

## Gail Laughlan

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**From:** [REDACTED]  
**Sent:** 29 March 2017 10:59  
**To:** [REDACTED]@worcester.gov.uk  
**Subject:** Ref. P14M0176 - PERDISWELL GOLF AND LEISURE CENTRE - SE ref: 39200

Dear [REDACTED]

Thank you for re-consulting Sport England on revised plans and additional information submitted in support of the above application.

The revised plans relocate the proposed 3G pitch onto an area of land next to the Leisure Centre replacing two existing small sided AGPs (Artificial Grass Pitches). This relocation allows the retention of a larger quantum of playing field which could be laid out with six full sized football pitches. The revised plans also relate to the design of the proposed stadia pitch and stadium.

I have consulted the Football Association and they have provided the following comments:

The revised layout is much better for the site and allows better use of the grass pitch areas than the previous design. There is a concern on the siting of the AGP with this taking out 2 existing artificial pens. It is presumed that the use will simply switch to the full size AGP, but would need to be confirmed. There is also the close proximity of the golf course to consider and any safety concerns this would bring? It is presumed that the AGP is planned to be a 3G Football Turf Pitch. It is noted in the D&A statement that the 3G and Stadia won't be used at the same time, this could happen if the stadium was being used by a lower level club, even on an ad-hoc basis. The FA would expect the following:

- **Construction Quality** – Ensure the pitch is constructed to the FIFA Quality Concept for Football Turf – FIFA Quality (old FIFA 1\*) accreditation or equivalent International Match Standards (IMS) as a minimum and meets the recommend pitch size of (including run-offs) 100x(106m) x 64m(70m). It is not clear on the size of the facility?
- **Testing** – That the 3G pitch is tested and subsequently FA registered on completion and then every three years for grassroots football and every 1 year for football in the National League System. This will enable the 3G to be used for league matches and therefore help the 3G pitch to be used to its maximum potential by programming matches at peak times.
- **Pricing** - Pricing policies must be affordable for grass roots football clubs and should be agreed with the local County Football Association. This should include match-rates at weekends equivalent to the Local Authorities price for natural turf pitches.
- **Sinking fund** - Ensure that sinking funds (formed by periodically setting aside money over time ready for surface replacement when required – FA recommend £25k per annum (in today's market for a full size pitch) are in place to maintain 3G pitch quality in the long term
- **Strategic need** – The FA data / PPS concludes there is a need for Worcestershire CFA for additional 3G AGP's in Worcester Local Authority.

### Design:

- **General** – 3G AGP design is not in-line with FA recommendations and should be checked against The FA Guide to Football Turf Pitch Design Principles and Layouts. There is no spectator viewing area for example.
- **Line marking** – We recommend that over-marking are made to allow different formats of football (e.g. 5v5, 7v7, 9v9 and 11v11). Over-marking should adhere to The FA Guide to Football Turf Pitch Design Principles and Layouts and can be painted on.
- **Recessed fencing** – We recommend that the fencing is recessed to allow for safe and easy goal storage. There are not enough Goal Recess areas provided for all the goals that will be required.
- **Fence height** – The FA recommend fence height on all sides of the a 3G AGP is 4.5m.
- **Run-off** - A minimum safety run off 3m should be provided.

- **Floodlighting** – This should meet a 0.6 uniformity and have an average maintained light level of 200lux

**For the Stadia Pitch and stadium**, the design in principle seems along the required lines and mentions that it is being built to meet the DCMSs Guide to Safety at Sports Ground. Can it be confirmed that a member of the League Ground Grading Committee have reviewed the plans and put in writing that they would meet the Grade B level required for the league they play with the ability to be improved to meet Grade A should the club receive promotion? It is understood that the club will be requesting funding support from the Football Foundation Football Stadia Improvement Fund (FSIF), have they run the designs past the technical project manager for the area on compliance, there are some minor technical issues that would need to be clarified, such as:

- a. Changing room sizes meet the grading criteria
  - b. Privacy screening would be required on the entrances to the changing rooms as there is a direct line of sight into the changing and shower areas from the access corridor.
  - c. Floodlighting levels for new build stadiums should be a minimum of 180lux with a uniformity of 0.25. For the next league this increases to 250lux with 0.25 uniformity remaining.
2. Agreement will need to be reached with the football club and the council for the facilities to be developed as there is no current lease in place between the football club and the council with the supporters trust submitting this planning application.

It is recommended that the applicant addresses the questions raised by the FA in relation to the loss of the small sided AGPs and the potential impact of the golf course of the proposed 3G AGP before Sport England provide a formal response./ The applicant should also be advised of the additional comments raised by the FA in relation to construction, design, testing, funding, lease etc.

