

## Gail Laughlan

---

**From:** Planning Central  
**Sent:** 26 May 2017 10:55  
**To:** [REDACTED]  
**Subject:** RE: Ref. P14M0176 - PERDISWELL GOLF AND LEISURE CENTRE - SE ref: 39200

26 May 2017

Our Ref: WM/WOR/2015/39200/S

Dear Mr MARK NEWELL,

**App Ref:** P14M0176  
**Site:** PERDISWELL GOLF AND LEISURE CENTRE Bilford Road Worcester  
WR3 8DX  
**Proposal:** 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)

Thank you for consulting Sport England on the above application. I can confirm the additional information has been received and Sport England will aim to respond within 14 days.

As a public body, Sport England is subject to the terms of the Freedom of Information Act 2000, which gives members of the public the right to access the information we hold. In the event of a request being received, we will be obliged to release information relating to the application and our response unless an exemption in the Act applies. You should therefore inform us if you believe any elements of your submission to be confidential or commercially sensitive so that we can take your concerns into account.

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

Yours sincerely,

Planning Administration Team

**T:** 020 7273 1777

**M:**

**F:** 01509 233 192

**E:** [planning.central@sportengland.org](mailto:planning.central@sportengland.org)



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



---

**From:** [REDACTED]  
**Sent:** Thursday, 25 May 2017 19:48  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Ref. P14M0176 - PERDISWELL GOLF AND LEISURE CENTRE - SE ref: 39200

Hello [REDACTED]

I am in receipt of your comments regarding the above application to which I respond as follows:

I assume that Sport England do not oppose this application now that the existing grass pitches are maintained and the stadium adds benefit to the sports provision which is then further enhanced by the provision of the full size all weather pitch to replace the existing, near worn out, 5-a-side pitches.

I also respond to the comments by the Football Association as follows:

1. The use of the AGP will be switch from the current artificial pens and will be run in conjunction with bookings from the existing leisure centre.
2. The golf course in this area is no longer in use as these facilities have been transferred to the nearby Raven Meadow Golf Centre.
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4. The all-weather pitch is provided for a training facility for the Football Club and for grass roots football matches only. It is not intended to be used for league matches by the football club.
5. The pricing policy will be affordable for grass roots football and in line with current local market rates.
6. A sinking fund will be provided and detailed in any forthcoming business plan should planning permission be granted.
7. The design of the AGP will allow for differing formats of football. This, in the applicants view, is a necessity in order to provide a revenue stream for the facility and to enable it to be self sufficient.
8. Full size goals will be able to be placed in the recesses provided. Other goals will be imported as necessary on an ad-hoc basis depending upon the type of booking/requirement.
9. The fence height has been considered at 3.0m height to match the existing surround height and following discussions with the Local Planning Authority.
10. The run-off area is 3.0m
11. The floodlight level of average 200lux will be provided.
12. The construction quality of the pitch would be 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 does meet the recommended pitch size including run-offs.

With regards to the Main Stadium and pitch I can confirm the following:

1. A member of the League Ground Grading Committee has not reviewed the plans to confirm that they meet Grade B, but since this application the Football Club have been relegated to Tier 5 of the non-league pyramid. It is considered however that they meet the criteria for Grade B with the ability to meet Grade A if required.
  - a. The changing room area meet the grading criteria.
  - b. Privacy Screening can easily be accommodated within the design by simple introduction of partition walls.
  - c. Floodlighting levels will be 250lux with 0.25 uniformity remaining.
2. It has always been stated by the applicant that the application would need to be approved first prior to preparation of a formal sustainable business plan to enable discussions regarding the lease of the land. This is a chicken and egg scenario, as without permission there is no need for a lease.

It should be further noted that the actual final internal layout of the stadia may be subject to minor alteration to meet any grading requirements considered essential at the time of construction as any construction contract will be let on a design and build basis.

I trust that these comments/confirmation of details will now enable you to provide further response to the Planning Authority.

Your earliest response would be greatly appreciated as we are aiming for the application to be heard at the end of June.

