

WYTHENSHAW TOWN FC

Playing Field Statement

*Statement in support
of a Multi Sports
Facility at
Wythenshawe Town
FC. Timpson Rd,
Baguley, Manchester*

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1.0 INTRODUCTION

This document is provided in support of the planning application for the Change of use of the playing field to the south of the main pitch from football to a multi sports, part covered with sports lighting.

This Statement explains the aspirations for the project and provides the evidence and justification illustrating the need for the replacement of a poorly drained grass pitch by an artificial grass 5 a side pitch, two hard-court areas for netball, pickleball and tennis, and six covered Padel courts to comply with Sport England Playing Fields Policy Exception E5 and paragraph 103(c) of the National Planning Policy Framework.

Project Background:

The football club currently has sixteen junior football teams with six that have used the field described above. However, the poor drainage has meant that in the 2023/24 season approximately 50% of matches were cancelled. The football club cannot finance this (nor can it gain grant funding as it is a private ltd company). The club is depending on a new sub tenant to both rectify the drainage issue and to assist in financing the upgrading of a local school facility to ensure that the net loss of a playing field is negated by the upgrading of a playing field in the local area. The club have limited finance available and consequently have entered into negotiation with a third party who are prepared to finance the project to develop the land for multi sports use which is in line with the user clause in the Clubs lease with Manchester City Council.

2.0 APPLICATION DETAILS

Development Location	Timpson Road, Baguley
Applicant	Wythenshawe Town FC
Planning Agent	Christie Mc Donald,
Proposal Description	Multi-sport facility

Existing Site:

The area is currently used (subject to standing water ingress) by Wythenshawe Town FC for the junior football teams. There is one football pitch which is 90m x 60m. If the project proceeds, teams aged up to U8s can use the new artificial pitch. The FA official website specifies that a 5 a side pitch should be a minimum of 40 yards x 30 yards (36m x 27.5m). The pitch to be installed is 48 metres x 32 metres. This enables ages up to U8's to play matches. The existing changing facilities at WTFC will continue to be available. Junior teams play at the locations listed below.

Team	Coach Name	2nd Coach	League	Training Location	Training Day	Time

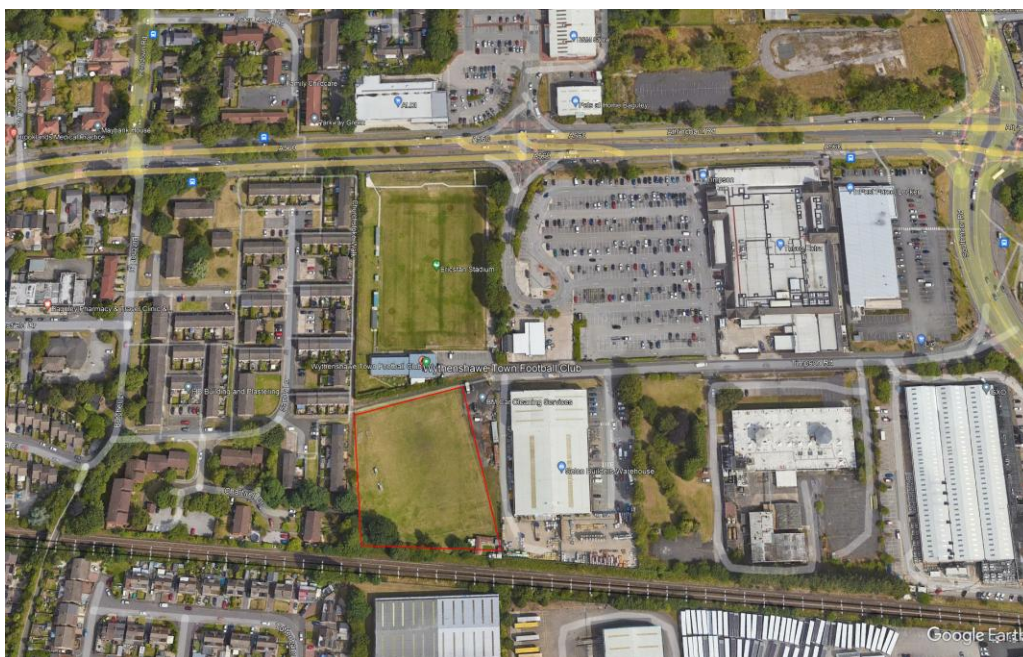
U7	Alex Evans	Michael McNeil	MYSL	Lifestyle Centre	Tuesday	6-7pm
U9	Stephen Barnes	John Cummins	Stockport	Manchester Enterprise Academy	Wednesday	6-7pm
U9 Lions	Josh Howarth	Steve Dowdall	Stockport	MEA	Thursday	6-7pm
U9 Pumas	Trevor Mallet	Jermahl	Stockport	MEA	Monday	6-7pm
U11	Gary King	Danny Marfleet	Stockport	MEA	Wednesday	6-7pm
U11 Foxes	Ian Jenkinson		Stockport	MEA	Wednesday	7-8pm
U11 Pumas	Tom Lally	Ian Jenkinson	Stockport	MEA	Wednesday	7-8pm
U12	Lee O'Neill		Stockport	MEA	Wednesday	
U12 Roosters	Phil Lynch	Marcus Scott	Stockport	MEA	Wednesday	6-7pm
U13 Rebels	Alex Evans	Liam Evans	Stockport	MEA	Wednesday	
U13 Roosters	Phil Lynch	Marcus Scott	Timperley	Benchill	Monday	7-8pm
U14 Girls	Steve Lynch	Fergus Black	South Manchester	Benchill	Monday	8-9pm
U17	Elite	Elite	Elite	Elite	Elite	Elite

The pitch was not played on for games last season as the junior teams played at a central venue. In the prior season 23/24 there was approximately 50% utilisation due to waterlogging issues. The managers of the junior teams have evidence of this if required. During season 24/25 the U8'S have played at MYSL and at Trafford 5's. The U9'S play in the Stockport Met League and their central venue is Stockport Sports Village in Woodley. We have an U10 team that play in the Stockport League and they use the central venue at Brinnington. Under 11 team use St Pauls High School in Newall Green.

The proposed development will be located close to existing onsite facilities managed by WTFC providing convenient access for all community visitors to and from changing accommodation and administration facilities. This location will also afford convenient pedestrian, maintenance, and emergency access as well and providing for suitable management, supervision, and security.