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

Yours sincerely,

[Redacted signature]

[Redacted name]

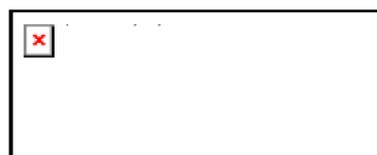
Planning Manager

T: [Redacted]

M: [Redacted]

F: [Redacted]

E: [Redacted]@sportengland.org



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



## Gail Laughlan

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**From:** [REDACTED]@worcestershirefa.com>  
**Sent:** 12 June 2017 08:59  
**To:** [REDACTED]  
**Subject:** RE: P14M0176 SE ref: 39200 PERDISWELL GOLF AND LEISURE CENTRE, Bilford Road, Worcester, WR3 8DX

Hi [REDACTED]

Sorry for the delayed response I was out of the office all day on Friday.

I would agree with [REDACTED] comments and happy for you to go back to [REDACTED] with what [REDACTED] has put.

The sooner this gets sorted the better!! (some local issues [REDACTED] sorry).

Kind regards

[REDACTED] | Senior Football Development Officer

**Worcestershire County Football Association**  
Hampton Lovett Industrial Estate | De Salis Drive | Droitwich | WR9 0QE  
Tel: [REDACTED] ext [REDACTED] | Mob: [REDACTED]

TOGETHER WE ARE FOOTBALL



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**From:** [REDACTED]  
**Sent:** 09 June 2017 11:43  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: P14M0176 SE ref: 39200 PERDISWELL GOLF AND LEISURE CENTRE, Bilford Road, Worcester, WR3 8DX

[REDACTED] is out of the office until Tuesday!

Without speaking to him – some initial comments:

All comments noted from the response, some further comments/observations:

- Will the 3G be considered for match use from community based teams? Point 7 in the response does lead to this.
- Importing goals will be a logistical issue to overcome if the different formats if football are to be accommodated as point 7 alludes to. It is recommended that this is given more thought!
- Stadia – comments noted although no reference to the DCMSs Guide to Safety at Sports Grounds

Hope this helps? If [REDACTED] rings me back after the voicemail I have left him, I can add any further comments.

Thanks

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**From:** [REDACTED] [\[REDACTED\]@sportengland.org](mailto:[REDACTED]@sportengland.org)  
**Sent:** 09 June 2017 11:20  
**To:** [REDACTED]  
**Subject:** FW: P14M0176 SE ref: 39200 PERDISWELL GOLF AND LEISURE CENTRE, Bilford Road, Worcester, WR3 8DX  
**Importance:** High

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Apologies I've messed up the timing with this one. Any chance you can respond today or Monday?

Thanks

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[REDACTED] Principal Planning Manager (Parklife) **T:** [REDACTED] **M:** [REDACTED]

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**From:** [REDACTED] [\[REDACTED\]@worcester.gov.uk](mailto:[REDACTED]@worcester.gov.uk)  
**Sent:** 08 June 2017 16:49  
**To:** [REDACTED] [\[REDACTED\]@sportengland.org](mailto:[REDACTED]@sportengland.org)>  
**Subject:** P14M0176 SE ref: 39200 PERDISWELL GOLF AND LEISURE CENTRE, Bilford Road, Worcester, WR3 8DX  
**Importance:** High

Good afternoon [REDACTED]

I write with reference to the above application and the email from the agent, [REDACTED] to you of 25<sup>th</sup> May 2017 (copy attached) in response to your comments dated 29<sup>th</sup> March 2017.

I shall be referring the application to the meeting of the Planning Committee on 22<sup>nd</sup> June 2017. I would therefore be grateful for any further comments you wish to make no later than 12<sup>th</sup> June 2017.

Many thanks and kind regards

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[REDACTED]  
**Head of Development Planning & Enforcement**  
**Development Services**

**email:** [REDACTED]@[worcester.gov.uk](mailto:[REDACTED]@worcester.gov.uk)

**telephone:** [REDACTED]

**postal address:** The Guildhall, High Street, Worcester, WR1 2EY

**office address:** Museum & Art Gallery, Foregate Street, Worcester, WR1 1DT

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## Gail Laughlan

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**From:** [REDACTED]@worchester.gov.uk>  
**Sent:** 27 March 2017 13:03  
**To:** [REDACTED]  
**Subject:** RE: Ref. P14M0176 SE ref: 39200 PERDISWELL GOLF AND LEISURE CENTRE, Bilford Road, Worcester, WR3 8DX

Good afternoon [REDACTED]

Thank you for your email. I am happy to agree to an extension of time for your consultation response to 31<sup>st</sup> March 2017.

