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Email: ben.kelly@planper.com

[Handwritten signature]

Brian Green
Planning Manager
Sport England
3rd Floor Victoria House
Bloomsbury Square
London
WC1B 4SE

RECEIVED
15 APR 2008

10 April 2008

Dear Brian

New Sports facilities at Abbey Grange School, Butcher Hill, Leeds LS16

Further to our recent email correspondence and telephone conversation with regards to the above-mentioned proposal at Abbey Grange School, I now enclose the current detailed plans of the existing and proposed site plans and the plans of the proposed pavilion. Although these plans are anticipated to be indicative of the final proposal please be aware that changes may occur based upon comments from the design team. Nevertheless, if alterations did take place you will be informed and reissued the latest plans.

Once you have had an opportunity to review these proposals, should you deem it necessary, we would happily offer the opportunity of a site meeting to further discuss the proposals in order to achieve the most appropriate scheme for the site and gain the support of Sport England when the application is submitted.

I understand that a visit to the site would be reliant on your availability and therefore if you think it would be beneficial I would be grateful if you would respond with some suitable dates at the earliest opportunity.

I look forward to your response and acknowledgement of this request in due course, however, if you have any further issues or require any further information please do not hesitate to contact me.

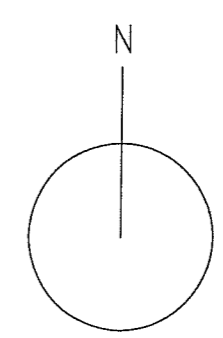
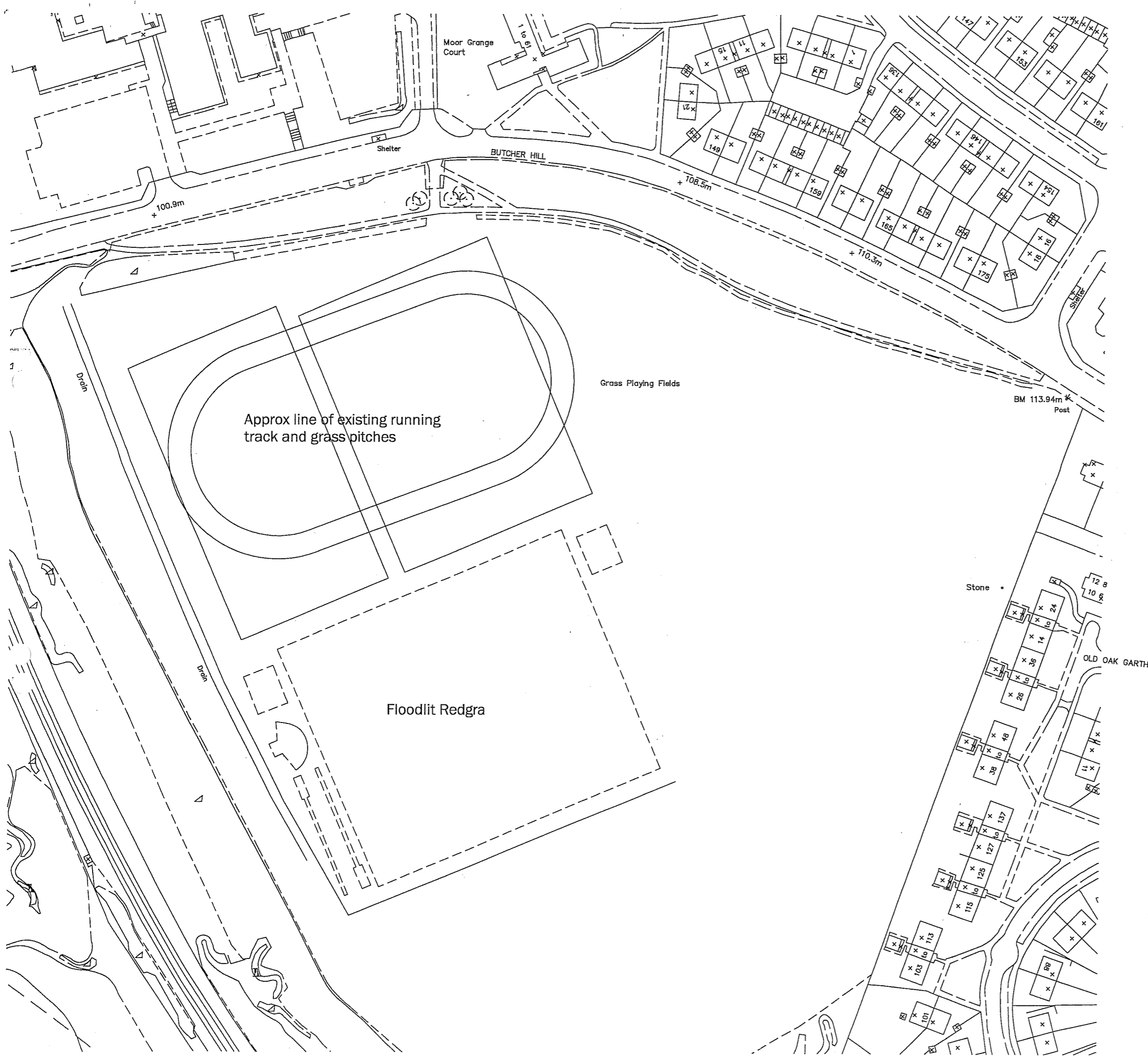
Yours sincerely


[Handwritten signature of Ben Kelly]

