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York (City of) Council  
Environment and Development Services  
9 St Leonard's Place  
YORK  
YO1 7ET

15 March 2012

Our Ref: Y/YC/2011/26086/S

Dear ██████████

**Application Number:** 11/02581/OUTM  
**Site Address:** Kathryn Avenue York YO32 9XX  
**Proposal:** Outline Planning Application for a Mixed-Use Development Comprising, The Demolition of Existing Buildings and The Erection of a 6,000 Seat Community Stadium with Conference Facilities (Use Class D2), a Community Building (Use Classes D1 Non-Residential Institution, D2 Assembly and Leisure and B1 Office), Retail Uses (Use Class A1), Food and Drink Uses (Use Classes A3/A4 & A5) and a Further Development Plot which Could Accommodate a Petrol Filling Station, Food and Drink Uses (Use Classes A3 and A4) or a Hotel (Use Class C1) with Associated Vehicular Access Roads, Car Parking, Servicing Areas and Hard and Soft Landscaping

Thank you for consulting Sport England on the amended plans in respect of the above.

In considering the amendments Sport England has contacted the Football Association (FA) and the Rugby Football League (RFL) for their views.

The FA advises Sport England that:

- All of their previous comments are still valid particularly in relation to a lack of information on replacement facilities from the loss of Bootham Crescent. However, they would like to add comments regarding the 61x43 Artificial Grass Pitch (AGP). The FA's previous comments alluded to the fact that the Council were considering providing off site provision and through recent discussions with the Council the 61x43 AGP will replace this element of the scheme. The 61x43 AGP is proposed to have

a third generation (3g) surface and the FA is in the early stages of discussions regarding potential Football Foundation investment into the AGP.

- The FA have advised the Council that from the FA's AGP mapping the FA believe there is the need for an additional 297 training slots on 3g surfaces. The 61x43 AGP would potentially provide 40 of these slots, whilst also allowing for commercial activity and pay and play. The FA have asked the Council to do some consultation with local clubs to justify the need for the facility from an investment perspective, but due to the lack of 3g facilities in York the FA would be supportive from a planning perspective.
- To reiterate the FA's previous comments, the FA is supportive of the outline plans to develop a community stadium to provide a new home for York City FC.

The RFL advises Sport England that:

- Their concern is that they still do not know how the facilities that have been available to Rugby League for community and professional player development at Huntingdon Stadium will be replaced and whether these will meet requirements. The plans for the stadium itself looks fine however they need to understand how the needs of York City Knights and community Rugby League will be met before the RFL are able to comment further.

In light of the comments of the FA, the amendments to include an AGP are welcomed as there is a lack of such facilities in York.

Sport England raised a number of issues in our letter of 25 October 2011. We are aware that the Council is working with Sport England to address our objection. However Sport England would wish to maintain a statutory objection to this application on the basis that it will result in the loss of playing field and sport facilities, until a suitable Section 106 agreement and/or planning conditions, or other legal mechanism is delivered or arrangements are confirmed on replacement provision and transition arrangements.

**Sport England can confirm that once a suitable section 106 agreement or other legal mechanism has been signed and/or relevant and acceptable conditions attached to the decision notice that address our concerns, we will withdraw our objection.**

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s)

and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us 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

  
**Planning Manager**

Tel:   
Fax:   
e-mail: @[sportengland.org](mailto:sportengland.org)