Regards

[Redacted Signature]

**Mark Newell Building Consultants Ltd**  
30 Bamburgh Crescent  
Berkeley Pendesham  
Worcester  
WR4 0QX

T. [Redacted Phone Number]

[Company Reg No. 6033164](#)

## Gail Laughlan

---

**From:** [REDACTED]@thefa.com>  
**Sent:** 30 September 2015 14:43  
**To:** [REDACTED]  
**Subject:** RE: Planning Application P14M0176 - Construction of a community sports stadium on land adjacent to Perdiswell Leisure Centre, Bilford Road, Worcester

**Importance:** High

[REDACTED]

Thank you for the email and attachments, I note a number of bits were missing that were eluded to within the letter?  
I.e. the finances and usage

The principal of Worcester City FC relocation to Perdiswell is supported by football however, there are a number of areas of concern that I must flag first the playing pitch strategy highlights Perdiswell as a future hub for the game of football and it is critical if this is to be achieved a master plan for the site in conjunction with the new leisure centre proposal is tabled to ensure long term deliverability.

The local authority are currently in the midst of commissioning a piece of work to upgrade the playing field, once again this planning application therefore would cut across investment by the authority, whilst I appreciate Sport England can only object based on 5 policy exceptions, this application continues to be premature against the backdrop of the bigger picture and greater good for the site.

Happy to discuss further?

Thanks  
[REDACTED]

---

**From:** [REDACTED]@sportengland.org]  
**Sent:** 21 September 2015 10:18  
**To:** [REDACTED]  
**Subject:** FW: Planning Application P14M0176 - Construction of a community sports stadium on land adjacent to Perdiswell Leisure Centre, Bilford Road, Worcester

Hi [REDACTED]

Please find attached additional information relating to the Perdiswell application. If you have any comments in addition to your previous comments could you please provide these by the 30 September please?

Thanks  
[REDACTED]

[REDACTED] T: [REDACTED] M: [REDACTED]

---

**From:** [REDACTED]@worchester.gov.uk]  
**Sent:** 17 September 2015 12:33  
**To:** [REDACTED]@sportengland.org>

**Subject:** Planning Application P14M0176 - Construction of a community sports stadium on land adjacent to Perdiswell Leisure Centre, Bilford Road, Worcester

Good afternoon [REDACTED]

With reference to your consultation response of 2<sup>nd</sup> April 2015 regarding the above planning application the applicants have prepared a response for your consideration which I attach for your information. I would be grateful for your informal comments at this stage in order to progress this aspect of the application further. A business plan and user matrix has been prepared, although it is commercially confidential. However, a copy could be made available to you if required with the consent of the applicant. Please let me know if you would like a copy and I will contact the applicants accordingly.

I would also be grateful if you could contact me when possible in order to discuss this matter further in the meantime, particularly with regard to the redevelopment of the leisure centre, site master plan and the issue of prematurity in relation to the PPS.

Regards

---

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

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

**telephone:** [REDACTED]

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

\*\*\*\*\*

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This communication has originated from the communications system of The FA Group.

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## Gail Laughlan

---

**From:** [REDACTED]  
**Sent:** 17 September 2015 14:48  
**To:** Planning Central  
**Subject:** FW: Planning Application P14M0176 - Construction of a community sports stadium on land adjacent to Perdiswell Leisure Centre, Bilford Road, Worcester  
**Attachments:** ltr to WCC replying to Sport England comments.pdf; 02B - SITE LAYOUT.pdf; 08B - LANDSCAPING.pdf

Hi

Could you add this as a consultation on ref. 39200 and upload the previous documents please?

Thanks

[REDACTED]

---

**From:** [REDACTED] worcester.gov.uk]  
**Sent:** 17 September 2015 12:33  
**To:** [REDACTED] sportengland.org>  
**Subject:** Planning Application P14M0176 - Construction of a community sports stadium on land adjacent to Perdiswell Leisure Centre, Bilford Road, Worcester

Good afternoon [REDACTED]

With reference to your consultation response of 2<sup>nd</sup> April 2015 regarding the above planning application the applicants have prepared a response for your consideration which I attach for your information. I would be grateful for your informal comments at this stage in order to progress this aspect of the application further. A business plan and user matrix has been prepared, although it is commercially confidential. However, a copy could be made available to you if required with the consent of the applicant. Please let me know if you would like a copy and I will contact the applicants accordingly.

I would also be grateful if you could contact me when possible in order to discuss this matter further in the meantime, particularly with regard to the redevelopment of the leisure centre, site master plan and the issue of prematurity in relation to the PPS.

Regards

---

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

**email:** [REDACTED]@worcester.gov.uk  
**telephone:** 01905 722523  
**address:** Guildhall, High Street, Worcester, WR1 2EY



\*\*\*\*\*

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## Gail Laughlan

---

**From:** [REDACTED]@worchester.gov.uk>  
**Sent:** 13 July 2017 12:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: P14M0176 Process query - not comment

Dear [REDACTED]

Further to your email below I have looked into this matter further and following discussions with both Tudor Grange Academy and legal colleagues I can advise as follows.