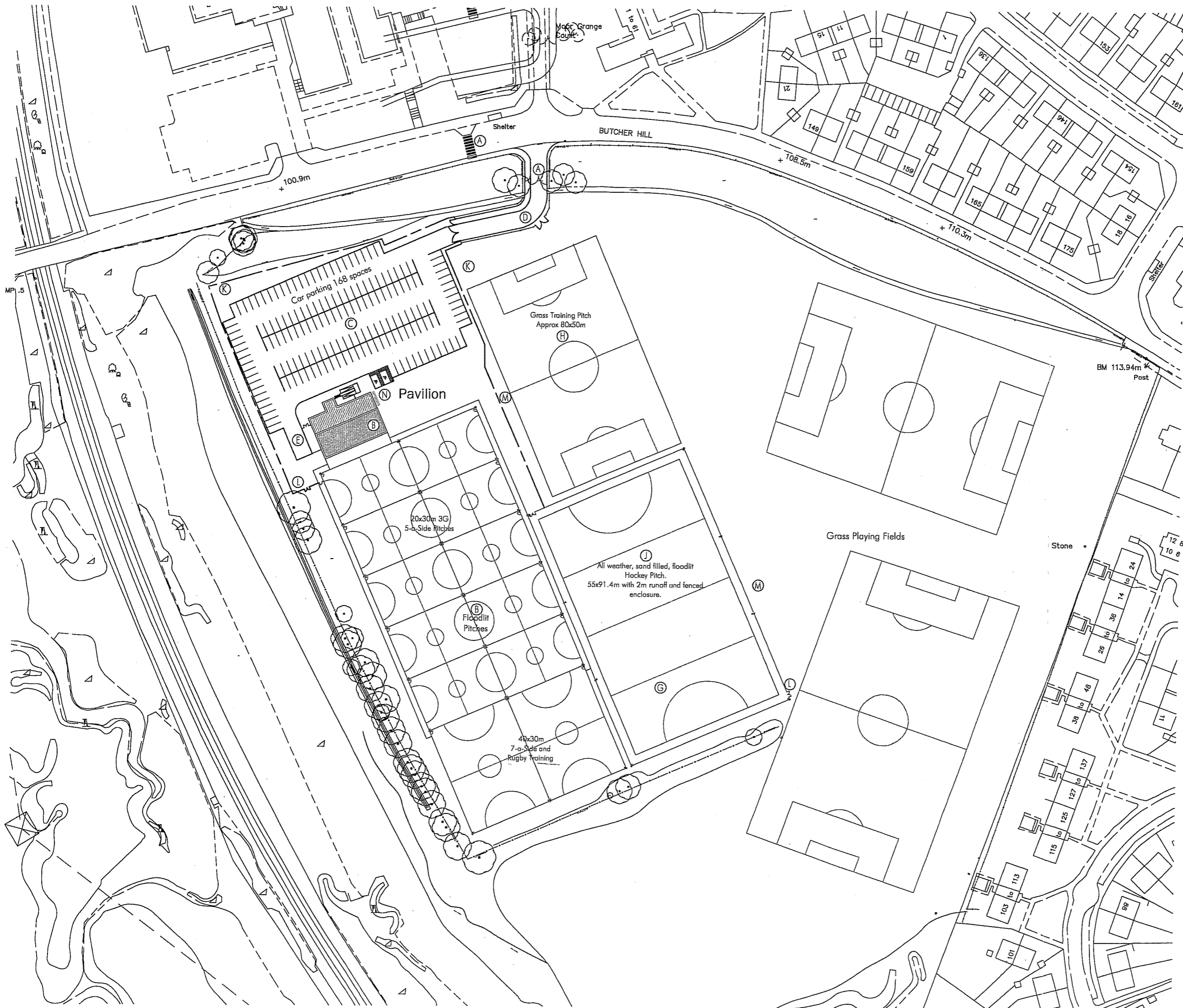
pp **Ben Kelly**

For and on behalf of Planning Perspectives LLP

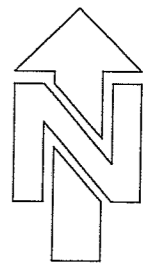
Encl.




rib DRAWN	drawn REVISION	20.9.06 DATE	VER
 Architects and Designers AllisonPike			
7 Buxton Road West, Disley, Stockport, Cheshire, SK12 2AE. Website: www.allisonpike.com		Telephone: 01663 763000 Facsimile: 01663 766772 Email: studio@allisonpike.com	
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PROJECT Abbey Grange School Leads			
TITLE Site Plan as Existing			
SCALE 1:1250 @ A3			
JOB No X1738	DRAWING No AL1	REV	



- Outline Proposals.**
- Ⓐ Existing site ingress widened, gates replaced & repositioned, timber post and rail fence adjusted. New pedestrian crossing point.
 - Ⓑ New Powerleague pavilion and floodlit pitches. Pavilion as per drawing AP03.
 - Ⓒ New carparking. 168 spaces including 2No. accessible spaces adjacent to the pavilion. (grasscrete or similar).
 - Ⓓ Post and rail fence continued around new roadway to prevent vehicular access onto playing fields - gated to allow maintenance access.
 - Ⓔ New deliveries and turning head to pavilion.
 - Ⓕ Existing Redgra pitches and floodlighting removed.
 - Ⓖ Grass pitch provisions relocated - dimensions and layout to be established. Approx 50x80m.
 - Ⓘ Floodlit all weather hockey pitch. Sand filled and fenced enclosure. 55x91.4m plus 2m runoff (England Hockey).
 - Ⓚ 2.5m high palisade fence, combined with fenced enclosure to Hockey pitch and Football pitches.
 - Ⓛ Locked gates for access through security fence.
 - Ⓜ Planting as screening. Layout as per Aspect Landscape Layout
 - Ⓝ 10No. Sheffield Cycle rack spaces.



