

Rachel Tibbetts

From: Chris Wentworth
Sent: 04 July 2023 09:53
To: DC.Consults
Subject: FW: App Ref: 23/01503/OUT - Land to the rear of Heyford House - Sport England Ref: PA/23/SE/CL/65002

From: Bob Sharples <Bob.Sharples@sportengland.org>
Sent: Thursday, June 29, 2023 8:51 AM
To: Chris Wentworth <Chris.Wentworth@cherwell-dc.gov.uk>
Cc: Thomas Darlington <Thomas.Darlington@Cherwell-DC.gov.uk>
Subject: App Ref: 23/01503/OUT - Land to the rear of Heyford House - Sport England Ref: PA/23/SE/CL/65002

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Dear Chris,

Thank you for consulting Sport England on the above application.

Sport England – Non Statutory Role and Policy

The site is not considered to form part of, or constitute a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No.595), therefore Sport England has considered this a non-statutory consultation.

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 playing pitch strategy which are at the end of the lives, however their replacements are almost complete.

The Proposal

The proposal is the Erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works with all matters reserved apart from Access - re-submission of 21/04289/OUT.

Assessment against Sport England’s Objectives

The population of the proposed development is estimated to be between 575 – 805. 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 575 in this local authority area will generate a demand:

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

Area of Interest:	Cherwell	Population:	575
Population Profile:	Cherwell	Date generated:	29/06/2023
Build Costs:	Q3 2022	BCIS:	July 2022
Population:	Population: Projection for 2022, 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 2020-based Demographic Projections - ward populations, identified capacity scenario, © Greater London Authority, 2020.		

Facility Requirements:

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.02
vpwpp	12
Cost if 3G	£19,088
Cost if Sand	£17,266

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.01
Centres	0.00
vpwpp	1
Cost	£4,077

Sports Halls	
Demand adjusted by	0%
Courts	0.16
Halls	0.04
vpwpp	48
Cost	£119,973

Swimming Pools	
Demand adjusted by	0%
Square meters	6.26
Lanes	0.12
Pools	0.03
vpwpp	38
Cost	£132,651

For a population of 575 contributions in the region of £273,967 could justifiable be sought towards built sports facilities.

The SFC indicates that a population of in this local authority area will generate a demand for 805 residents

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

Area of Interest: Cherwell **Population:** 805
Population Profile: Cherwell **Date generated:** 29/06/2023
Build Costs: Q3 2022 **BCIS:** July 2022
Population: **Population: Projection for 2022, 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 2020-based Demographic Projections - ward populations, identified capacity scenario, © Greater London Authority, 2020.**

Facility Requirements:

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.02
vpwpp	17
Cost if 3G	£26,723
Cost if Sand	£24,172

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.01
Centres	0.00
vpwpp	2
Cost	£5,708

Sports Halls	
Demand adjusted by	0%
Courts	0.23
Halls	0.06
vpwpp	67
Cost	£167,962

Swimming Pools	
Demand adjusted by	0%
Square meters	8.77
Lanes	0.17
Pools	0.04
vpwpp	53
Cost	£185,711

For a population of 805 contributions in the region of £385,204 could justifiably 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.

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 outdoor sports provision and does not mention built sports provision.

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

Bob Sharples RIBA MRTPI ARB Principal Planning Manager - South Team Planning & Active Environments

M: 07830315030

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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