The school has its own playing fields within the curtilage of the school and also leases land from the City Council at the junction of Bilford Road and Droitwich Road for these purposes. The school has confirmed that it has not used Perdiswell Park as a school playing field in the last 5 years, however it did use it on a short-term temporary basis 6 years ago when these facilities were unavailable during the re-development of the school (Planning Application P10M0464 - Proposed redevelopment of existing school including demolition, erection and refurbishment of structures along with ancillary works at main campus plus new changing/parking facilities and refurbishment of sports facilities at corner of Bilford Road and Droitwich Road). The footpaths around the Park are also used on occasions as part of a cross-country running route.

Any use of Perdiswell Park by Tudor Grange Academy or any other school will also require a legal agreement with the City Council and I can confirm that there are no such legal agreements in place.

I have also copied in the Principal Planning Manager of Sport England to my reply for his information should he wish to comment in response accordingly.

Regards

---

[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

---

**From:** [REDACTED]  
**Sent:** 09 July 2017 21:52  
**To:** [REDACTED]  
**Subject:** P14M0176 Process query - not comment

Dear [REDACTED]

Firstly, thank you for the care and attention you have given to all matters in this most time-consuming application. I write here in a personal capacity only.

I understand that when the proposed site for an application is a playing field, whether it has been used by a school playing field in the five years prior is material.

In the above application, in particular in Sport England's comments, I can find no reference to the site for the above development having been used as a playing field by Tudor Grange Academy Worcester. It certainly has been used on this basis - they have even marked out a running track in recent years and they have a special gate from their site to enable more direct access to the park.

Has this been duly noted?

Yours sincerely,

[REDACTED]

18 Drovers Way WR3 8QD

\*\*\*\*\*

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**Sent:** 26 May 2017 10:55  
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26 May 2017

Our Ref: WM/WOR/2015/39200/S

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



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**Sent:** Thursday, 25 May 2017 19:48  
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**Cc:** [REDACTED]  
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I trust that these comments/confirmation of details will now enable you to provide further response to the Planning Authority.

Your earliest response would be greatly appreciated as we are aiming for the application to be heard at the end of June.

Regards

[Redacted Signature]

**Mark Newell Building Consultants Ltd**

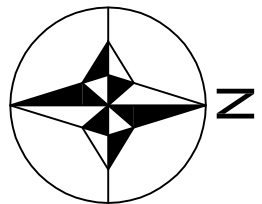
30 Bamburgh Crescent  
Berkeley Pendesham  
Worcester  
WR4 0QX

T. [Redacted Phone Number]

[Company Reg No. 6033164](#)



NOTES



SURFIX LETTER	A	ALL WEATHER PITCH REPOSITIONED	MCN JUNE 14
	B	RECESSES ADDED TO AGP ADDITIONAL GRASS PITCH SHOWN FOR INFO	MCN APR 15
PROJECT TITLE		REVISION	INITIAL & DATE