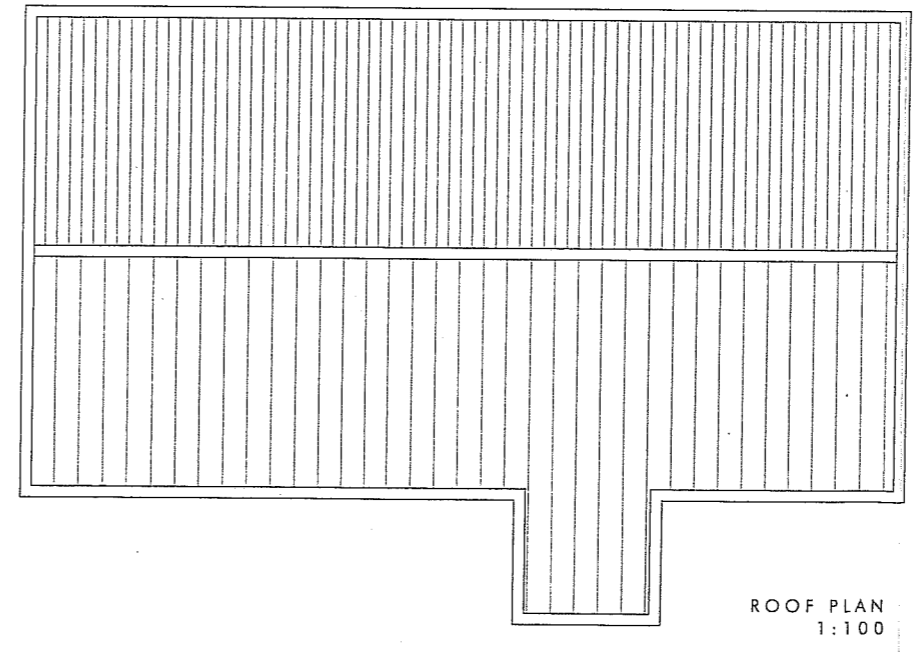
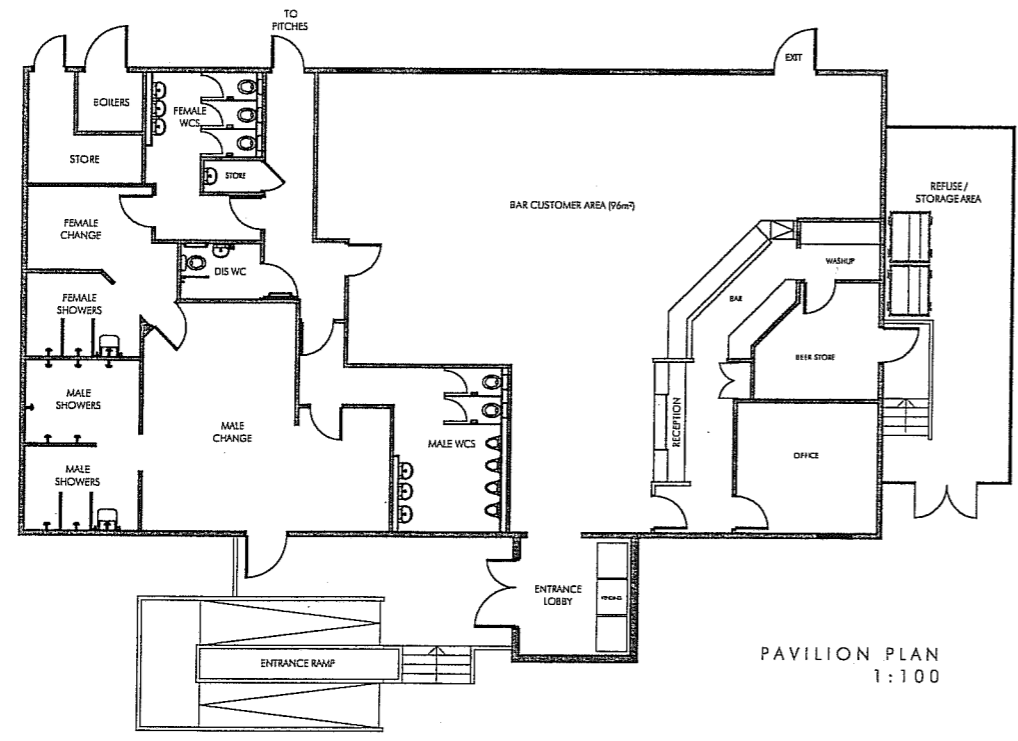
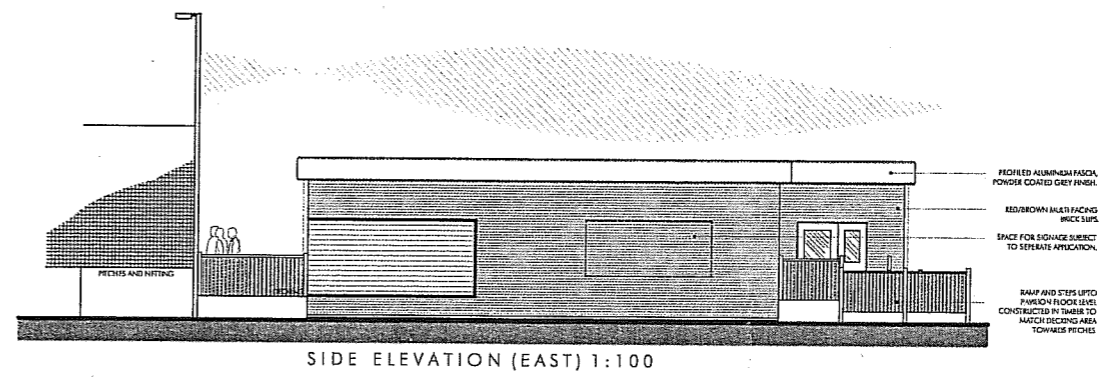
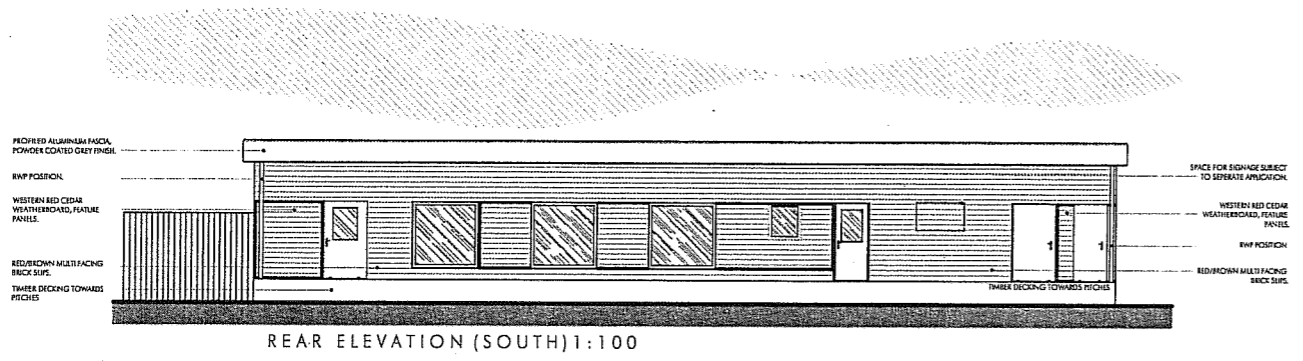
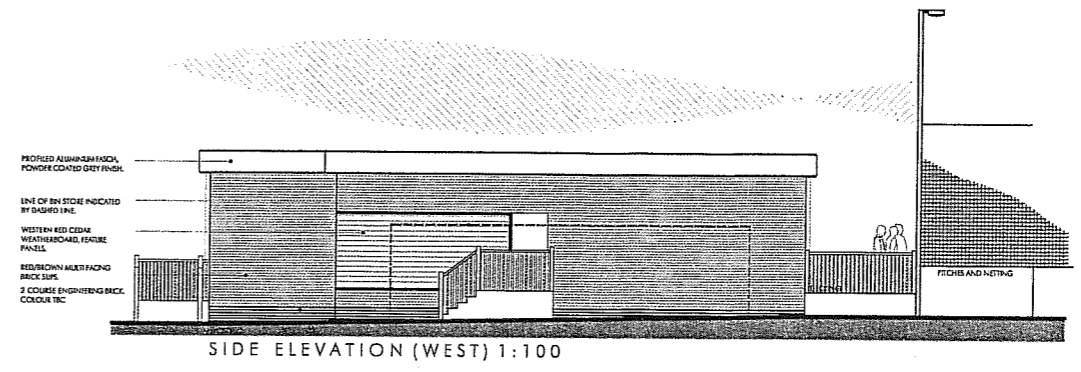
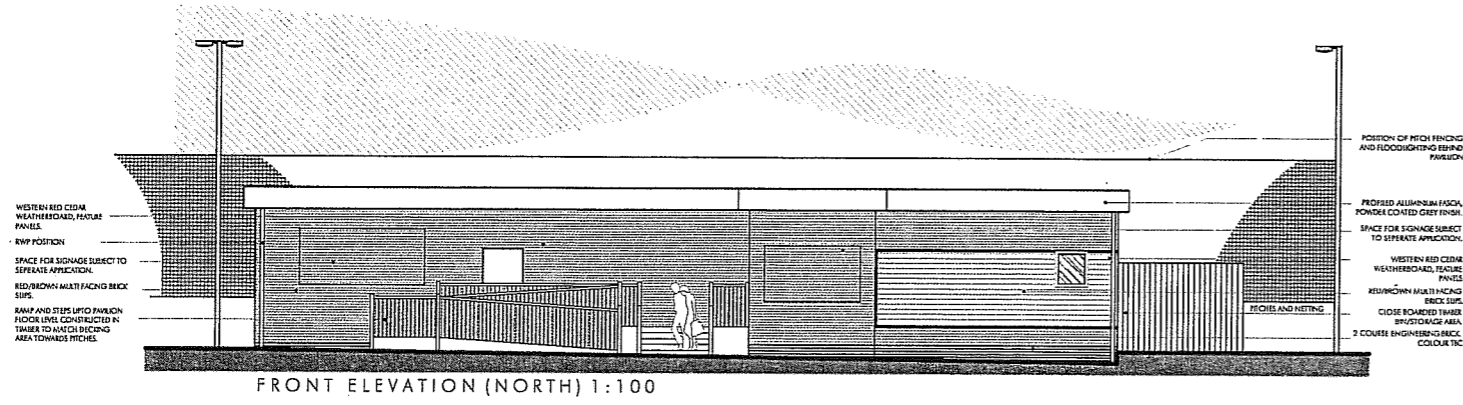
SITE PLAN AS PROPOSED 1:1250



