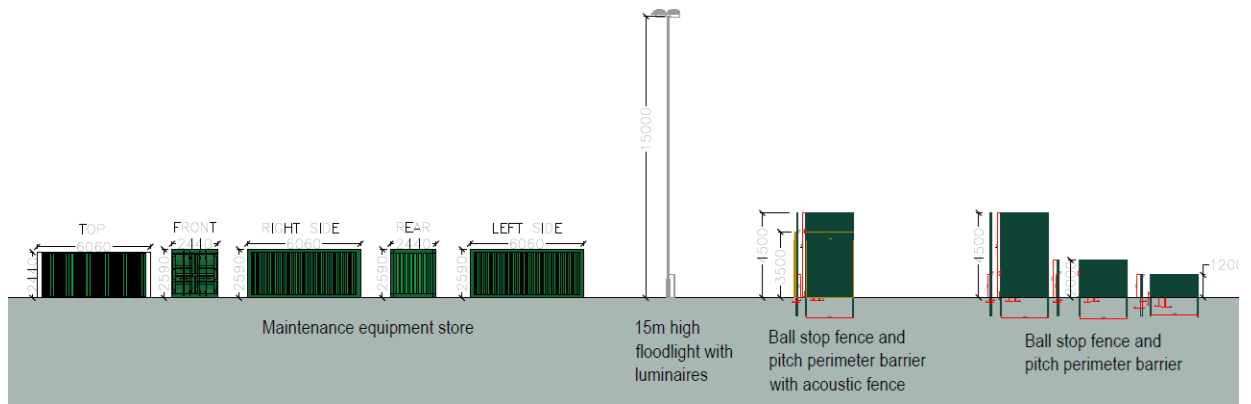


Proposed Layout

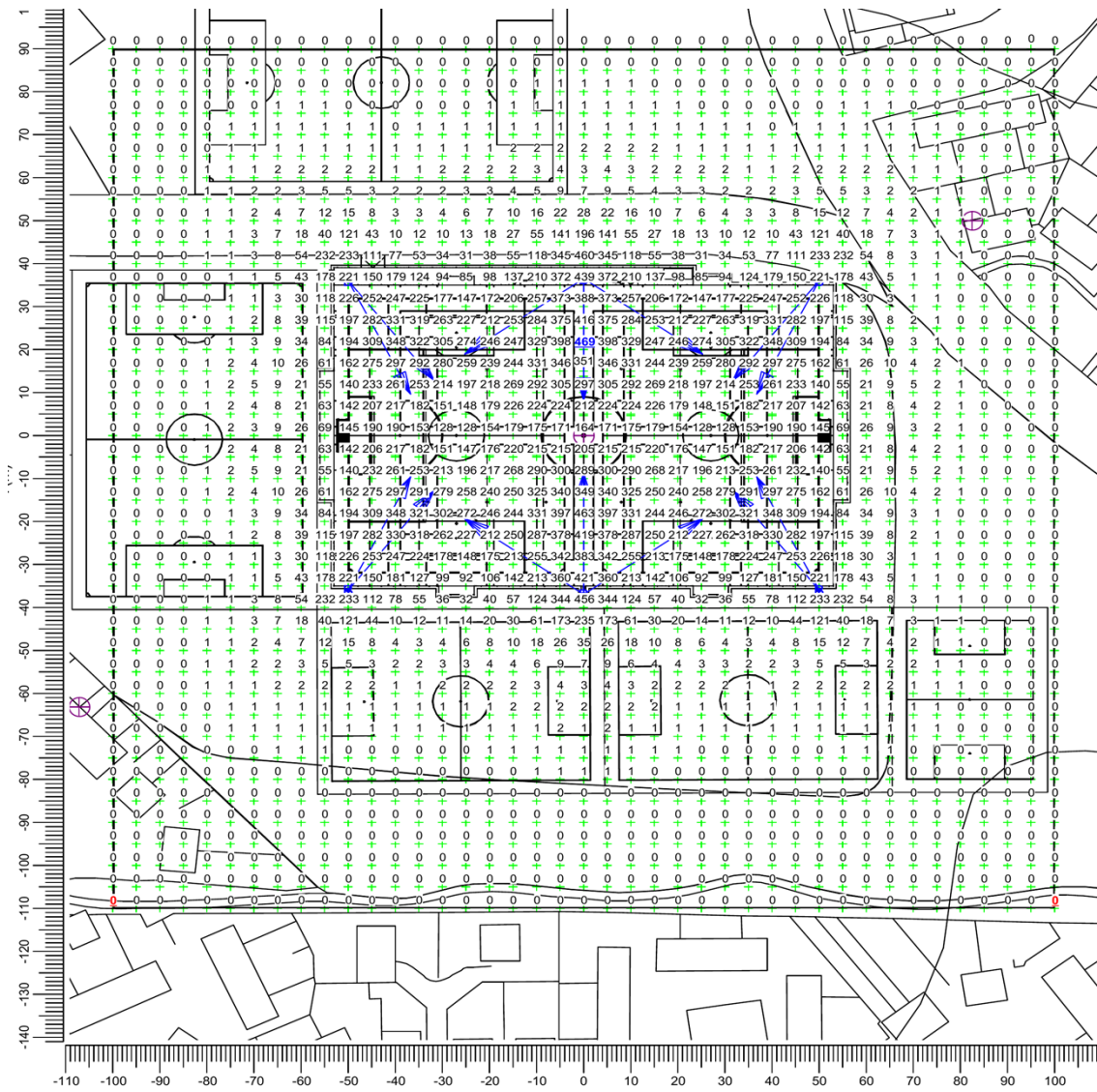


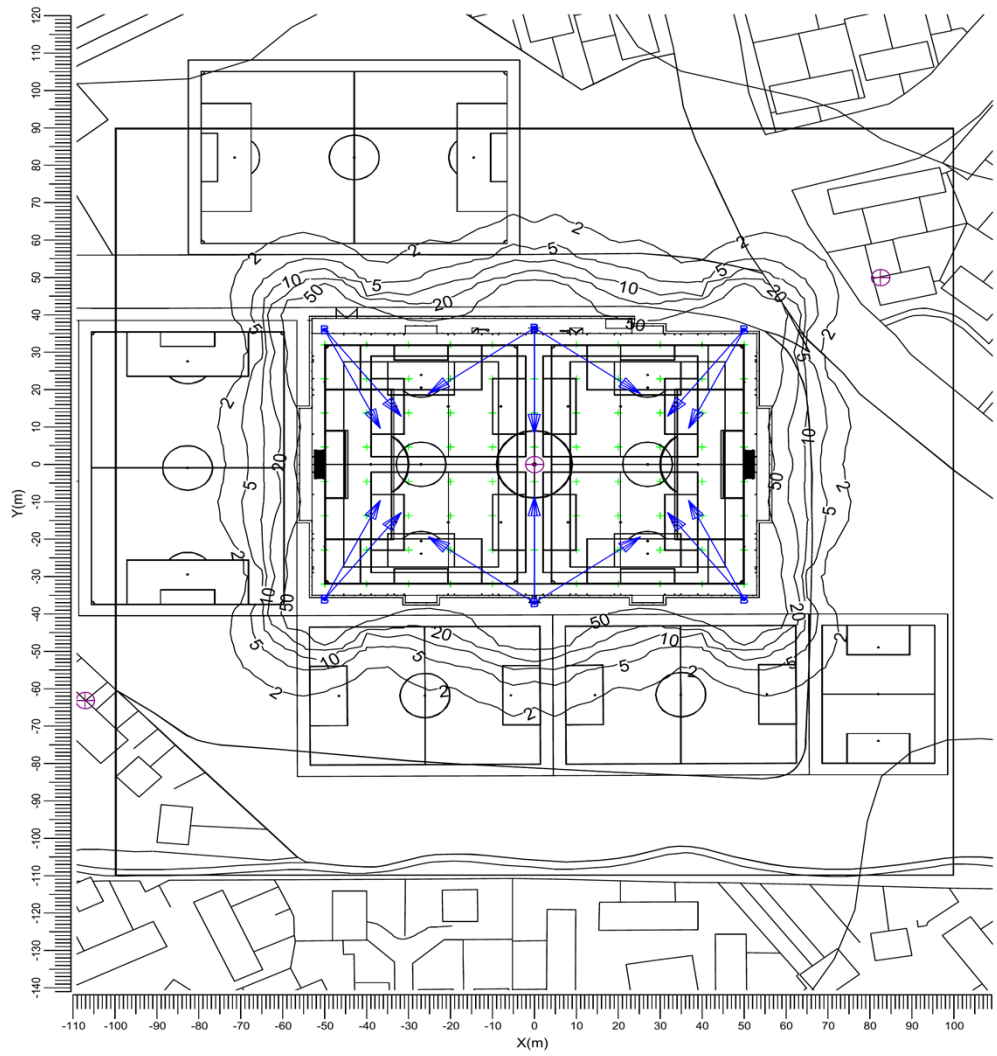


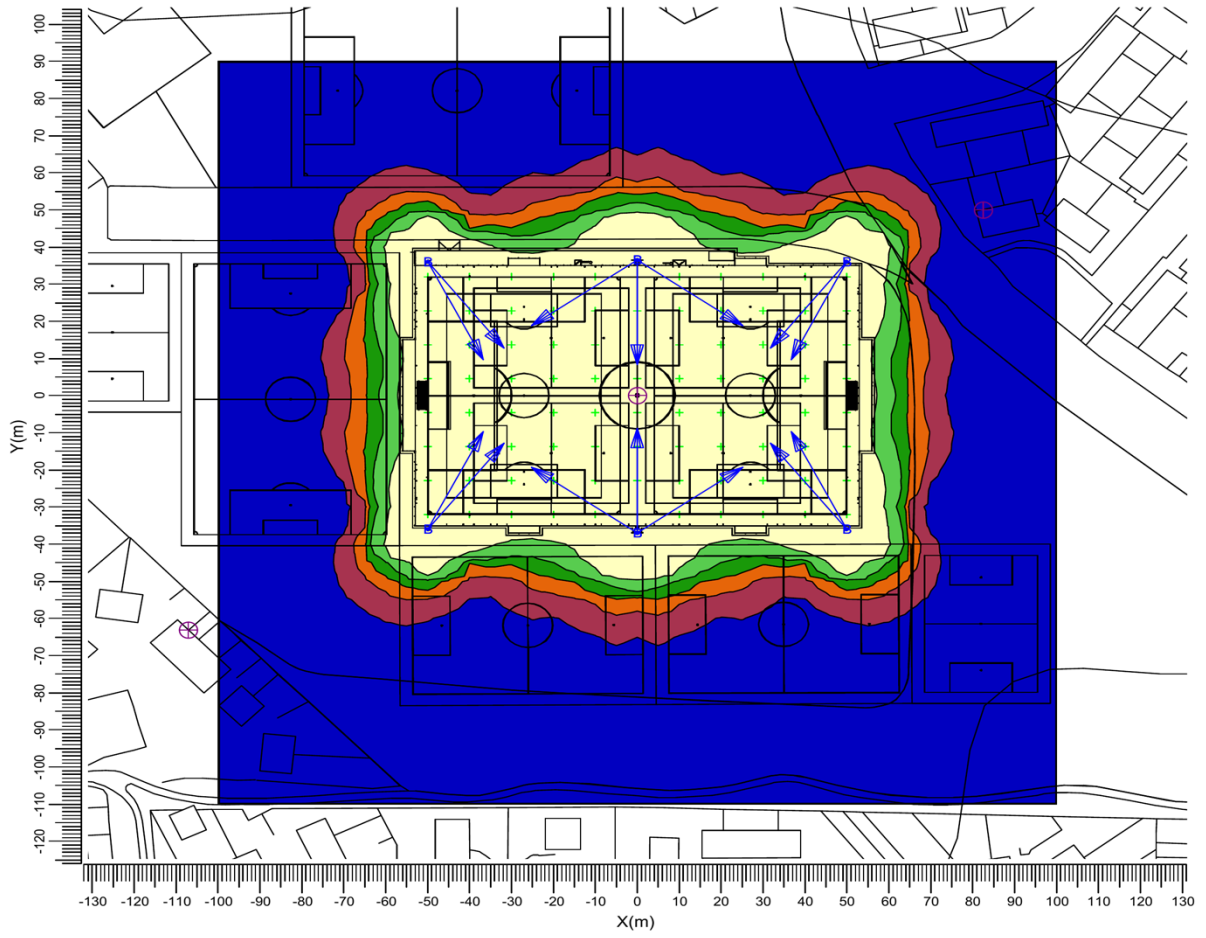
Elevations



Floodlighting







Site Photos





Consultee Comments

Environment & Economy

Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0808/RG3

With reference to this application dated 21 June 2018 relating to the following proposed development:

Address or location

Birchwood Leisure Centre, Birchwood Avenue, Lincoln, LN6 0JE

Date application referred by the LPA
26 June 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer:

Becky Melhuish

for Warren Peppard

Flood Risk & Development Manager

Date: 4 July 2018

Sport England Original Comments –

Dear Sir/Madam

Thank you for consulting Sport England on the above application.