WCFC SUPPORTERS TRUST

DRAWING TITLE

COMMUNITY SPORTS HUB  
PROPOSED FACILITY  
SITE LAYOUT

**MARK NEWELL**  
BUILDING CONSULTANTS LTD

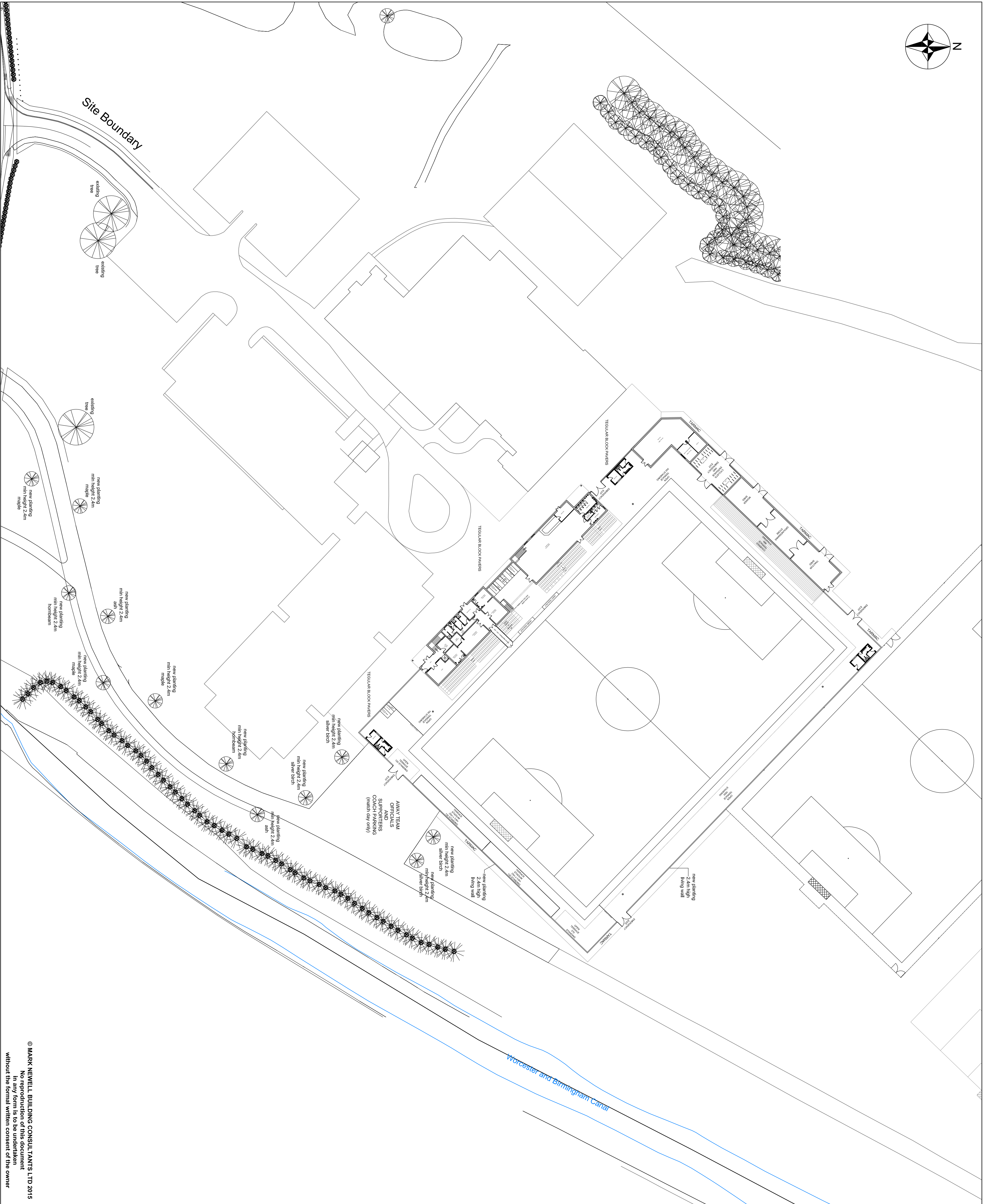
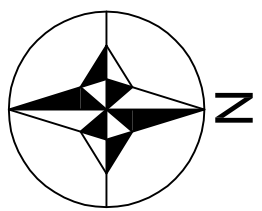
30 Birmingham Crescent, Berkeley Park, Worcester, WR4 0DX  
Tel / Fax: (01905) 725119  
E-mail: MarkNewellBdyCons@btinternet.com

Drawn by	Scale
MCN	1:1000 @ A1

Drawing No	Revision
MN-1229-02	B

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NOTES

A	ALL WEATHER PITCH REPOSITIONED	MCN
B	RECESSES ADDED TO AGP	JUNE 14
		MCN
		APR 15

SHEET

LETTER

REVISION

INITIAL & DATE

WCFC SUPPORTERS TRUST

DRAWING TITLE  
COMMUNITY SPORTS HUB  
PROPOSED FACILITY  
LANDSCAPING



30 Birmingham Crescent, Berkeley Park, Worcester, WR4 0DX  
Tel / Fax: (01905) 725119  
E-mail: MarkNewell@mcn.com

Drawn by	Scale	Revision
MCN	APR 14	1:500 @ A1

Drawing No. MN-1229-08

B

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[REDACTED]  
Worcester City Council  
Orchard House  
Farrier Street  
WORCESTER  
WR1 3BW

18 September 2015

Our Ref: WM/WOR/2015/39200/S

Dear [REDACTED]

**App Ref: P14M0176**  
**Site: Bilford Road Worcester WR3 8DX**  
**Proposal: 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)**

Thank you for consulting Sport England on the above application. I can confirm the additional information has been received and Sport England will aim to respond within 14 days.