Architects and Designers
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Ben Kelly
Planning Perspectives LLP
24 Burton Place
London
W1J 6NE

Our Ref : D/LEE/1.4

14 May 2008

Dear Mr Kelly

Proposal: New sports facilities
Site: Abbey Grange School, Butcher Hill, Leeds LS16

Thank you for consulting Sport England on the above pre-application proposal.

It is understood that the site forms part of, or constitutes a playing field as defined in the 1996 Statutory Instrument No.1817, in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.4 ha or more.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that;

“ Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.”

Reason; Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The proposal entails the development of new facilities on the existing playing field consisting of an all weather floodlit hockey pitch, grass training pitch, two 7-a-side rugby pitches, 10 5-a-side football pitches, pavillion and carparking. The development will result in the loss of a rugby pitch, football pitch, floodlit redgra area, running track and various rounders pitches. Given that the development is for new sports facilities there is the potential for the development to meet exception E5 in that:

The proposed development is for an indoor or outdoor sports facility, the provision of which would 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.

However, in terms of fully meeting the criteria described with exception 5 of our playing fields policy there are a few concerns regarding the proposal that need to be addressed:

- o The development would result in the loss of a running track, several rounders pitches and athletics facilities; Sport England would want to see these reprovided on the remaining playing field or evidence provided that these facilities are no longer required.
- o The development will also result in a significant amount of the playing field being developed for carparking and the pavillion. This appears to be an excessive amount of parking when there is a significant amount of parking located on the school site opposite and therefore Sport England would want to see shared parking facilities in order to reduce the loss of playing field land. A travel plan should also be developed in order to encourage sustainable transport methods to access the site, more details can be found in our guidance note Active Design.
- o The female changing facilities in the pavillion appear to be very small; Sport England would like to see these significantly increased.
- o The development incorporates two 7-a-side rugby training pitches, however, the development will result in the loss of a rugby pitch and the proposal does not include any full or junior size rugby pitches. Sport England would therefore encourage the incorporation of a rugby pitch onto the site or evidence provided that these facilities are no longer required.

