

M Parry Esq.
Cherwell District Council
Bodicote House,
Bodicote,
Banbury OX15 4AA

3 March 2016

Our Ref: SW/CL/2016/42115/S

Dear Mr Parry,

App Ref: 15/01326/OUT
Site: OS Parcels 6741 And 5426 West Of Cricket Field North Of Wykham Lane Bodicote Oxfordshire
Proposal: Up to 280 dwellings (including 30% affordable housing), introduction of structural planting and landscaping, formal and informal public open space and play areas, surface water flood mitigation and attenuation, new priority junction arrangements to White Post Road, creation of section of spine road to link Bloxham Road with White Post Road as well as creation of 34 space car park and other associated ancillary works. All matters reserved except for access

Thank you for consulting Sport England on the above application.

There are 2 distinct elements to this outline application: the impact on the recreation ground and the creation of the housing.

The Impact on the Recreational Ground

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184). The consultation is therefore statutory and Sport England has considered the application in the light of the National Planning Policy Framework (in particular Par 74) and its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England (see link below).

<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Essentially Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one of 5 exceptions applies:

Sport England Policy	
Summary of Exceptions	
E1	An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport
E2	The Development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches
E3	The Development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch
E4	Playing field lost would be replaced with equivalent or better playing field in terms of quantity, quality and accessibility
E5	The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field

Looking at the illustrative plan within the Design and Access statement and drawing 5731/ASP03 rev H, it appears there is to be a youth games court and possible realignment of the access road to the cricket club.

While there is no detail of the youth games court, it does sit outside the main playing field area of the recreational ground and therefore I consider this part of the development to meet our planning policy exception E3.

The realignment of the road I consider to meet our planning policy exception E2.

Conclusion of proposal impacting on playing fields

In light of the above, Sport England raises **no objections** to the part of the outline proposal which affects the playing fields which form part of the land identified as the recreational ground.

The Housing

It is understood that the application proposes up to 280 dwellings (including 30% affordable housing), introduction of structural planting and landscaping, formal and informal public open space and play areas, and other infrastructure elements.

Sport England has assessed the application against its adopted planning policy objectives. The focus of these objectives is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to meet the needs of local communities. The occupiers of any new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing

and/or predicted future deficiencies. Therefore, Sport England considers that new developments should be required to contribute towards meeting the demand they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facility Strategy, Playing Pitch Strategy or other relevant needs assessment.

This requirement is supported by the Governments National Planning Policy Framework, which states:

“Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. (Principle 12 is) that planning should:

Take account of and support local strategies to improve health, social, and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.” [Paragraph 17]

“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments...
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.” [Paragraph 70]

I have estimated the population generated by the proposed housing (230 dwellings), to be between 575 and 805 persons. (I have calculated this by allowing 2.5 persons per dwelling and 3.5 persons per dwelling and multiplying it by the proposed number of dwellings. There will be a mix of housing hence the variation of 2.5/3.5 persons per dwelling.) If this demand is not adequately met, then it may place additional pressure on existing sports facilities, thereby creating deficiencies in facility provision. In accordance with Circular 05/05, Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development.

Built Facilities

You may be aware that Sport England’s Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types; swimming pools, sports halls, artificial Grass pitches and indoor bowling rinks..

Sport England accepts that the population figures may not be correct, but it is the principle and method of calculating the contribution which is important here.

The SFC indicates that a population of 575 will generate a demand for following facilities:

The SFC results presented below are based on the following criteria:

Area of Interest:	Cherwell	Population:	575
Population Profile:	Cherwell	Date generated:	03/03/2016
Build Costs:	Q1 2015	BCIS:	November 2014
Population:	2011 Census data, modified by interim 2012-based subnational population projections for 2015. London Boroughs modified by © GLA 2013 Round Demographic Projections.		

Facility Requirements:

Sports Halls	
Demand adjusted by	0%
Courts	0.18
Halls	0.04
vpwpp	39
Cost	£127,702

Swimming Pools	
Demand adjusted by	0%
Square meters	6.10
Lanes	0.11
Pools	0.03
vpwpp	37
Cost	£98,755

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.02
vpwpp	13
Cost if 3G	£16,636
Cost if Sand	£14,568

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.04
Centres	0.01
vpwpp	6
Cost	£12,242

The SFC indicates that a population of 805 will generate a demand for following facilities:

The SFC results presented below are based on the following criteria:

Area of Interest:	Cherwell	Population:	805
Population Profile:	Cherwell	Date generated:	03/03/2016
Build Costs:	Q1 2015	BCIS:	November 2014
Population:	2011 Census data, modified by interim 2012-based subnational population projections for 2015. London Boroughs modified by © GLA 2013 Round Demographic Projections.		

Facility Requirements:

Sports Halls	
Demand adjusted by	0%
Courts	0.25
Halls	0.06
vpwpp	54
Cost	£178,783

Swimming Pools	
Demand adjusted by	0%
Square meters	8.55
Lanes	0.16
Pools	0.04
vpwpp	51
Cost	£138,257

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.02
vpwpp	18
Cost if 3G	£23,291
Cost if Sand	£20,395

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.05
Centres	0.01
vpwpp	8
Cost	£17,139

NB it may not be appropriate to provide funding/provide facilities for each facility type identified above. This decision is up to Cherwell District Council.

Playing Pitches

Just as the increased population will have an impact on built facilities, there will also be an impact on playing pitches. It is therefore important that this is addressed in an appropriate way. Normally a local authority would rely on its playing pitch strategy, however the current strategy which was prepared in 2008 is not considered to be robust. I understand the authority is considering preparing a new strategy, in the meantime I have no robust solution to offer.

Conclusion on Housing

I note in Appendix 2 of the planning statement, section 5 of the Heads of Terms allow for other contributions to be sought. I would strongly advise the planning committee to seek a suitable level of contributions to both built sports facilities and towards playing fields for the reasons set out above.



Creating a sporting habit for life

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grant funding.

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,



Bob Sharples MRTPI RIBA
Planning Manager