Sport England – Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or that has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Paragraph 74) and Sport England's Playing Fields Policy, which is presented within its '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/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Proposal and Impact on Playing Field

The proposal involves the construction of a floodlit, enclosed, '3G' artificial grass pitch (AGP) (measuring 106 metres x 70 metres inclusive of run-offs) along with a storage container and associated access path. The AGP would be positioned entirely on existing usable natural turf playing field that has a history of accommodating two full sized adult football pitches. The effect of the development would be the loss of about two thirds of the current natural turf playing field.

Assessment against Sport England Playing Fields Policy and NPPF

Having reviewed the proposal, it is considered that the following Sport England policy exception is the most pertinent in this case:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

However, in order to fully assess the proposal, further information is needed about the intended programme of use and business plan associated with the project so that the sports benefits arising from the facility can be more fully understood and then weighed against the loss of the current natural turf playing field.

Whilst the Design and Access Statement refers to the scheme being a Football Association (FA) priority, the application submission does not appear to include details about specific end users of the facility or any business plan related information. In addition, although it is acknowledged that the Playing Pitch Needs and Evidence document associated with the Local Plan identified an undersupply of AGP provision (and specifically pointed to a need for an additional ATP for football use west of Lincoln - particularly for training purposes) since the preparation of the bulk of this evidence base in 2012/2013, a full sized AGP has been provided (in 2014) at The Priory City of Lincoln Academy in the western part of the City.

In view of this, at this stage more clarity is judged to be required in terms of the users and programming of the facility, as referenced above. This is considered to be necessary in order to more clearly demonstrate whether there is a case for the proposal in the context of policy exception 5 and the NPPF, including whether there is a viable and sustainable business plan to provide a sinking fund for future management and maintenance, including a replacement carpet (typically after approximately 10 years). Sport England would aim to provide a swift updated response once such information is made available for comment.

Prior to formulating this current response, the views of relevant National Governing Bodies of Sport (NGBs) were sought. In reply, the Football Foundation (on behalf of the Football Association (FA)) has commented that FA modelling points to an under supply of two full sized

AGPs in Lincoln. It has also stated that there is a thriving programme of use associated with the project, linked to partner clubs. The FF has additionally confirmed that the proposed design of the scheme would comply with FA technical standards, and that ancillary changing facilities would be available to support the expanded use associated with the scheme.

Taking into account the details so far submitted in relation to the potential benefits of the facility, and the feedback received from the FF, Sport England considers that further clarification is required in relation to the intended end users and programme of use to enable the long term viability of the provision to be assessed within the context of other existing and proposed AGP provision in the area.

Overall, in view of the above, it is not considered that the submission so far demonstrates that the development would meet the requirements of Sport England policy exception 5 and NPPF Paragraph 74.

Sport England therefore wishes to raise an objection to the application at this stage. However, Sport England would be willing to reconsider this position should further/amended information be provided to address the points identified above, and would also be happy to attend a meeting to discuss the proposal with the applicant, and also the wider strategic context for AGP provision in the area, particularly in the light of the time that has elapsed since much of the currently published evidence base was prepared.

Should, in the meantime, the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

If you would like any further information or advice please do contact me at the address below.

As previously stated, if it would be of assistance, I would be happy to speak directly with the applicant to provide further clarification on the above comments.

Yours faithfully,
Helen
Helen Cattle
Planning Manager - Central Hub
T: 07767832996
M: 07767832996
F: 01509 233 192
E: Helen.Cattle@sportengland.org

Sport England Revised Comments –

Dear Sir/Madam

Further to Sport England's initial response concerning the above application, additional information has now been provided in relation to the strategic need, business plan and programme of use associated with the project.

In the light of this information, I can confirm that subject to the new facility being implemented in line with relevant design guidance, it is judged that the development would deliver overall benefits to sport and so accord with Sport England Policy Exception E5 and NPPF Paragraph 97.