Detailed information regarding specification and size of pitches should be submitted with the planning application and should be in accordance with Sport Englands guidance notes, details of which can be found on our website, with specific relevance are, changing and lockers, comparative sizes – pitches & courts, natural turf for sport, pavillions and clubhouses and multi-sport synthetic turf ptiches:

http://www.sportengland.org/index/get_resources/resource_downloads/facilities_guidance/facilities_guidance_documents.htm

In addition, Sport England would want to see a shared use/community use agreement to ensure that the school and members of the public had access to the facilities; details of which can be found on our website:

http://www.sportengland.org/index/get_resources/planning_for_sport_front_page/kitbag_front_page/kitbag_local_framework/kitbag_local_part5.htm#cua_templates

These comments do not in any way commit Sport England's support for any related application to the National Lottery Sports Fund.

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

Yours sincerely

Brian Green

Planning Manager

Tel: 020 7273 1631

Fax: 0113 2422189

E-mail: brian.green@sportengland.org

Website: www.sportengland.org

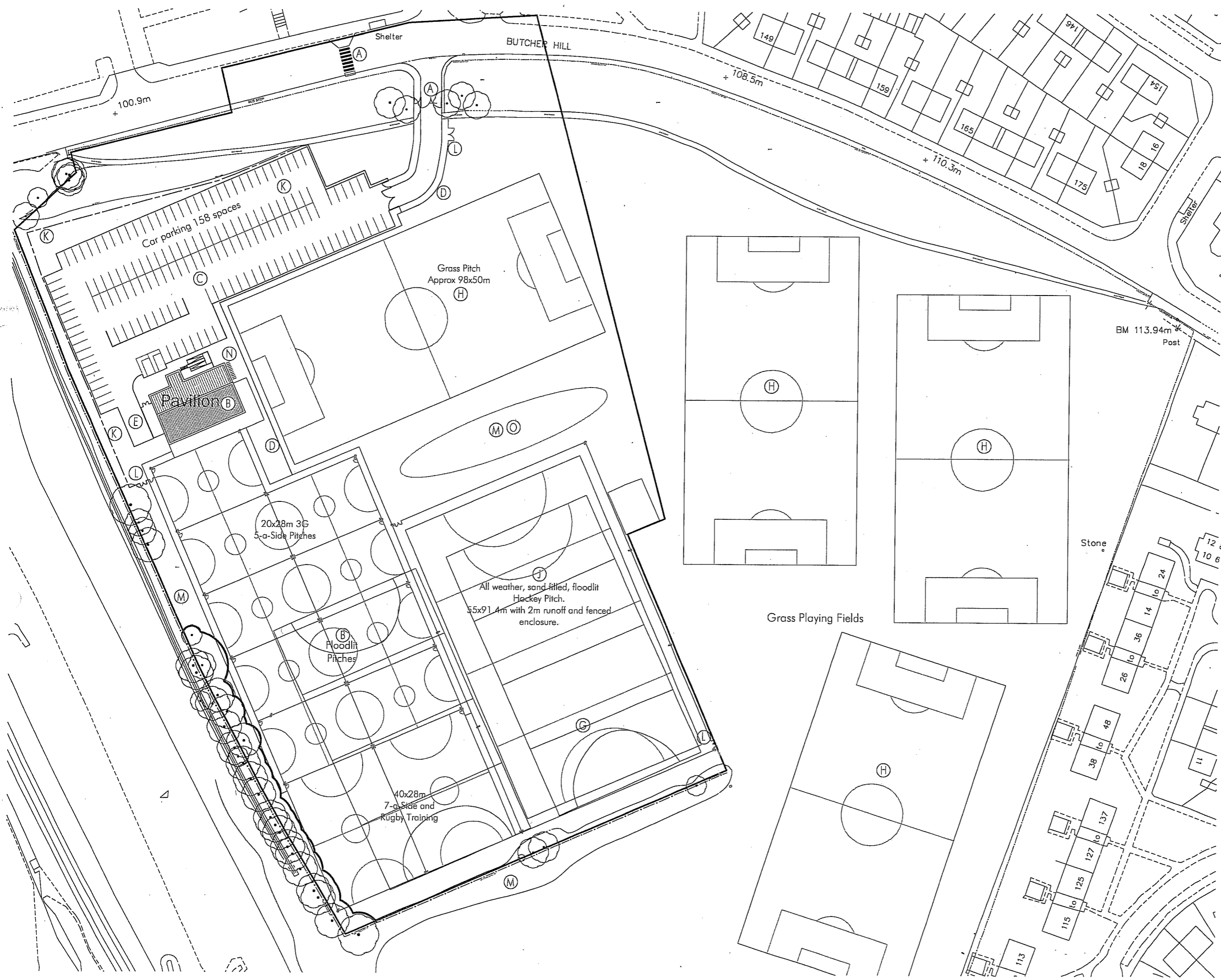
Proposed Timetable and Hours of Operation – Abbey Grange School, Leeds

Facility	Use		Proposed Timetable and Hours of Operation		
			Monday – Friday	Saturday ²	Sunday ²
Five-a-side pitches	School		08.00 – 16.00	N/A	N/A
	Community	Subsidised ¹	16.00 – 18.00	2 pitches	2 pitches
		League and Social	18.00 – 22.45	09.00 – 22.00	09.00 – 22.00
Seven-a-side pitch	School		08.00 – 16.00	N/A	N/A
	Community	Subsidised ¹	16.00 – 18.00	N/A	N/A
		League and Social	18.00 – 22.45	09.00 – 22.00	09.00 – 22.00
Pavilion	School use		09.00 – 16.00	N/A	N/A
	Community		16.00 – 23:20 ³	09.00 - 23.20 ³	09.00 – 22.50 ³

¹ Includes after school clubs, school team training, community youth soccer, coaching schools and birthday parties

² Two pitches are available for free community use to supervised groups under 16 years of age provided the organisers are making nothing more than a nominal charge for participation. Powerleague allows access free of charge to local children from the immediate area where pitches are not booked against a free card registration system so that we know who is on the pitches for reasons of public liability insurance cover.


