
RE: [EXTERNAL] document amends padel and Pickle at Wythenshawe Town FC

From Fiona Pudge <[REDACTED]>
Date Tue 08/07/2025 12:03
To [REDACTED]
Cc 'Aa Chris Eaton' [REDACTED]; David Lawless <[REDACTED]>

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Good morning Tom

Apologies for the delay but I have been on leave.

Please could you amend the Playing Field Statement with your comments below and resubmit the revised version to David Lawless. The LPA will need to reconsult all consultees on the revised statement.

I have copied David into this correspondence, so he is aware of the communication. Please can I ask you to copy him in to all future correspondence relating to his planning application to ensure he is kept informed, and we can maintain the audit trail.

The main outstanding issue is the mitigation for loss of the football pitch. Whilst Manchester Active will support a pre commencement condition that requires a scheme to be submitted that identifies the site, works and timetable for implementation that would be as a last resort and only if a developer contribution secured via s106 has been secured. As I understand it no progress has been made on this issue that I am aware of.

Kind Regards

Fiona Pudge
Capital Development Manager
[REDACTED]

PLEASE NOTE MY WORKING DAYS ARE TUESDAY TO FRIDAY

From: [REDACTED]
Sent: 20 June 2025 22:42
To: Fiona Pudge <[REDACTED]>
Cc: 'Aa Chris Eaton' [REDACTED]; [REDACTED]
Subject: [EXTERNAL] document amends padel and Pickle at Wythenshawe Town FC

Hi Fiona,

I am in receipt of your email to Christie McDonald. Regarding the template I have responded to the questions you raise as best I can. Please see these below. Please let me know if you require additional information. I look forward to hearing from you

Regards

Page 2 FP1

The pitch was not played on for games last season as the junior teams played at a central venues. 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.

Page 4 FP2

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. I am surprised that MCR Active feel there is no need for 5 a side.

Page 5 FP3

Your suggestion of further evidence being required is noted, however " National and Local Planning Policy requires all existing facilities to be protected from inappropriate development" The development is not in my opinion inappropriate. It is a multi sports offer available 7 days a week. It is replacing an underutilised private field not accessible to the public with a fully accessible site. Wythenshawe Town have indicated that all their teams wish to use the 5 a side facility. Local Schools have written letters of support. Pickleball England are keen to use the courts and the LTA have written a report stating there is forecast demand for 6 courts

FP 4

The usage or otherwise is at the risk of the operator. Padel and Pickleball are not teams sports so there are no teams to consult. This will be the best multi sports offer in the City run by management that has experience of multi site gyms and football pitches. I don't understand the need for consultation to determine hours of usage? Hours of availability will be between 7am to 10pm . Hours of usage cannot be accurately determined.

Page12

FP5

Reference NGBs. As far as Padel is concerned this is under the remit of the LTA. Their report carried out at the request of MCR confirms the feasibility of 6 Padel courts in the Wythenshawe area. Pickleball England also confirm the feasibility of their sport being available. The FA or at least Manchester FA have as you know focussed on what is available now and wish for a replacement. I'm afraid I have to date not being able to secure a site that is suitable. I am more than happy to await for a suitable site and then determine thereafter padel & Pickle's involvement .

FP6

For clarity 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 I provided are correct and are in fact 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.

FP7

Community Use

5 a side – Local Schools can use the pitch free of charge between 9am -4pm Monday to Friday during term times. This is 35 hours per week for 39 weeks

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

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Under Heading Alternative Sports Provision

Padel Courts 6 of 10m X20m run off 1m- $6 \times 12 \times 22 = 1584m^2$

Pickleball/ Tennis 2 of 36m x 18m = $1296m^2$

5 a side 38m x 28m = $1064m^2$

Total area of sports pitches = $3944m^2$

Replace MUGA with 3G of $1064m^2$

FP9 Noted

FP10 Noted

FP11 Clear now?

FP12 Should read see Appendix E for details to be included in community use agreement.

Fp13 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

FP14 As above in FP13

FP 15 Schools will only enjoy free use of the 5a side pitch not the Padel

FP16 I have been informed of this by the managers of our junior teams. I have asked them for written confirmation