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**Sent:** Friday, June 2, 2023 10:14 AM  
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**Cc:** [neil.higginson@ecb.co.uk](mailto:neil.higginson@ecb.co.uk); Thomas Darlington <[Thomas.Darlington@Cherwell-DC.gov.uk](mailto:Thomas.Darlington@Cherwell-DC.gov.uk)>  
**Subject:** App Ref: 23/01233/OUT - PR6a Water Eaton - Sport England Ref: PA/23/SE/CL/64627

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Dear Sir/madam

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: *a residential development of 300 dwellings or more.*

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. Cherwell District Council have both a built facility strategy and applying strategy which are at the end of the lives, however their replacements are almost complete.

## **The Proposal**

The proposal is for an outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.

## **Background**

Sport England responded to the public consultation on 12<sup>th</sup> December 2023, (see attached), but our comments do not seem to be acknowledged in this application.

## **Assessment against Sport England's Objectives**

The population of the proposed development is estimated to be between 2,000 – 2,800. This based on an occupancy rate of between 2.5 to 3.5 residents per dwelling. (NB it is not the numbers which are important it is the principle here so the LPA or developer has a different occupancy rate that can be used instead of what I have proposed. 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. The SFC indicates that a population of in this local authority area will generate a demand:

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

<b>Area of Interest:</b>	<b>Cherwell</b>	<b>Population:</b>	<b>2,000</b>
<b>Population Profile:</b>	<b>Cherwell</b>	<b>Date generated:</b>	<b>12/12/2022</b>
<b>Build Costs:</b>	<b>Q2 2021</b>	<b>BCIS:</b>	<b>June 2021</b>
<b>Population:</b>	<b>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.</b>		

*Facility Requirements:*

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.06
vpwpp	42
Cost if 3G	£58,669
Cost if Sand	£53,362

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.03
Centres	0.01
vpwpp	5
Cost	£12,298

Sports Halls	
Demand adjusted by	0%
Courts	0.57
Halls	0.14
vpwpp	167
Cost	£370,612

Swimming Pools	
Demand adjusted by	0%
Square meters	21.84
Lanes	0.41
Pools	0.10
vpwpp	133
Cost	£409,291

For a population of 2,000 contributions in the region of £845,563 could justifiably be sought towards built sports facilities.

The SFC indicates that a population of in this local authority area will generate a demand for 2,800 residents

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

<b>Area of Interest:</b>	<b>Cherwell</b>	<b>Population:</b>	<b>2,800</b>
<b>Population Profile:</b>	<b>Cherwell</b>	<b>Date generated:</b>	<b>12/12/2022</b>
<b>Build Costs:</b>	<b>Q2 2021</b>	<b>BCIS:</b>	<b>June 2021</b>
<b>Population:</b>	<b>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.</b>		

*Facility Requirements:*

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.08
vpwpp	59
Cost if 3G	£82,137
Cost if Sand	£74,707

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.04
Centres	0.01
vpwpp	7
Cost	£17,217

Sports Halls	
Demand adjusted by	0%
Courts	0.80
Halls	0.20
vpwpp	234
Cost	£518,857

Swimming Pools	
Demand adjusted by	0%
Square meters	30.58
Lanes	0.58
Pools	0.14
vpwpp	186
Cost	£573,007

For a population of 2,800 contributions in the region of £1,191,218 could justifiable be sought towards built sports facilities.

It is up to the District council to decide what level of contributions and for what facilities. Sport England has only provided this as robust justifiable guide. The number of the occupiers is not as important as the principle for seeking contributions at this stage.

A similar exercise can be done with the playing fields in order to determine the amount and type of playing pitches which are required. This information will be available shortly on the completion of the PPS.

Please note that the playing fields on the school site will have limited access due to safeguarding reasons and therefore should not be counted as community provision in the same way as pitches on a recreational ground or park.

I am aware that the emerging Oxfordshire County Cricket Facility Plan, there is a need for an indoor nets facility in this geographic area. The ECB and OCCB have suggested that the proposed Community Centre; specifically on the design potentially providing an Indoor Cricket Centre (minimum 4 lanes). As well as

benefitting local cricket clubs, this would also have an impact on and benefits for the local community. They have suggested the applicants may wish to consider Charlbury Community Centre as a model. I would advise that this is given consideration.

As stated above the occupiers of new development will generate demand for sporting provision. Therefore, in order to create a sustainable community there should be either formal sports facilities created on site or provision needs to be made off site.

It is disappointing that S106 draft heads of terms gives no clarity on formal sports provision whether it is built or playing fields, espaily when we raised this during the pre-application stage.

It is Sport England's opinion that the proposal does not meet any of our planning objectives, Protect, Enhance or Provide.

## Conclusion

In light of the above, Sport England wishes to **object** to this application.

Sport England would be happy to meet with officers and the applicants to investigate ways of overcoming our objection.

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

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