The city council have with the assistance of the LTA produced a Padel Investment Strategy that confirms the Wythenshawe area can accommodate 10 Padel courts to meet the needs of Manchester residents. This strategy is citywide and identifies unmet demand for each Analysis Area (North, South, Central, and Wythenshawe) and focuses on Parks where community offers can be developed to meet the specific needs of Manchester residents and underrepresented groups. It is anticipated the community offer within Parks can complement the current commercial offer which largely meet the needs from commuters and Manchester residents who are not in an underrepresented group.

Map 1 – Proposed Location of Development:



Proposed Development

The sports to be available are as follows:

Football by virtue of an oversized 5 a side pitch. This will be a 3G surface and will be floodlit. During school hours the pitch will be available free of charge to schools in the Wythenshawe area. The reason for the inclusion of a 5 a side pitch is to provide free use to local schools to meet community use needs. Furthermore, the pitch will be used by Wythenshawe Town's various teams for training. The pitch is currently unable to be used for evening training during October to March due to no floodlighting being available. The pitch can be used for sporting activities other than football should the school desire. The evening periods will be available to adults who wish to play.

There are sixteen junior football teams at Wythenshawe Town that will be able to use the facilities, and it is intended to run mini football tournaments each Saturday morning for up to 8 teams per session. Session 1 will run 9.00am to 10.30 and session 2 from 10.30 to 12.00am. Each team will have a squad of 10 players with 6 on field this means that once established up to 160 players can participate each Saturday.

School sessions can be run between 9am and 4pm on weekdays. These will be available at no cost to local schools. Adult groups can book 5 a side on an hour-by-hour basis at weekends and evenings.

One of the two hard courts will be covered. These courts at 37.5m x 20m will be able to accommodate the following sports – Tennis (there are currently no covered courts available in South West Manchester) Pickleball and Netball. We will ensure that the hard-court surface will accommodate wheel chair tennis and we are liaising with the LTA official responsible for this.

The outside hard court is to be marked out for Netball. Here again there are no publicly accessed courts available locally. We have a letter of support from Wythenshawe Ravens Netball Club (Appendix A).

The third sport to be available is pickleball which is particularly applicable to older age groups. This sport is the fastest growing sports activity in the USA. We have received a letter of support from Pickleball England (Appendix B).

The site is the open field that sits to the south of Wythenshawe Town FC main pitch outlined in red on Map 1. It is currently used for children's football matches. To the southern boundary is a railway line. This grassed area suffers from poor drainage due to clay subsoil, this is highlighted in the attached drainage report from BEK Geo-Environmental Consulting.

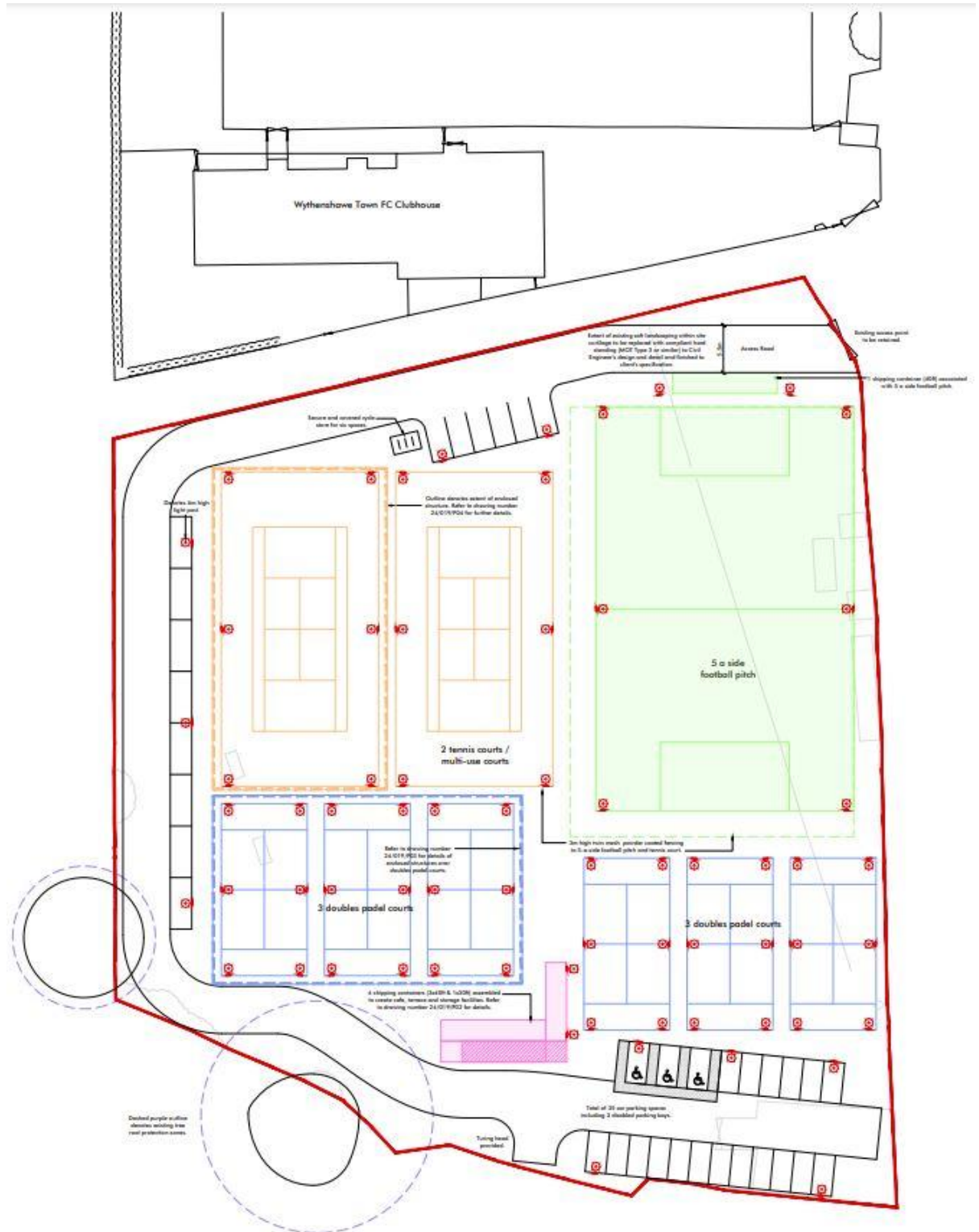
The plan for the proposed development is shown below in Map 3. The entrance is at the north-east corner of the site. The area directly to the left of the entrance is where the artificial pitch is proposed to be sited. There will be a 3.0m Protek 868 Rebound Fencing System surrounding the pitch, the lighting plan provided with the planning application shows the location of floodlights which will be sited on 6m high poles. A lighting assessment has been undertaken to show that lux levels across the pitch comply with FA requirements for community sport.