Sport England therefore withdraws its current objection, subject to the following condition being imposed should the Local Authority be minded to approve the application.

Condition 1: AGP Design Specification

The artificial turf pitch shall be constructed substantially in accordance with the details submitted within the application and in line with guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England, 2012 and The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts, 2013.

Reason:

*To ensure the development is fit for purpose and sustainable, and delivers benefits to sport in line with Development Plan Policy **.*

If you wish to amend the wording of the condition or use another mechanism in lieu of the condition, please discuss the details with me. Sport England does not object to amendments to conditions, provided they achieve the same outcome and it is involved in any amendments

If the Local Authority decides not to attach the above condition, Sport England would wish to raise an objection to this application. Should the Local Planning Authority be minded to approve this application without the above condition, then given Sport England's subsequent objection and in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State via the National Planning Casework Unit.

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

If you would like any further information or have any queries, please do contact me at the address below.

Yours faithfully,

Helen

Helen Cattle

Planning Manager – North Planning Team

T: 07767832996

M: 07767832996

F: 01509 233 192

E: Helen.Cattle@sportengland.org



Neighbour Comments

Address: 29 Ridgewell Close Doddington Park Lincoln

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object this planning decision as it far too close to the neighbouring housing. Not all neighbours have been mentioned who are beside the ones that have been mentioned.

No consideration has been taken into account the close proximity of these houses and the noise level with having late night usage. I have a 4 year old and her bedtime is 8pm and I don't want to be hearing balls echoing and possible crowds after this time.

Also there is no reference to the distribution of the building work.

I don't see any distance been mentioned to where this will be built its all maps and its not clear.

This could also effect house values of our properties. People choose to live in areas for reasons and this goes against all the reasons I choose to live here.

I would like to get more information on the distance from my property to where the edge of this proposed playing field will be.

I am extremely upset by this proposal.

Comments for Planning Application 2018/0808/RG3

Application Summary

Application Number: 2018/0808/RG3

Address: Birchwood Leisure Centre Birchwood Avenue Lincoln Lincolnshire LN6 0JE

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mrs Lynne Mott

Address: 31 Ridgewell Close Doddington Park Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this proposed development.

Reading through the application I am very concerned that the impact and affect on the residents of Ridgewell Close haven't been taken into account, however, Elsham Crescent, Birchwood Avenue, Fulmar Road and St Claire's Court have, all of which are further from the playing field and mostly screened by trees so the impact would be less.

Over the years we have lived here we have become used to the local leagues playing on the field and groups using the current all weather court but feel that this new proposal would be far more intrusive due to its size, lighting and being used for 14 hours a day. Plus, the distance it will be from our boundary (I understand this to be 45 metres although this is not clear on the plans) will make the sound and light into our property quite intrusive.

Why did the impact statement include everyone else that may be affected but not us who back directly onto the field? Some properties in St Claire's Court do but as they are bungalows the impact will be lessened by the screening around the property. Houses on Elsham Crescent and Birchwood Avenue do not back directly onto the field so will not be impacted by this development as much or at all like we will be.

To our minds, the playing field as it is, is more than fit for purpose, being large enough to accommodate 6 - 7 games at the same time, ample parking and facilities in the leisure centre, doesn't flood even in downpours and is well used by many members of the local community. A large part of this lovely community field would be lost to a facility that might not be well used and not everyone wants to play on an artificial pitch.

In conclusion, we strongly object to this development.

Comments for Planning Application 2018/0808/RG3

Application Summary

Application Number: 2018/0808/RG3

Address: Birchwood Leisure Centre Birchwood Avenue Lincoln Lincolnshire LN6 0JE

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr James L

Address: 2 Avocet Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this planning application, and would like to make the following points

This development whilst not directly behind my property will be easily visible from my rear windows, the proposed hours and close proximity to the rear of my property would cause disturbance to myself and my children due to the lighting and noise.

The proposed increase to the bank at the side of the pitch may also mean that people whom are positioned there would be able to overlook my property reducing my privacy in my rear garden.

I believe due to this development being placed in the middle of residential area that many of the local residence will be negatively impacted by this, whilst only a few will gain any benefit, negatively effecting quality of life not only for myself but for the other local residents as well