

From: Bob Sharples
Sent: 27 October 2021 15:31
To: Samantha Taylor
Cc: Thomas Darlington; Sharon Whiting
Subject: App Ref: 21/03522/OUT - OS Parcel 3673 Yarnton - Sport England Ref: PA/21/SE/CL/59957

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Dear Samantha,

Thank you for consulting Sport England on the above application.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to: *Development over 300 dwellings.*

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

The occupiers of 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 contribute towards meeting the demand that 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 Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

The Proposal and Assessment against Sport England's Objectives and the NPPF

The proposal is for The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure,

areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principal access points.

Sport England recently commented positively on the Land West of Yarnton Development Brief Draft for Consultation of which this development falls into. We made reference to our 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments. The document can be downloaded via the following link: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

I note that the heads of terms indicated contributions towards both indoor sports (2.2.4) and offsite pitches (2.2.11(g)) which is in the draft development brief which support.

The population of the proposed development is estimated to be between 1,350 to 1,890 persons. (this is based on 2.5 – 3.5 persons per dwelling). This additional population will generate additional demand for sports facilities. 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 the NPPF, Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development.

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: Sports Halls, Swimming Pools, Artificial grass pitches and indoor bowls.

Based on the population of 1,350 the SFC estimates the total amount of contributions would be in the region of £570,755

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

Area of Interest:	Cherwell	Population:	1,350
Population Profile:	Cherwell	Date generated:	27/10/2021
Build Costs:	Q2 2021	BCIS:	June 2021
Population:	Population: Projection for 2021, based on 2011 Census data and modified by 2018-based Subnational Population Projections for Local Authorities. Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.3.0. London boroughs modified by GLA 2018-based		

Demographic Projections - ward projections, SHLAA-based, © Greater London Authority, 2020.

Facility Requirements:

Artificial Grass Pitches	
Demand	0%
adjusted by	
Pitches	0.04
vpwpp	28
Cost if 3G	£39,602
Cost if Sand	£36,020

Indoor Bowls	
Demand	0%
adjusted by	
Rinks	0.02
Centres	0.00
vpwpp	3
Cost	£8,301

Sports Halls	
Demand	0%
adjusted by	
Courts	0.38
Halls	0.10
vpwpp	113
Cost	£250,163

Swimming Pools	
Demand	0%
adjusted by	
Square meters	14.74
Lanes	0.28
Pools	0.07
vpwpp	90
Cost	£276,271

Based on the population of 1,890 the SFC estimates the total amount of contributions would be in the region of £799,056:

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

Area of Interest:	Cherwell	Population:	1,890
Population	Cherwell	Date generated:	27/10/2021
Profile:			
Build Costs:	Q2 2021	BCIS:	June 2021
Population:	Population: Projection for 2021, based on 2011 Census data and modified by 2018-based Subnational Population Projections for Local Authorities. Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.3.0. London boroughs modified by GLA 2018-based Demographic Projections - ward projections, SHLAA-based, © Greater London Authority, 2020.		

Facility Requirements:

Artificial Grass Pitches	
Demand	0%
adjusted by	
Pitches	0.05
vpwpp	40
Cost if 3G	£55,442
Cost if Sand	£50,427

Indoor Bowls	
Demand	0%
adjusted by	
Rinks	0.03
Centres	0.00
vpwpp	5
Cost	£11,621

Sports Halls	
Demand adjusted by	0%
Courts	0.54
Halls	0.13
vpwpp	158
Cost	£350,228

Swimming Pools	
Demand adjusted by	0%
Square meters	20.64
Lanes	0.39
Pools	0.10
vpwpp	126
Cost	£386,780

It is of course up to CDC what a mount to ask for towards built facilities, but the SFC is a tried and tested tool which gives accurate costs.

NB there is still a need to provide contributions for playing fields.

Conclusion

Given this area has been identified in a development brief and there are to be contributions towards indoor and out sport, Sport England offers its **support** for this this application subject to a suitable amount of contributions being allocated for sport.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

We would be grateful if you would advise us of the outcome of the application by forwarding a copy of the decision notice.

Yours sincerely,

Bob

Bob Sharples MRTPI RIBA
Principal Planning Manager - South Team