In the southern part of the site can be found 6 padel courts. These doubles courts (10m x 20m) are in two banks of three. The block nearest to the adjacent housing on the west side will be under a canopy. This canopy reduces the noise levels to avoid disturbance to the residents.

The south east corner of the proposed site will benefit from a car park which will be built on a porous gravel base. Lighting will be on low level posts. There are 35 parking spaces including four bays for disabled users and two electric-car charging points are to be installed.

To the north west corner of the site there are two hard courts to be provided. The westernmost court will be covered by a canopy. Both of these courts (37.5 m x 20m) can be used for tennis, netball and pickleball. The hard-court surface will be suitable for wheelchair tennis. There are currently no covered courts available for public use in south west Manchester.

There is also a provision for toilets, an office and storage located to the south of the site.



Map 3 – Proposed Sports Facility Configuration

3.0 LINKS TO NATIONAL AND LOCAL STRATEGIES

Manchester Playing Pitch and Outdoor Sport Strategy (2022)

The PPOSS findings for Wythenshawe highlight significant capacity shortfalls across various football pitch sizes and age groups. In the Wythenshawe Analysis Area specifically, there are current shortages for adult pitches, youth 9v9 pitches, and mini 7v7 pitches. The report

projects that these shortfalls will extend to youth 11v11 pitches in the future. Additionally, the analysis identifies a deficiency in full-size 3G pitches in the Wythenshawe area.

Our development will contribute to alleviating these shortfalls by introducing a high-quality 5-a-side pitch. While this doesn't directly address all the identified deficiencies, it will provide valuable additional capacity for small-sided football, which can help relieve pressure on larger pitches. The 5-a-side pitch can be utilised by schools for training sessions and matches for various age groups, particularly benefiting youth and mini football programs.

By offering this specialised facility, we can help redistribute some of the demand from larger pitches, potentially freeing up space for the formats experiencing shortfalls. Furthermore, our commitment to enhanced maintenance practices will ensure the pitch remains in excellent condition, maximising its usage and contributing to the overall improvement of football facilities in the Wythenshawe area.

National Governing Body of Sport Strategic Plans

Padel - The governing body the LTA have issued a document that lists the following objectives

- Increase participation: Grow the number of players and monthly participants
- Increase visibility: Raise awareness of padel and interest in playing
- Increase the number of courts: Build more padel courts
- Grow the coaching workforce: Increase the number of coaches and activators
- Develop the performance pathway: Support players at all stages of their development
- Support GB teams: Provide funding, training, and competition support to GB players
- Create an inclusive environment: Ensure that padel venues adhere to high standards of safeguarding and governance.

The provision of six new courts at Wythenshawe will immediately achieve the first three objectives. Padel and Pickle will employ a full time Padel Coach and will fund other staff who already have Grade 1 and 2 Tennis coaching qualifications to attend Padel coaching courses. Regarding the performance pathway, we will run Padel Competitions which will allow for performance players to develop their game and enhance their rating. It is our intention to liaise with the LTA to develop Padel and Pickle as a base for competitive Padel.

Pickleball -Pickleball England's objectives include promoting the sport, selecting teams, and ensuring the safety of players.

Promoting the sport

- Lead the development of pickleball in England
- Provide advice and support to members, customers, and partners
- Influence public opinion and decision-makers about the benefits of pickleball
- Organise national leagues and competitions
- Arrange international matches and tours

Selecting teams

- Select the strongest players in England to compete internationally

- Consider a player's performance at international and national competitions
- Weight international events more than national, and national more than local

Ensuring player safety

- Protect children and young people from abuse
- Promote the welfare of all children and young people
- Create and maintain a safe and positive environment for all players
- Safeguard players from poor practice, abuse, and bullying
- Produce guidelines on health and safety, child protection, and equality

Pickleball England are extremely supportive as the opening of a facility will allow them to achieve their stated objectives. Padel and Pickle will host competitions and also plan to organise a local league, this aligns perfectly with Pickleball England objectives.

Netball - The national governing body for netball in England, "England Netball", currently operates with a 10-year strategic plan called the "Adventure Strategy", aiming to make netball the sport of choice for women and girls, increase participation opportunities, and achieve top ranking in the elite game by 2031; this strategy focuses on creating a truly inclusive sport for all, with goals to provide career pathways within netball and establish the sport as a "game for life" for participants.

Key points about the England Netball strategic plan:

- Name: "Adventure Strategy"
- Focus areas: Growing participation, developing elite athletes, creating a diverse and inclusive environment, and establishing netball as a lifelong sport
- Timeframe: 2021 - 2031
- Key goals:
 - o Become the top ranked netball nation in the world
 - o Increase opportunities for women and girls to play netball
 - o Develop a sustainable career pathway within the sport

The inclusion of a marked-out Netball court will allow for participation in the sport that is currently limited in the area due to lack of court availability. Wythenshawe Ravens have already indicated a desire to use the facility

Furthermore, this proposal helps to deliver the NGB objectives in the following ways:

1. Increasing physical activity, especially among children:

We will offer free use of our 5-a-side pitch to local schools, providing children with increased opportunities for organized sports and physical activity. The introduction of a 5-a-side area will encourage youth participation in football, promoting regular exercise from an early age. Additionally, the variety of sports offered (including netball, pickleball, tennis, and padel) will

appeal to children with diverse interests, encouraging more young people to engage in physical activities.

2. Investing in the sector to help inactive groups:

Our investment in high-quality, multi-sport facilities aims to attract previously inactive groups. The covered hard courts and padel courts will allow for year-round play, removing weather-related barriers to participation. The introduction of sports lighting will extend operational hours, accommodating those with non-traditional schedules who may have struggled to access facilities in the past. By offering a mix of traditional and emerging sports like pickleball and padel, we aim to spark interest among those who may not have been drawn to conventional sports.

3. Improving access to facilities for communities:

Our development significantly improves community access to sports facilities. The presence of on-site staff will ensure the facility is well-maintained, safe, and welcoming to all community members. The diverse range of sports offered caters to various interests and skill levels, making the facility more inclusive. The addition of sports lighting extends accessibility beyond daylight hours, allowing more community members to participate at times that suit their schedules. By addressing issues like poor drainage and lack of changing facilities, we're removing barriers that previously limited community engagement with local sports facilities.

4.0 Mitigation Strategy

National and Local Planning Policy requires all existing sports facilities to be protected from inappropriate development. It is our position that the development of a multi sports offer that is fully accessible and available 7 days a week is an appropriate development to replace an underutilised private field which is not accessible to the public.