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

Yours sincerely

[REDACTED]



Your Ref: P14M0176

Our Ref: MN:1229/MCN

Date: 10<sup>TH</sup> April 2015

Worcester City Council  
Development Services  
Guildhall  
High Street  
Worcester  
WR1 2EY

F.A.O. [REDACTED]

Dear Sirs

**P14M0176 - LAND ADJACENT TO PERDISWELL SPORTS CENTRE, BILFORD ROAD, WORCESTER, WR3 8DX**

Having considered the comments submitted by Sport England in respect of the above application, I wish to respond as follows;

In terms of Sport England Policy, it is understood that Sport England will oppose the granting of planning permission for any development which would lead to a loss of, or would prejudice the use of, all or part of a playing field, unless one of 5 exceptions applies. It is considered that, in this instance, 2 of the exceptions can be met and these are:

**E2**

*The development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches.*

The quantity of pitches will not change. Currently the facility offers 6 football pitches. The proposed layout will provide a minimum of 6 pitches as shown, but could also include a further 9 a side pitch within the curtilage of the application site together with use of the main stadium which will provide a signature pitch for District League Cup Finals, District School Cup Finals and inter-school matches.

Currently these pitches cannot be used due to their poor condition and have not been utilised for this reason for the previous 3 years. The application intends to bring them back into use for the benefit of the community. The pitches will be maintained by full time ground staff which will ensure an improvement in the quality of the current surface by various means, including improvement of drainage and upgrading of the

30 BAMBURGH CRESCENT, BERKELEY PENDESHAM, WORCESTER WR4 0QX

TEL : [REDACTED]

COMPANY REG No. 6033164



playing surface, duties which will also include the provision of litter picking, debris removal and removal of dog fouling. (See para.7.26 of Design and Access Statement)

In terms of accessibility there will be an improvement due to the upgrading of the surface together with the fact that the artificial grass pitch (AGP) will provide a more accessible area due to it being floodlit. Accessibility to the site is also enhanced by the provision of the secure cycle storage facility. Grass pitches to be available for normal fixtures while the AGP will be available for use as per the attached availability matrix from the business plan for the facility.

Summer sports such as cricket and softball etc. can also be included when football pitches are not in use.

The AGP will improve pitch provision immensely. A grass pitch can host about 40 matches per season before becoming 'over-used' or 'un-playable' in bad weather, and does not allow for winter midweek use. A floodlit AGP will allow for 'unlimited' usage, thus increasing the local playing pitch stock considerably and increasing the capacity of usage will no doubt increase the level of participation.

Furthermore, local leagues are now accepting of competitive games now being played on AGPs, which removes the age old stigma that such pitches were only ever used for training purposes. It also reduces the number of games being called off because of bad weather. Again, this increases the level of use and adds to the 'sustainability' of the AGP over a longer term, thus ensuring that the facility remains viable, affordable, and usable.

AGP will offer other use for other sports in addition to football such as street20 cricket and can also be utilised for cycle training for children in conjunction with the proposed cycle hire/repair outlet.

Usage will be 'structured' and 'managed' so as to enable a broad level of accessibility to user groups throughout the day & evening, and at holiday times and weekends. It is not an exclusive non-community user facility.

## **E5**

*The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field.*

While there will be a small loss of playing field there will be no loss of playing pitches. It is considered that the loss of playing field is outweighed by the benefits as follows:

We believe the additional benefit of using the AGP as per the usage matrix demonstrates increased frequency of usage and broader community use in that during term time the AGP can be used 5 days a week and there are 5 educational establishments who have already stated their expression of interest in using the facility for a number of uses which are not limited to football use.

Any funds gained through hiring the AGP will be reinvested into the facility and/or existing pitches in order to further enhance their quality.

The ability for informal use of the large grass areas outside the proposed stadium and AGP remains unchanged as the playing field will be open to everyone, in the same manner as it is currently.

The proposal is 'attached' to the proposed redevelopment and expansion of the existing sports centre and is set to become the biggest in the county, so it will be in keeping with the sporting purpose of this venue and that it sits well within the local plan.

WCFC are the principal semi-professional football club for the city and one of two senior clubs under the Worcestershire FA. The club has an important community role in terms of its youth teams, junior teams and girl's team and involvement with local schools. The proposals would ensure the long term survival of the football club, who currently have to ground share outside of the city. The proposals would enable the Club to continue and enhance its community role.

## **Assessment of the proposal**

### *Playing pitch strategy*

It is considered that the Summary of Exceptions has been met. Throughout its development the proposal at Perdiswell Park has been informed by the latest available data. It should also be noted that the proposal as submitted has evolved through protracted discussions with the Local Authority.