³ Standard hours to be operated for licensed premises, closing at 11pm (10.30pm on Sunday) with 20 minutes drinking up time.



- Outline Proposals.**
- (A) Existing site ingress widened, gates replaced & repositioned, timber post and rail fence adjusted. New pedestrian crossing point.
 - (B) New Powerleague pavilion and floodlit pitches. Pavilion as per drawing AP03.
 - (C) New carparking. 150 spaces including 2No. accessible spaces adjacent to the pavilion. (grasscrete or similar).
 - (D) Post and rail fence continued around new roadway to prevent vehicular access onto playing fields. Ball stop net integrated to fencing adjacent to grass playing pitch - gated to allow maintenance access.
 - (E) New deliveries and turning head to pavilion.
 - (F) Existing Redgra pitches and floodlighting removed.
 - (G) Grass pitch provisions relocated - dimensions and layout to be established. Approx 50x100m. 3xnew grass pitches to councils land. Approx 95 X 50m.
 - (H) Floodlit all weather hockey pitch. Sand filled and fenced enclosure. 55x91.4m plus 2m min runoff (England Hockey).
 - (I) 2.5m high palisade fence, combined with gated enclosure to proposed car parking area.
 - (J) Locked gates for access through security fence.
 - (K) Planting as screening. Layout as per Aspect Landscape Layout
 - (L) 10No. Sheffield Cycle rack spaces.
 - (M) Earthed Mounding, indicative shape and size shown.
- Site Boundary
 — Existing Redgra Pitches