Manchester's Playing Pitch and Outdoor Sport Strategy (2022) and updated 2023 shows increasing shortfalls of natural turf playing field. The current youth 11v11 natural turf pitch will be lost to the development and consultation with Manchester Active and Manchester Football Association has identified a need to replace the pitch within the locality. The mitigation site has been identified as Wythenshawe Park for a 9v9 football pitch. The contribution to the council will be a maximum of £50,000 – these funds will be provided by Padel & Pickle LTD (secured via s106 agreement).

Consultation has taken place with local ward councillors who are supportive of the proposal to provide free access to the 5 a side pitch for local schools. A letter of support has been provided by Ringway Primary School (Appendix C). The head of sport at Ringway Primary School has consulted with local schools all of whom have expressed a desire to become involved in their community utilising the facility. The willingness of Padel and Pickle to recognise the needs of lower income residents by the provision of free coaching and beneficial hiring fees is viewed positively.

A meeting with Councillor Glynn Evans gave the opportunity to understand that the local Brooklands ward residents would benefit from the opportunity to partake in physical activity at a relatively inexpensive rate. Padel and Pickle will offer free coached sessions to residents within specific post code areas on two mornings per week. Each resident will have the opportunity to obtain two free sessions. Equipment and court time will be on a no charge basis. Thereafter should those residents wish to take up the sport they will be able to do so at specified times at a 50% reduction on rental charge.

Manchester Laces, a leading and inclusive women's and LGBTQ+ football club with over 160 members, expressed strong interest in expanded access to other sports such as padel, netball, and basketball (Appendix D). Their members, many of whom are latecomers to sport due to past barriers, are actively seeking safe, local spaces to explore new activities. They highlighted that 73% of their members would like access to alternative sports and confirmed that a 7-a-side pitch would also directly support their training and development programmes.

Paul Stewart, Chair of Baguley Athletic Football Club, also endorsed the proposal, citing the rapid growth and inclusive appeal of both pickleball and padel. He emphasised the potential for these facilities to promote community health, encourage intergenerational participation, strengthen local engagement, and stimulate the area's social and economic activity (Appendix E).

Pickleball England who have recently organised a competition at Bolton (1100 attendees) have provided data that shows the exponential growth in participants and correspondingly demand, have forwarded a letter of support. They have indicated that there will be considerable support (Appendix B).

A meeting was also held with Wythenshawe Ravens at the football club, and they are keen to use the facility and have supplied a letter of support, (Appendix A). Similarly, discussions with the Manchester Netball league have confirmed their desire to use the courts

Whilst Pickleball England are a National body they point out in their letter of support that there is strong demand for courts in the Manchester area supported by the "Rob and Andy" podcast for pickleball (Appendix B)

The operational hours and activation schedules have been influenced significantly by this broad consultation. The proposed access from 7am to 10pm daily is consistent with other regional Padel venues (Hale Country Club, Northern Tennis Club, Wilmslow, Dunham Golf Club, and Alderley Edge), ensuring equitable access for both casual and organised users. Peak periods have been identified for schools, community sessions, and club activities, and will be programmed accordingly.

6.0 PLANNING POLICY

Sport England Playing Fields Policy and Guidance (Updated 2021)

Sport England will be a statutory consultee on this planning application as the proposal affects a playing field. The following details are provided to enable Sport England's informed assessment of whether the proposed development, provide sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field to satisfy Exception E5 of Sport England's Playing Fields Policy and Guidance.

Policy Exception E5 requires the proposed development for an indoor or outdoor sports facility, to 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. The statement defines in planning terms what is considered a 'playing field', which is; the whole of a site that encompasses at least one playing pitch. A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one. The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports.

National Planning Policy Framework (Updated 2024)

The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private. Specifically, paragraph 104 (concerning open space, sport and recreation) of National Planning Policy Framework (NPPF) states.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

As the proposal involves the loss of natural turf playing field to another sport, evidence to justify the proposals compliance against NPPF paragraph 103(c) is provided in this statement.

Also, NPPF paragraph 103 recommends that:

Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.

Manchester Playing Pitch Strategy (2022-2031) is the relevant Needs Assessment, as referenced in paragraph 103 of the NPPF, and this has been used to help inform the requirements at Wythenshawe Town FC.

Manchester Core Strategy

Core Strategy policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities) reflects the objectives of the NPPF and Sport England Playing Fields Policy at a local level. The policy seeks to protect and enhance existing open space, sport and recreation facilities and contains a clause that “The development will be ancillary to the open space, sport or recreation facility and complement the use or character.”

Places for Everyone – Greater Manchester Joint Development Plan (2024)

Places for Everyone is the Joint Development Plan for Greater Manchester and was adopted by Manchester City Council March 2024. Places for Everyone is one of a suite of documents that forms Manchester’s Local Development Plan. The policy of relevance to sport and recreation is JP-P7 which seeks to create “A network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages,” and “The provision of sports facilities will be determined by individual local authorities through an evidence-based approach”.

7.0 ANALYSIS

Current Site Usage and Capacity

Last Season Usage:

- Total games played: 22
- Breakdown by team:
 - U12 Roosters: 5 games
 - U13: 6 games
 - U13 Rebels: 6 games
 - U14: 5 games
- Total hours in use (over 12 months):
 - 22 games × 22 players per game = 484 playing-hours

Please consider that junior football matches are not all 45 minutes per half. Timings can vary from 20 minutes per half for U7, U9 & U10 is 25 minutes U11 & U12 is 30 minutes. The figures here are based on 30 minutes per half. The Junior youth teams do not play 19 home games per season; the average is half that. The reason Ericstan Park was not used is that the pitch was waterlogged so much during 23/24 season and consequently in 24/25 season, matches were played at a central venue.

Proposed New Usage:

Padel

- 58 hours per week × 6 courts × 52 weeks
- Total: 18,096 playing-hours

5-a-Side Football

- 40 hours rented + 30 hours school use = 70 hours
- 70 hours × 10 players × 52 weeks
- Total: 36,400 playing-hours

Pickleball/Netball

- 59 hours × 8 courts × 52 weeks × 4 players per court
- Total: 98,176 playing-hours

Total Annual: 152,672 playing-hours.

In summary the new usage will bring 300 times more participation when measured in individual playing hours. More importantly the usage will deliver an asset to the community with a broad range of age groups being able to access the facility.

With regards to usage and National Governing Bodies, padel is under the remit of the Lawn Tennis Association (LTA). They have confirmed, through a report commissioned by Manchester City Council, the feasibility of establishing up to six padel courts in the Wythenshawe area. Pickleball England has similarly confirmed that the sport is both viable and in growing demand locally.

