



RE: [EXTERNAL] Re: App: 142986/VO/2025 - Field of Os - Manchester Active Comments

From Fiona Pudge <f.pudge@mcractive.com>

Date Thu 10/07/25 3:07 PM

To Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

2 attachments (136 KB)

Template Sporting Benefits Statement.docx; CUA Template.doc;

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Dear Steve

Thank you for submitting the additional information for review and comment.

Unfortunately, there is still insufficient information provided to enable Manchester Active to support the proposal at this time. The information provided is a Planning Statement not a Playing Field Statement which is required to clearly articulate the sporting benefits of the youth centre and any qualitative improvements/opportunities to the remainder of the site and the school.

Further Information Required

1. Detailed information around the sporting benefits of the centre as it relates to paragraph 104(c) of the NPPF and Sport England's Playing Fields Policy Exception E5. The applicant is advised to refer to the [Sport England Playing Fields Policy Guidance](#) that explains what information is required to support Exception E5. As previously advised the applicant is advised to provide a separate Playing Field Statement and I have attached a template which the applicant can use.
2. Explanation of current and potential community use and how that will be secured to ensure the sporting benefits of the proposal are implemented. I have attached a template Community Use Agreement that the applicant can tailor to meet the needs of the scheme, and which can be secured via condition.

Background

The Playing Pitch and Outdoor Sport Strategy (PPOSS) clearly defines all playing field sites that are not in use as unused/disused. Page 15 of the PPOSS Assessment Report provides the following explanation and justification:

"Disused sites provide the opportunity to help address deficiencies in pitch sport if brought back into use or replaced in a more sustainable location to meet need. The lawful use of a disused playing field is still that of a playing field until such time as it is developed for a non-pitch sport use, or its use is formally changed through the planning system. There is no positive obligation, under planning law, for a playing field to be actively used as such."

Overall PPOSS findings and recommendations:

There is a need to protect all existing outdoor sport provision until all demand is met, or there is a requirement to replace provision in accordance with Sport England's Playing Fields Policy.

The PPOSS Strategy and Action Plan Report Recommendation (a) 'Ensure, through the use of the Playing Pitch & Outdoor Sport Strategy, that outdoor sports facilities are protected through the implementation of local planning policy' at page 56, states:

"all currently used outdoor sport sites require protection and therefore cannot be deemed surplus to requirements because shortfalls would occur both now and, in the future, if they were lost. Consideration should also be given to the protection of underused and poor-quality sites from development or replacement as they may offer potential to meet shortfalls.

It is clear the application site is not surplus to requirement as there are shortfalls in pitch provision in the Analysis Area (South) which the playing field, if retained, could help address. The PPOSS action plan recommendation for sites that fall into the unused/underused category is to either:

1. Protect from development; or
2. Replace in accordance with planning policy requirements.

Field of Os Relationship to Oswald Road Primary School

It is noted the school has existing Lettings Policy to allow community groups to hire the facilities including the small sided artificial grass pitch, hall and main studio all of which can be used for physical activity. The outdoor school facilities have been upgraded but given these areas were already used for sport and physical activity, as can be seen on the aerial below, it cannot be considered as replacement for the loss of the field. It should also be noted that some of the sport/physical activity space has been lost to a car park.

Primary School pre outdoor sport improvement



School post outdoor sport improvement showing loss of courts to a car park



The Primary School use the Field of Os for outdoor and adventurous activities:

<https://www.oswaldroad.co.uk/curriculum-classes/curriculum/pe/>

Kind Regards

Fiona Pudge
Capital Development Manager
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Tel: +44(0)7719 070268

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: 02 July 2025 10:31
To: Fiona Pudge <f.pudge@mcractive.com>
Subject: [EXTERNAL] Re: App: 142986/VO/2025 - Field of Os - Manchester Active Comments

Fiona

Further to your e-mail below, please see attached. I would be grateful for your further comments.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

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From: Fiona Pudge <f.pudge@mcractive.com>
Sent: 18 June 2025 4:19 PM
To: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Subject: App: 142986/VO/2025 - Field of Os - Manchester Active Comments

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Dear Steven

Thank you for consulting Manchester Active on the above application.

Until Manchester Active have more information on the community benefits of the proposal in terms of sport/physical activity, and consideration of the Primary Schools needs given their use of the field for outdoor learning and adventurous activity, we are unable to support the proposal at this time.

The following documents are required to justify the loss of playing field and any community benefits the scheme will have:

1. Playing Field Statement.
2. Community Use Agreement – a written commitment will suffice at this point as the Community Use Agreement can be secured via condition.

I have provided the applicant with a template Playing Field/Sporting Benefits Statement and template Community Use Agreement at pre application stage, but these can be supplied again on request.

It should be noted the Planning Statement on the website is a blank document, so it not known if the playing field statement and community use agreement formed part of that document.

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Kind Regards

Fiona Pudge

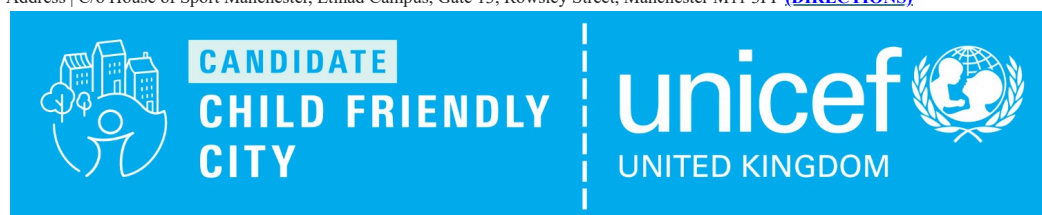
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Please note my working days are Tuesday to Friday

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