SITE PLAN AS PROPOSED 1:1500

MPH	REV A: GRASS PITCH RESIZED, PARKING SPACES INCREASED.	MAY08
MPH	DRAWN	MAY08
DRAWN	REVISION	DATE
		REV



Architects and Designers

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PROJECT

THE GOVERNORS OF ABBEY GRANGE SCHOOL & POWERLEAGUE FIVES LTD
 ABBEY GRANGE SCHOOL, LEEDS

TITLE

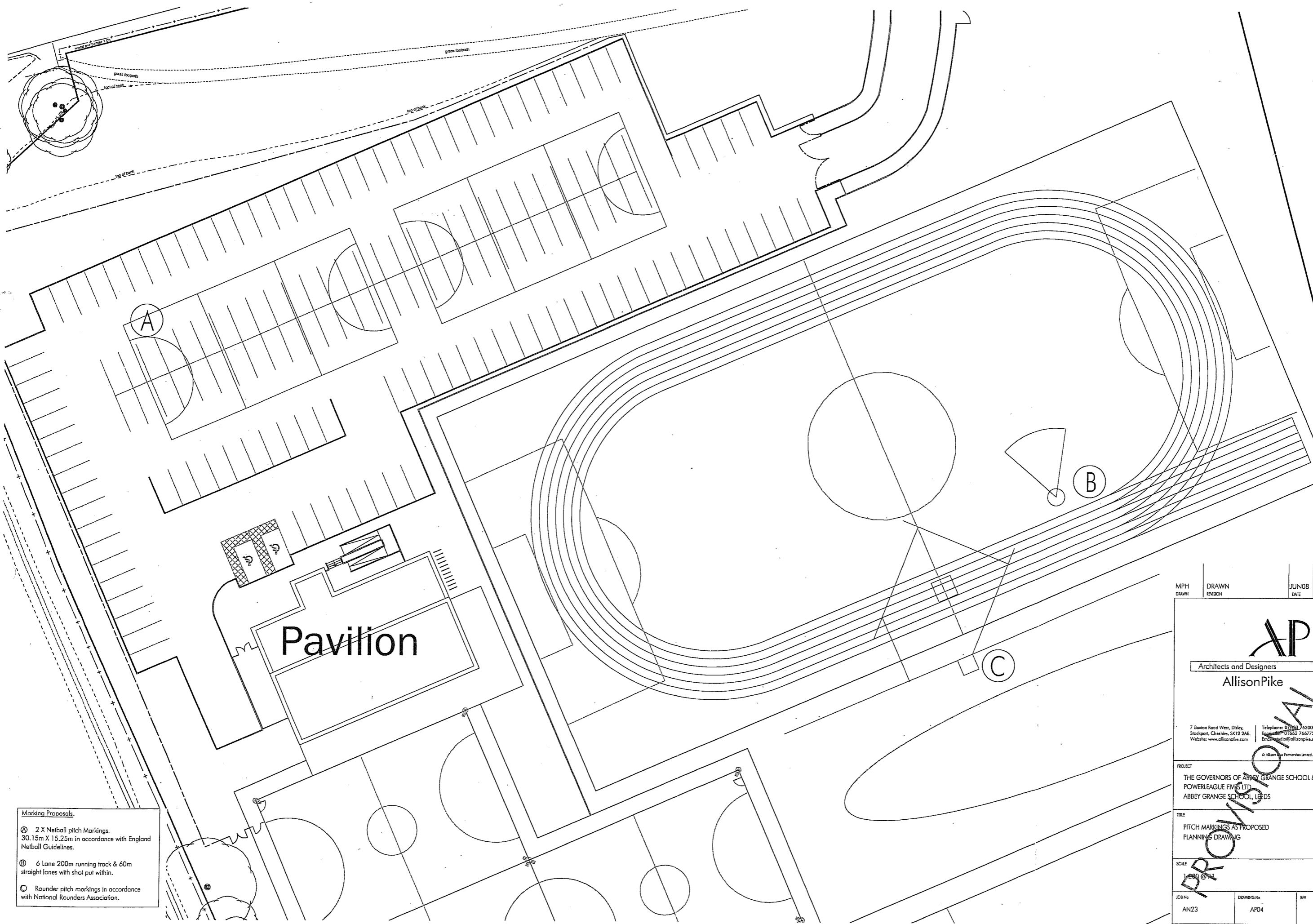
SITE PLAN AS PROPOSED
 SKETCH LAYOUT
 OPTION 2

SCALE

1:500 @ A1


JOB No	DRAWING No	REV
AN23	AK100	A

SITE MARKINGS AS PROPOSED 1:200

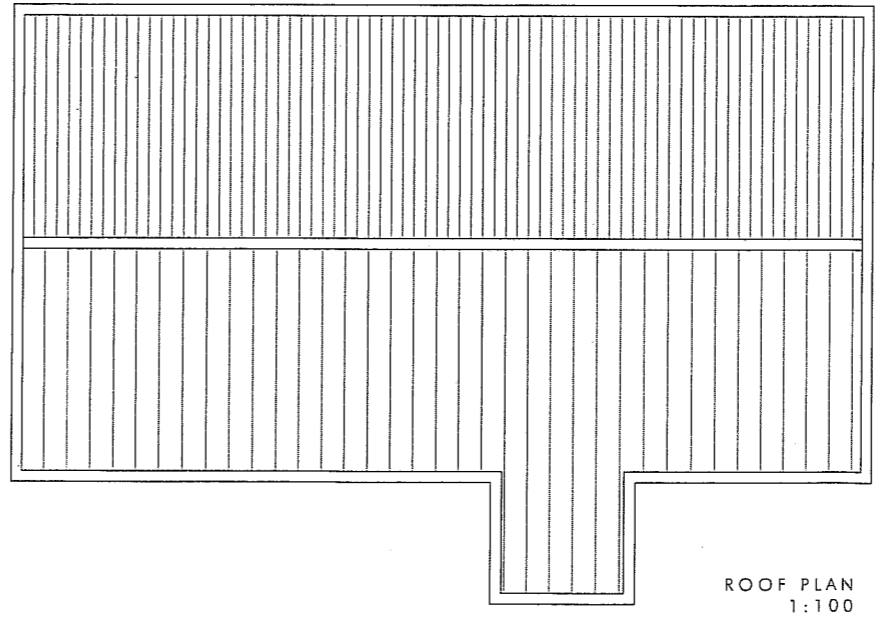
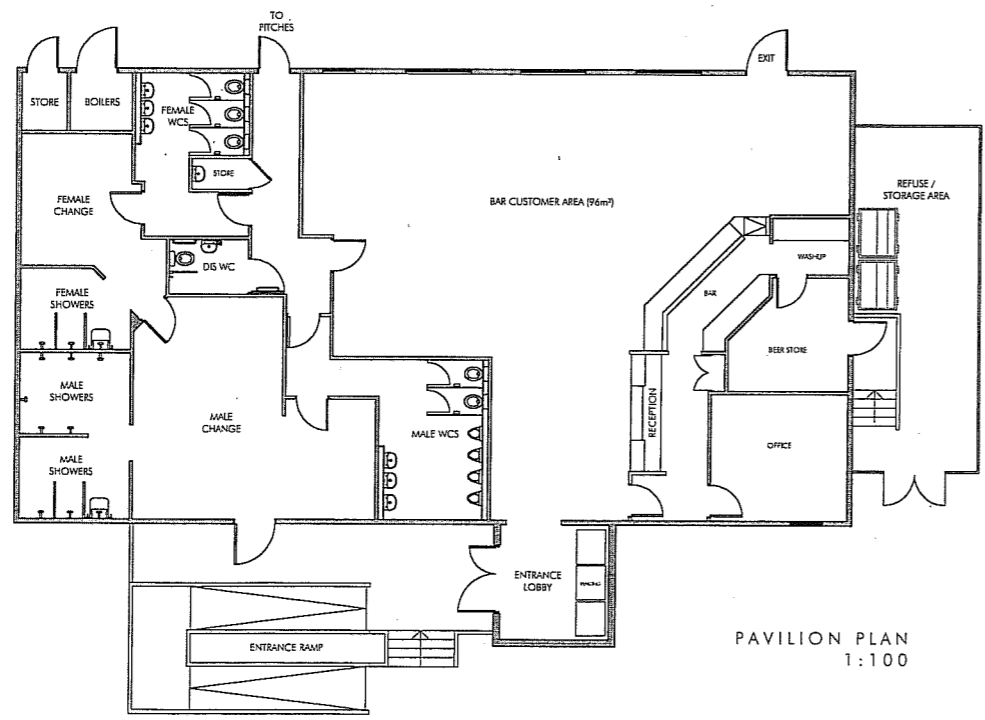
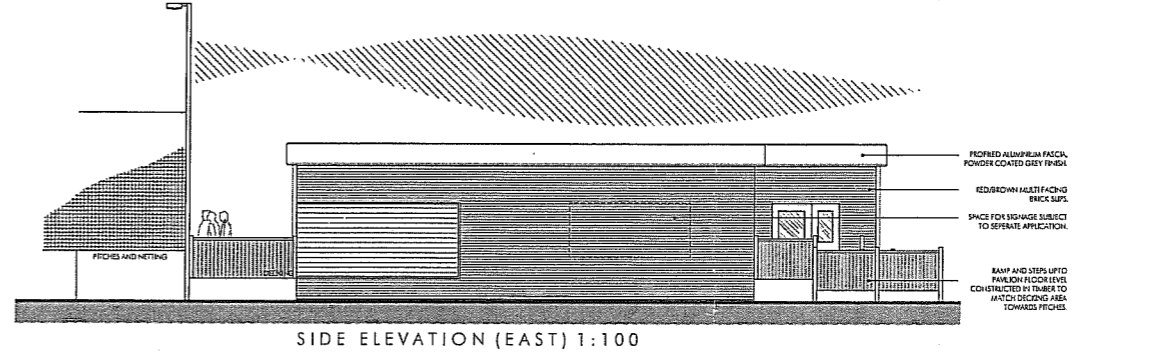
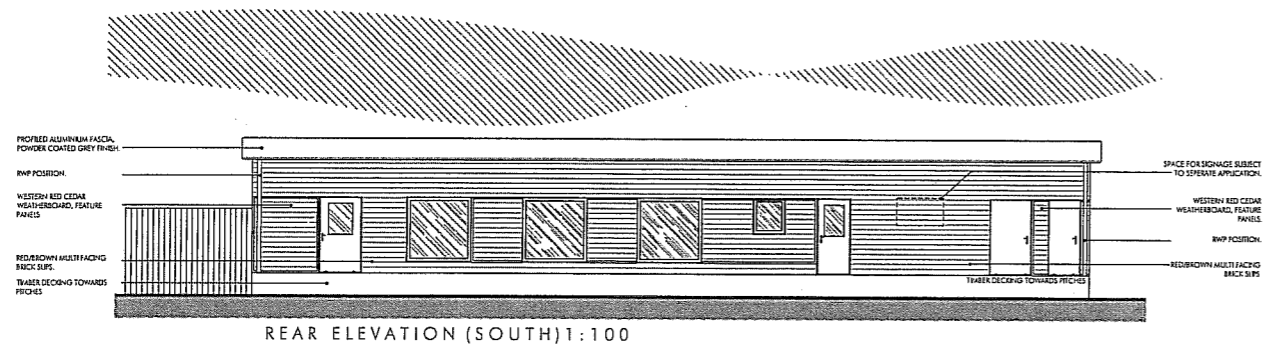
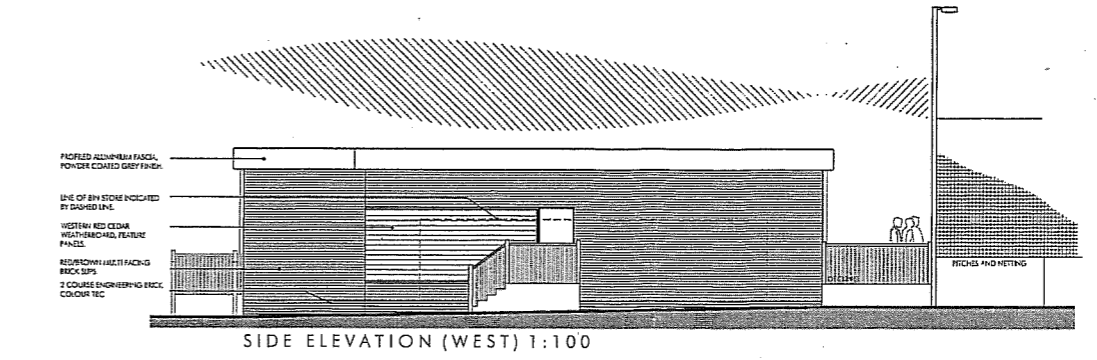
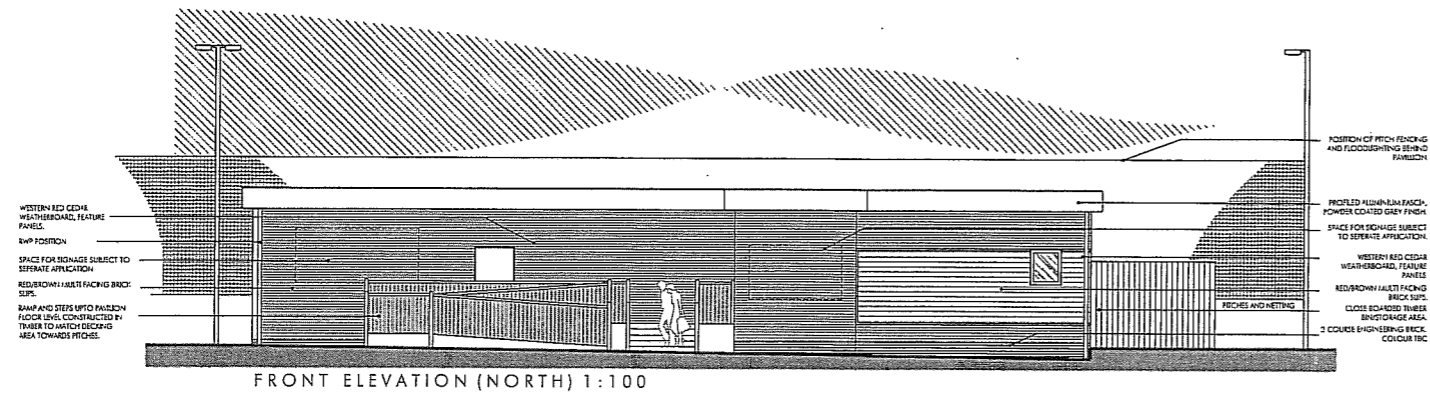