In terms of football provision, the Football Association—specifically Manchester FA—has emphasised the need to replace existing facilities rather than expanding new provision at this stage. The mitigation site has been identified as Wythenshawe Park for a 9v9 football pitch.

The contribution to the council will be a maximum of £50,000 – these funds will be provided by Padel & Pickle LTD (secured via s106 agreement).

Local Schools can use the proposed 5 a side pitch free of charge between 9am -4pm Monday to Friday during term times. This is 35 hours per week for 39 weeks. For padel, we will give free coaching to local residents (postcodes to be agreed with Ward councillors) on two courts 10am – noon Tuesday and Wednesday. This availability will be restricted to 4 participants per court. Each resident will qualify for three sessions. These sessions will run for 12 months. Once a resident has used the three free sessions he/she will be eligible to play Padel at 50% off normal rate at these same times. There will be no limit on the number of games. The predicted new usage is as follows:

Padel															
	07:00:00	08:00:00	09:00:00	10:00:00	11:00:00	12:00:00	13:00:00	14:00:00	15:00:00	16:00:00	17:00:00	18:00:00	19:00:00	20:00:00	21:00:00
Monday			x		x		x		x		x	x	x	x	
Tuesday					x		x		x		x	x	x	x	
Wednesday			x		x						x	x	x	x	
Thursday							x	x	x		x	x	x	x	
Friday			x	x	x		x	x	x	x	x	x	x		
Saturday		x	x	x	x	x	x	x	x	x	x	x			
Sunday		x	x	x	x	x	x	x	x	x					
Peak			2	2	2	2	2	2	2	3	6	6	5	4	38
Off Peak		2	3	1	4		4	2	4						20
														58	
														available	96
5 a side pitch															
	07:00:00	08:00:00	09:00:00	10:00:00	11:00:00	12:00:00	13:00:00	14:00:00	15:00:00	16:00:00	17:00:00	18:00:00	19:00:00	20:00:00	21:00:00
Monday											x	x	x	x	
Tuesday											x	x	x	x	
Wednesday											x	x	x	x	
Thursday									x		x	x	x	x	
Friday											x	x	x	x	
Saturday		x	x	x	x	x	x	x	x	x	x	x	x		
Sunday			x	x	x	x	x	x	x	x	x	x			
Hours per pitch		1	1	2	2	2	2	2	2	3	6	7	6	4	40
PICKLEBALL/TENNIS COURTS															
	07:00:00	08:00:00	09:00:00	10:00:00	11:00:00	12:00:00	13:00:00	14:00:00	15:00:00	16:00:00	17:00:00	18:00:00	19:00:00	20:00:00	21:00:00
Monday			x		x		x		x		x	x	x	x	
Tuesday					x		x		x		x	x	x	x	
Wednesday			x		x						x	x	x	x	
Thursday							x	x	x		x	x	x	x	
Friday			x	x	x		x	x	x	x	x	x	x	x	
Saturday		x	x	x	x	x	x	x	x	x	x	x	x	x	
Sunday		x	x	x	x	x	x	x	x	x					
Hours per court		2	5	3	6	2	6	4	4	4	3	6	6	6	6

Quantum of Provision Current v Proposed

The grass pitch is 80m x 55m =4400m²

The artificial pitch is 48m x 32m = 1536m²

Hard court 2 x 37.5m x 19.5m =1687.5m²

Padel courts 6 x 22m x 12m =1584m²

(includes 2m run off)

An analysis of the quantum of provision has been presented in an 'overall scorecard' in respect of potential gains and losses for sports pitch provision table 2.

Pitch Type	Existing Number and area of Grass Pitches by Type	Proposed Number and area of Grass Pitches by Type	Net / Loss Gain Grass Pitches and area by Type	Alternative Sports Provision (number and area)
Pitch Type	1 youth 11v11 natural turf pitch	0	1 youth 11v11 natural pitch	Padel Courts 6 of 10m X20m run off 1m- 6x12X22 = 1584m² Pickleball/ Tennis 2 of 36m x 18m = 1296m² 5 a side 38m x 28m = 1064m² Total area of sports pitches = 3944m²
Total Playing Field Area (all areas includes run off of m²)	6,712m ²	0	6,712m ²	

Table 2 – Overall Score Card: Quantum of Provision

REQUIREMENT	DETAIL PROVIDED
Impact the proposed development would have on playing pitch provision including proposed summer / winter playing pitches	The existing natural turf pitch and associated playing field will be lost to alternative sports facilities.
Existing community use	No current community use
Proposed community use	Use of 3G pitch for schools (Mon-Fri 0900-1600 during term time / two padel courts will be made available at nil cost to participants between 10am and 12pm on Tuesday and Wednesday). The LTA have been consulted regarding a proposal to provide free coached sessions on two courts twice per week. This will only be available to the local residents within designated post code areas. Although postcodes will indicate whether these are

	Manchester residents or not, I will need the assistance of the council to identify MCC underrepresented groups. Those wishing to continue to play after two free sessions will have court time at 50% off at designated times. Usage hours provided above illustrate that the available playing time will be increased to 882 hours per week. 5 a side- 98 hours per week. 7am-9pm / day. The budget shows that there is an anticipated usage of 40 hours paid for and 35 hours of free school time. Padel 6 doubles courts provides 6x98 hours=588 hours. The budget here is for 58 hours of usage per court. (5 a side shows 35 hours community use Padel is 8 hours coached for free then 50% off for local residents.) Netball/Pickleball provides 2x 98 hours per week.
Community access formally secured through a community use agreement.	Yes, to be included in lease. Already highlighted in Heads of Terms – Lease is conditional on free use of 5 a side during school hours. Padel also to be available at specified times to local residents at a 50% discount. A Community Use Agreement will be prepared in partnership with Manchester Active and the relevant National Governing Bodies of Sport and secured via planning condition.
Sport related benefits of the proposed artificial grass pitch for the applicant and the community. This explanation should provide detail on the deficiencies of the existing facilities and set out how the new facilities will address such deficiencies and help with the delivery of sport and meet community facility needs Furthermore, the explanation should provide details regarding which sports the new artificial grass pitch will accommodate.	Deficiencies 1. Poor drainage 2. No sports lighting 3. No staff on site 4. No changing facilities as the changing rooms are only opened when there are teams playing on the main pitch. This is normally every other Saturday and every other Tuesday evening. New Offer 1. Playable surfaces: The installation of proper playable surfaces designed with adequate slope and drainage systems to prevent water