The application is based upon currently available data and has been informed by adopted strategies and guidance, along with relevant saved development plan policies and the aims and objectives of National Planning Policy Framework. Details of the emerging Playing Pitch Strategy (PPS) are unknown, as is the date of its publication. The comment by Sport England that the application should be withdrawn until the findings of the emerging PPS are known does nothing short of place an embargo on any planning application of this nature within South Worcestershire, which is wholly unreasonable as the proposal should be determined in accordance with those relevant saved development plan policies within the adopted City of Worcester Local Plan rather than the unknown content of an emerging PPS that is to be used to inform emerging policies within the South Worcestershire Development Plan. The timing of the application has been the subject of considerable discussion and has been phased to coincide with the application for the extension and refurbishment of the adjacent sports centre.

Notwithstanding this the Club are working alongside the Worcestershire FA to ensure the upgraded pitches are the right mix and quality and the proposals should therefore accord with the updated PPS.

### *Business Plan/User Matrix*

The information contained within the Business Plan/User Matrix is commercially confidential and as a result is not available to third parties. A copy of the user matrix is enclosed however this information is also commercially confidential and **SHOULD NOT BE WITHIN THE PUBLIC DOMAIN.**

### *Funding*

The funding of the project is not a material planning consideration; however this information is included within the business plan. The information is commercially confidential and as a result is not available to third parties.

### *Timing*

The timing of the submission of the application was agreed following consultation with the Local Planning Authority and the swimming pool development team together with the Managing Director of the City Council.

### *Masterplan*

During discussions with the Local Authority the development of the existing facility was discussed and we worked closely with the pool development team with regard to the redevelopment of the leisure centre site and will continue to liaise with the Local Authority with regards to usage of the site. This is reflected in the contextual drawings for the application site which show the proposed facility in context with the proposed swimming pool development. The Applicant has also attended the public consultation at the request of the swimming pool development team to show that our proposal works in conjunction with their proposal.

### *3G Pitch*

The exact size of the playing area is 64m x 100m. The specification will be for a 3G football turf formulated in accordance with the FA's document – Third Generation Football Turf Guidance.

## **FA Comments**

The configuration has been arrived at through discussion with the land owner and from recommendations made in the supporting reports and documentation together with the identifiable need to provide additional 3G pitches within the City of Worcester.

There has been discussion with the Managing Director of Worcester City Council with regards to the land tenure where it was agreed in principle, subject to certain criteria being met.

It is agreed that it is an excellent location for a football hub in terms of access and current grass pitches located there and would be an attractive model.

Following extensive pre-application discussions with officers at Worcester City Council and subsequent outcomes from meetings with officers at Worcestershire Highways, additional Traffic Surveys were commissioned and undertaken, the

outcome of which concluded that there would be no major effect on the local highway network.

Incorporation of the proposed 3G facility would help meet the current shortfall of 3G provision and gives rise to wider educational and community usage.

As stated on the city council planning web page the applicant is Worcester City Football Club Supporters Trust with Worcester City Football Club. The timing of the project will be subject to planning approval and will be phased in line with the proposed development of the swimming pool and leisure centre in order to maximise cost savings for all parties regarding project implementation and infrastructure.

The stadium has been designed to meet FA ground Grade B to enable the football club to retain its status at its existing level. The stadium would be capable of being upgraded to Grade A in the event of the Club being promoted. Design criteria for sports stadia can range from 27 – 54 persons per 10 sq m. The proposed capacity of the stadium has been achieved utilising a design density of 27 persons per 10sq m. The Guide to Safety at Sports Grounds (Green Guide) states that a maximum density of 47 persons per 10 sq m should apply. If enhanced capacity is required, this can be achieved by simple construction techniques to provide tiered terraces rather than flat. This operation would immediately increase the capacity to 5540 persons if required, thus meeting the Grade A status.

The detailed usage plan is included but this document is commercially confidential and **SHOULD NOT BE WITHIN THE PUBLIC DOMAIN.**

The layout of the natural turf pitches shown is indicative in order to meet current requirements; however this is totally versatile and can be adjusted to meet the needs of the community users on an ad-hoc basis.

The recesses which were not included have now been detailed and are included on amended Drg Nos 02B & 08B.

The above response clarifies the points raised in the letter from Sport England dated 2nd April 2015 thereby enabling the current application to proceed. It would be appreciated if these comments can be forwarded to Sport England in order that any further necessary dialogue can continue.

Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully



BSc, ACABE, BDMA Ins Tech