Marking Proposals:


- Ⓐ 2 X Netball pitch Markings. 30.15m X 15.25m in accordance with England Netball Guidelines.
- Ⓑ 6 Lane 200m running track & 60m straight lanes with shot put within.
- Ⓒ Rounder pitch markings in accordance with National Rounders Association.

MPH DRAWN	DRAWN REVISION	JUN08 DATE	VER
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PROJECT THE GOVERNORS OF ABBEY GRANGE SCHOOL & POWERLEAGUE FIVES LTD, ABBEY GRANGE SCHOOL, LEEDS			
TITLE PITCH MARKINGS AS PROPOSED PLANNING DRAWING			
SCALE 1:200 @ A1			
JOB No	DRAWING No	REV	
AN23	AP04		

PROVISIONAL



PROVISIONAL

MPH	DRAWN	APROB	DATE	VER
DRAWN	REVISION	DATE		
 Architects and Designers AllisonPike				
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PROJECT THE GOVERNORS OF ABBEY GRANGE SCHOOL & POWERLEAGUE FIVES LTD ABBEY GRANGE SCHOOL, LEEDS				
TITLE PLANNING DRAWING PROPOSED PAVILLIONS PLANS & ELEVATIONS				
SCALE 1:100 @ A1				
JOB No	DRAWING No	REV		
AN23	AP03			