	accumulation, ensuring year-round usability of the sports facilities. The 5 a side pitch will be a 3G surface installed on a shock pad. This will be primarily for football 2. Covered hard court: This addition will provide an all-weather facility that can be used regardless of rain or intense sunlight. It addresses the drainage issue by offering a dry playing area and extends usable hours beyond daylight, partially compensating for the current lack of sports lighting. 3. Covered Padel courts: Similar to the covered hard court, these will offer year-round play opportunities. The cover protects against rain and allows for controlled lighting, extending usage hours. 4. Sports lighting: The introduction of proper sports lighting directly addresses the current lack of illumination. This will significantly extend the usable hours of the facilities, especially during winter months or for evening activities, maximising the site's potential. A lighting plan is included in the application 5. Staff on site Having dedicated staff addresses the current deficiency of no on-site personnel. This will improve facility management, ensure proper maintenance, enhance safety, and provide immediate assistance to users when needed. 6. Free use of 5 a side by schools: This offer promotes community engagement and increases accessibility. 7. Boys and Girls 5 a side: These dedicated spaces for youth soccer address the current lack of
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	proper playing surfaces. They will be designed with appropriate drainage and lighting, tackling multiple deficiencies at once while promoting gender-inclusive sports participation. 8. Netball: The addition of netball court diversifies the sports offerings and addresses the poor drainage issue with properly designed surfaces. It also benefits from the new sports lighting for extended play hours. 9. Pickleball: This increasingly popular sport adds variety to the facilities. The courts will be constructed with proper drainage and can utilise the new lighting system, addressing two major current deficiencies. The sport is accessible to older age groups and will assist in providing activities for the over 60's 10. Tennis: Pro-sized hardcourts will be built with proper drainage systems and can make use of the new lighting infrastructure, allowing for extended play hours and year-round usage. 11. Padel: As a rapidly growing sport, Padel courts offer a unique attraction. The covered courts mentioned earlier address both drainage and lighting issues, making this a valuable addition to the sports complex. 12. Changing facilities: Wythenshawe Town FC will make their changing facilities available for all sports players.
Explanation of which sports the new artificial turf pitch/s will accommodate	3G – Soccer predominantly.
Proposed surface type	The 5 a side pitch will have a shock pad laid below the 3G surface (see Appendix F for product technical specification).
Sustainability	Cash generation in excess of £250,000 per annum provides sufficient headroom to

	allocate £30,000 per year into a suspense account for repairs.
Accurate site plans (to scale) showing the existing and (if applicable) proposed winter and summer playing pitch layouts on the playing field. This information is required to make an informed assessment of what impact the proposed development would have on playing pitch provision.	Map 3 Proposed Configuration shown above. Layout is consistent all seasons

Table 3 – E5 Justification

Based on the above justification, we consider the proposals would give rise to a considerable benefit to the wider community through the provision of an enhanced playing facility. Given the above details, we believe the proposed development meets the requirements of Sport England Policy Exception E5 – The proposed development is for an indoor or outdoor facility for sport and physical activity, the provision of which would be of sufficient benefit to the development of sport and physical activity as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field; and paragraph 99(c) of the NPPF.

Sporting Benefits:

The provision of this facility benefits all sectors of the local community.

Schools:

Schools within the local area will have free use of the 3G pitch facility during term times. The sports master will be provided with a link to enable playing times to be reserved. It is anticipated that six hours per day will be used. Each school will be able to reserve a specific time that they will use the pitch each day/week. The private bookings are forecast to cover some 40 hours.

Local Football Clubs:

We envisage running weekend football competitions for junior clubs during the off season. These will be club based and will be for age groups Under 7's, Under 8's Under 9's and Under 11's.

Training:

Junior teams in the Timperley and District League will be able to train on the floodlit pitches during the football season.

School Holidays:

Football Camps for under 11's will take place, and this will assist working parents. A number of the Wythenshawe Town Coaching staff who teach at local schools will be employed to run these.

Padel:

This fast-growing sport will be made available to local residents (postcodes to be supplied by local Ward Councillors). Free coached sessions are to be offered between 9am – 11am two days per week. Each local resident will qualify for two free sessions and if they wish to continue

playing, they will qualify for a 50% discount off normal rates for one court booking at specified times. This fits in with the LTA objective to ensure Padel becomes available to all socio-economic groups.

Pickleball

A relatively unknown sport in the UK. However, it is the fastest growing sport in the USA. The major benefit is that older participants can play without needing to be particularly fit. The game is best described as mini-Tennis. Sport England have recognised Pickleball England as the governing body for the sport.

Wythenshawe Town will benefit from its ability to attract local children to play at all times during the year on the artificial pitch whatever the weather. The use of the facility by local schools (Mon-Fri / 0900-1600) will also cement the relationship between the club and the community.

It is intended to run mini 5 a side competitions on Saturday mornings. The coaches at WTFC have expressed a desire to run these events and assist in providing qualified coaching sessions.

The local lady's netball team are keen to utilise the facility and have indicated that they will play league games as well as use the outdoor court for training on evenings.

8.0 DESIGN

Owing to drainage problems a soil analysis report is being conducted to determine the most appropriate solution to avoid a standing water problem. The drainage report recommends soakaway pits connected to united utilities drains. The drainage report is included in the application. We have identified an electricity supply that is within the WTFC boundary and is separate from the supply currently in use for the clubhouse and main pitch floodlights.

Car Parking: In line with the traffic report undertaken there will be 35 car parking spaces provided which will include 4 disabled spaces. We will also install car charging ports for three electric vehicles. The surface of the car park is to be a permeable gravel into a mesh grid. This will allow rainwater to disperse.

5 a side pitch: This 45m x 35 m pitch will be a 3G artificial grass surface (60mm pile) laid onto a porous tarmac sub-base. The pitch will be surrounded by a 3.0m Protek 868 Rebound Fencing system with a double width gate 4 metres for access. There are floodlights for the pitch (all lighting is shown on the separate lighting report included in the planning application).

3G Pitch



Dimensions

- Area: 36.5m x 27.5m

Product Specification

- Yarn Type - Monofilament PE, 1,200 / 6 Dtex
- Pile Height - 40mm
- Pile Weight - 1,130gsm
- Finished Weight - 2,100gsm
- Stitches - 16,380 per sqm
- Tuft Gauge - 5 / 16"
- Standard Width - (+/-1%) 4m
- Roll Length - Up to 65m
- Main Colours - Green
- Line Colours - Yellow, white, red, blue, black
- Sand Infill - 12kg / sqm (0.71mm - 0.25mm; min 80% rounded)
- Rubber Infill - 7kg / sqm (0.5mm - 2.00mm)
- Performance Standards - EN15330 part 1
- Latex Application - 900gsm
- Warranty - Up to 5 years

Hard Courts: Multiple sports usage described above.