In the meantime, please let me know if you require any longer so that I can accommodate any such request accordingly.

Regards

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[REDACTED]  
**Head of Development Planning & Enforcement**  
**Development Services**

**email:** [REDACTED]@[worchester.gov.uk](mailto:[REDACTED]@worchester.gov.uk)

**telephone:** [REDACTED]

**postal address:** The Guildhall, High Street, Worcester, WR1 2EY

**office address:** Museum & Art Gallery, Foregate Street, Worcester, WR1 1DT

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**From:** [REDACTED]@sportengland.org]  
**Sent:** 27 March 2017 12:06  
**To:** [REDACTED]  
**Subject:** Ref. P14M0176 SE ref: 39200 PERDISWELL GOLF AND LEISURE CENTRE, Bilford Road, Worcester, WR3 8DX

Dear [REDACTED]

Thank you for consulting Sport England on additional information submitted in support of the above application.

The Statutory Consultation period to respond to this additional information runs out today. I am unable to provide a full response today as I am waiting for comments from the Football Association. It is acceptable to have an extension of time so that I can send my response later this week?

Kind regards

[REDACTED]  
Planning Manager  
Sport England

Sent from my iPad

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## NGB Response Template

<b>Site Name &amp; Address</b>	<b>Perdiswell leisure centre Bilford Road Worcester WR3 8DX</b>		
<b>LA Ref Number</b>	P14M0176	<b>PADS Number</b>	WM/WOR/2015/39200 /S
<b>Web Link</b>	<a href="http://planning.worcester.gov.uk/OcellaWeb/showDocuments?reference=P14M0176">http://planning.worcester.gov.uk/OcellaWeb/showDocuments?reference=P14M0176</a>		
<b>Proposal</b>	Construction of a community sports stadium (4419 capacity), along with a floodlit all-weather 3G pitch; secure cycle storage provision; installation of two 20,000 litre below ground rainwater harvesting tanks and associated drainage infrastructure; landscaping and boundary treatments. (Land adjoining Perdiswell Leisure Centre, Bilford Road)		
<b>Potential Impact</b>			
<p>The applicant has submitted revised plans relating to:</p> <ul style="list-style-type: none"> <li>• Resiting of stadium and all-weather pitch</li> <li>• Orientation of stadium and all-weather pitch</li> <li>• Amended stadium layout</li> </ul> <p>The applicant has stated that the following teams would use the facilities:</p> <p>13 Worcester City FC Teams consisting of the first team, along with 12 Sunday morning club teams (6 at home each week) and the new Worcester Regional Talent Centre. During the week the all-weather pitch would be used by Worcester College of Technology and Tudor Grange Academy. Several junior clubs have already expressed an interest in using the all-weather pitch during the week.</p> <p>Sport England raised no objections to the previous layout.</p>			
<b>Advice Sought</b>			
<ol style="list-style-type: none"> <li>1. Any comments on the revised layout or stadium plans?</li> <li>2. Any other comments/local intel?</li> </ol>			
<b>Date Response Required</b>	27 March 2017		
<b>To Be Completed by NGB/Consultee</b>			
<b>Organisation:</b>	FA		
<b>Officer Name:</b>	██████████	<b>Role</b>	RFIM
<b>Response to Advice Sought</b>			
<ol style="list-style-type: none"> <li>1. The revised layout is much better for the site and allows better use of the grass pitch areas than the previous design. There is a concern on the siting of the AGP with this taking out 2 existing artificial pens. It is presumed that the use will simply switch to the full size AGP, but would need to be confirmed. There is also the close proximity of the golf course to consider and any safety concerns this would bring? It is presumed that the AGP is planned to be a 3G Football Turf Pitch. It is noted in the D&amp;A statement that the 3G and Stadia won't be used at the same time, this could happen if the stadium was being used by a lower level club, even on an ad-hoc basis. The FA would expect the following: <ul style="list-style-type: none"> <li>• <b>Construction Quality</b> – Ensure the pitch is constructed to the FIFA Quality Concept for Football Turf – FIFA Quality (old FIFA 1*) accreditation or equivalent International</li> </ul> </li> </ol>			

Match Standards (IMS) as a minimum and meets the recommend pitch size of (including run-offs) 100x(106m) x 64m(70m). It is not clear on the size of the facility?

- **Testing** – That the 3G pitch is tested and subsequently FA registered on completion and then every three years for grassroots football and every 1 year for football in the National League System. This will enable the 3G to be used for league matches and therefore help the 3G pitch to be used to its maximum potential by programming matches at peak times.
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