Padel Courts: Located to the south of the site.

Ecology Report Key Findings:

- Habitats: Mostly low ecological value, with modified grassland dominating. The southern boundary has a belt of deciduous woodland of some wildlife value.
- Protected Species:
 - Amphibians: Low potential for presence due to lack of suitable habitat.
 - Badgers: No evidence of setts or activity on site.
 - Bats: Poor foraging habitat on site, but the southern woodland belt may serve as a commuting route. A mature oak tree just outside the site boundary has potential roost features.
 - Birds: Limited nesting opportunities on site, but some potential in the boundary vegetation.
 - Invertebrates: Low value habitat for invertebrates.
 - Reptiles: Very low potential for presence.

Buildings:

- A small L-shaped building used as a pigeon coop was assessed as having low potential for bat roosting.

Recommendations:

- Retain the southern woodland belt if possible, or compensate for any loss in landscaping plans.
- Implement precautionary measures during construction to protect wildlife.
- Enhance the site through native planting and wildlife-friendly landscaping.
- Adopt a sensitive lighting scheme to minimize impact on bats.
- Conduct any vegetation clearance outside the bird nesting season (March-September) or after checking for nests.

Conclusion: The site has generally low ecological value, but with appropriate mitigation and enhancement measures, the proposed development can proceed with minimal ecological impact.

Lighting poles for car park are at 1.5 m, for the 5 a side pitch they are 6m, while lighting for Padel is inside the canopy at 6m poles. The same is true on inside of hard courts

All designs are of approved standard but exact specifications are subject to contractor appointed. Padel courts are to be panoramic and will have 3 of the six courts under cover. The contractors on the short list all fulfil the requirements of SAPCA code of practice.

The above ground facilities that support the development are ancillary to the main purpose of the area as a sports facility. For that reason, it is considered the ancillary facilities meet Sport England's Playing Fields Policy Exception E2: There is to be an office, toilet and storage facility available. This is situated in the southwest of the site. This will also provide shelter and refreshment availability if severe weather conditions are experienced (particularly relevant during school usage).

"The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use."

9.0 CONCLUSIONS

Having explained and proven the merits of this proposal in accordance with the National Planning Policy Framework (NPPF), Sport England Playing Fields Policy and Manchester's Local Development Plan policies including relevant material planning considerations, we request this proposal is accepted for the following reasons:

- The proposal would deliver an enhanced sports facility, with better quality facilities, in a suitable location.
- The proposal would give rise to a considerable benefit to the wider community through the provision of an enhanced sports facility and the opportunity for usage throughout the year, in accordance with Section 8 – Promoting healthy and safe communities (open space and recreation) of the National Planning Policy Framework (2023).

- The proposal provides adequate on-site parking and necessary traffic management to meet the needs of the development and would not result in any harm to the safety of the surrounding public highway network. Traffic consultants have reported that the car park design on the drawings will meet the necessary number of spaces and it includes disabled parking provision
- The proposal will complement the Playing Field surroundings and will not appear inappropriate to any view looking into the site, in accordance with Section 12 – Achieving well-designed places of the National Planning Policy Framework (2023).
- The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere, in accordance with Section 14 – Meeting the challenge of climate change, flooding and coastal change of the National Planning Policy Framework (2023).
- The proposal would ensure that performance of the proposed artificial lighting (sports lighting) system complies with an Environmental Zone E2 (ILP), in accordance with Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2021).
- The proposal would not result in an unacceptable impact to any residential amenity or have a detrimental impact on the private amenity of the residents due to excessive impacts from noise, in accordance with Section 15 – Conserving and enhancing the natural environment of the National Planning Policy Framework (2023).
- Equally, the proposal satisfies relevant sections of Manchester City Council planning policies.
- The sports facilities will be designed and constructed to a quality and standard that meets NGB requirements.

10.0 Appendices

Appendix A: Letter of support from Wythenshawe Ravens Netball Club

Appendix B: Letter of Support from Pickleball England

Appendix C: Letter of Support from Ringway Primary School

Appendix D: Letter of Support from Manchester Laces Football Club

Appendix E: Letter of Support from Baguley Athletic Football Club

Appendix F Technical specifications of 3G pitch

Appendix A: Letter of support from Wythenshawe Ravens Netball Club



To Whom it may concern,

I am the Chair of Wythenshawe Ravens Netball Club. I have been asked to write a letter in support of the prospective planning application at Wythenshawe Town Football Club. Our club currently has 66 members of varying ages as well as a junior division and a drop in Back 2 Netball session.

We have previously had difficulty in securing suitable facilities to support the club in the South Manchester area, particularly the Wythenshawe area. We are a local club and aim to support local people back into sport and to retain juniors in sport in the Wythenshawe area. In the winter we train and play at St Paul's Catholic High School where demand for court space is already very high.

In the summer months we play outside. The surface of the outdoor pitches at St Paul's are not currently of a suitable standard for netball activities to be played safely. There are very limited outside courts available, and we rent outside courts further afield, usually in Trafford as most school based sports halls are closed for exam commitments.

In addition, many of our members play in social leagues over the summer and travel to leagues typically in Chorlton, Didsbury and Ashton on Mersey as there are not currently suitable facilities in the Wythenshawe area for a league to be run.

We are excited by the proposed application as we would be able to play and train safely outside in the summer months. There is also the possibility of playing in less than perfect weather, which again is often a reason that matches are cancelled. Facilities at outside courts can also be lacking and dependant on what the school can open meaning we do not often have access to changing rooms.

We feel that the proposed plans would be a benefit to the local area and would help retain more people and in particular women in sport.

Yours faithfully

Nicola Lloyd

Nicola Lloyd

Chair

Wythenshawe Ravens Netball Club

Appendix B: Letter of Support from Pickleball England



PickleballEngland
The Oaks, The Street, Selmeston, East Sussex BN26 6UD
karen@pickleballengland.org 0773 973 9056
<https://www.pickleballengland.org>
@pickleballengland

Tom Knight
Padel & Pickle

To whom it may concern

Pickleball England is the defacto* Governing Body for pickleball. We have been growing pickleball in England since 2019 and have overseen the growth to around 35,000 players in the country. Last November, Sport England's Active Lives Survey reported 30,000 players and the growth this year has been incredible.

Last year we had 696 registered players for our English Nationals hosted at Bolton Arena. At the end of this month, we host our 4th English Nationals, again at Bolton Arena on 24 pickleball courts and we have 1,111 registered players. This is a 60% increase which is in line with our registration increase over the past 12 months.

The take up of the sport was initially 55+ daytime leisure centres but the profile has been trending significantly younger over the past couple of years. 43% of the players at the English Nationals later this month are under 50 years old.

We are at an inflection point with pickleball. To get to the next level of pickleball growth, purpose built facilities need to be created.

- The first purpose built facility was successfully introduced in Telford, Shropshire immediately after last year's English OPEN. They started with 3 courts and needed to increase capacity almost immediately. They are now looking to expand to 8 courts.
- A second facility opened in Doncaster in April this year. Again with 3 courts. The owners were leveraging existing space they have with their current business.
- A 10 court facility was announced for Kingston upon Thames in June on the site where PbE held a Pickleball SLAM event with Greg Rusedski and Johanna Konta.
- A 10 pickleball court and 4 padel court venue has just received planning permission for Farnham, Surrey.

You can see why we are excited to hear about Padel & Pickle.

At our AGM in February, we reported a 156% increase in the number of clubs in the North West region. There are at least 10 clubs (a volunteer organisation that books courts at local leisure/school facilities) within a 10-mile radius, many of whom are already at capacity (if they book 4 courts they limit attendance to 20 players) but can't get more court time because they are using shared facilities.

We estimate that there are around 800 PbE members within 25 miles of the venue and currently around 3,500-4,000 players. Therefore, I believe your proposed venue will fill an important gap in the market. There are certainly players in the Manchester area, including a Rob & Andy who host a pickleball podcast, that are desperate for a pickleball specific venue to play at.

The below table (Sept 2024) tracks the growth of pickleball in England over the past 6 years.

	Venues	% increase		Members	% increase	Estimated # players
End 2019	94		End 2019	1115		2,000
End 2020	145	54%	End 2020	1345	20%	4,000
End 2021	198	36%	End 2021	2136	59%	6,000
End 2022	284	43%	End 2022	3637	70%	8,000
End 2023	449	58%	End 2023	6008	65%	30,000
YTD 2024	637	42%	YTD 2024	9601	60%	35,000

PickleballEngland would love to support your initiative by adding you to our club locator and promoting your opening when it happens. We are confident there will be the demand for the courts. We are happy to help you realise that demand.

Kind regards,



Karen Mitchell
Chair & Co-Founder
Tel: 07739 739056
<https://www.pickleballengland.org>

Appendix C: Letter of Support from Ringway Primary School

Rossett Avenue
Cornishway
Wythenshawe
Manchester
M22 0WW
Telephone: 0161 4371899
Fax: 0161 437 1809

Letter in support of Wythenshawe Town FC development

19.12.24

To whom it may concern:

Please accept this letter as evidence of Ringway Primary School's support of the proposed facility development at Wythenshawe Town FC.

As a local school, who struggle to obtain sporting facilities, we are excited by the prospect of being able to avail of the 5 aside 4G football pitches for school games and PE lessons. In time, we predict that this facility will be a community hub capable of hosting competitive interschool tournaments.

We have shared our excitement with other members of our primary school community, and many are also wanting to become *community partners*. The prospect of facilitating holiday clubs and safe environments to socialize for young people is also something that excites all stake holders.

If you wish to speak to me directly or have any questions, please feel free to use the information below.

Kindest regards,

Appendix D: Letter of Support from Manchester Laces Football Club

Hello

We are Manchester Laces - a womens' football team competing in the regional divisions of the football league pyramid and we are a proud affiliate club to Wythenshawe Town FC.

We have over 160 members attend sessions we run weekly and we house the norths largest LGBTQ+ members making us one of the biggest and most inclusive clubs in the country. A lot of our members have had late access to sport due to feeling they never had a safe space to play - in adults who access sport later in life there is a huge desire and interest in other sports too.

At Laces we have so many of our attendees asking us for help with getting into and attending other new sports that they have an interest in so when we heard WTFC were setting up potentially Padel and Netball courts we were delighted to hear!

We have members currently travelling over an hour to access these sports elsewhere so having a hub we are connected to where we can guide our members to access safe sport will be a huge thing for us! Recently we did a bit of research with our teams and 73% of them said they would love us to be able to offer access to other sport/activities such as tennis, badminton, padel, netball, basketball and more.

As a football team the potential build of a 5 a side pitch will also be very useful for ourselves due to us running several 5 a side leagues plus we run beginner and developer training sessions and having facilities to continue to help people will be fantastic for us!

Along with this we have many partnering clubs who would also love the use of these facilities! We hope our input will be of use to developing this fantastic sports hub.

Manchester Laces FC

Appendix E: Letter of Support from Baguley Athletic Football Club

I am pleased to recommend the development of new paddle and pickle ball courts in our local area. These fast-growing, accessible sports have seen a significant surge in popularity across all age groups, and providing additional facilities would offer numerous social, recreational, and health benefits to the community.

Pickleball, in particular, is one of the fastest-growing sports in the country, praised for its low-impact, inclusive nature. It's ideal for children, adults, and seniors alike, making it a truly inter generational activity. Paddle tennis, with its unique blend of tennis and squash elements, also offers an exciting alternative that appeals to a wide range of skill levels.

Establishing dedicated courts will:

- Promote active lifestyles and wellness for residents of all ages.
- Strengthen community bonds by encouraging friendly competition, events, and local leagues.
- Enhance use of public spaces, drawing more foot traffic and positive engagement in parks and recreational areas.
- Support local tourism and economy by attracting players and spectators from surrounding towns.

With growing interest and limited availability of courts, investing in these facilities is both timely and forward-thinking. I strongly support this initiative and encourage swift action to bring these courts to our area.

Thank you
Paul Stewart
CHAIRMAN - Baguley Athletic Football Club

Appendix F: Technical specifications of 3G pitch

3G Pitch



Dimensions

- Area: 36.5m x 27.5m

Product Specification

- Yarn Type - Monofilament PE, 1,200 / 6 Dtex
- Pile Height - 40mm
- Pile Weight - 1,130gsm
- Finished Weight - 2,100gsm
- Stitches - 16,380 per sqm
- Tuft Gauge - 5 / 16"
- Standard Width - (+/-1%) 4m
- Roll Length - Up to 65m
- Main Colours - Green
- Line Colours - Yellow, white, red, blue, black
- Sand Infill - 12kg / sqm (0.71mm - 0.25mm; min 80% rounded)
- Rubber Infill - 7kg / sqm (0.5mm - 2.00mm)
- Performance Standards - EN15330 part 1
- Latex Application - 900gsm
- Warranty - Up to 5 years