

From: Bob Sharples <Bob.Sharples@sportengland.org>

Sent: Thursday, August 10, 2023 9:44 AM

To: Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>

Cc: Thomas Darlington <Thomas.Darlington@Cherwell-DC.gov.uk>

Subject: App Ref: 23/02098/OUT - Begbroke Science Park- Sport England Ref: PA/23/SE/CL/65350

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Dear Andrew,

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 an outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail

(Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement.

Assessment against Sport England's Objectives

The population of the proposed development is estimated to be between 4,500 – 6,300. 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 4,500 in Cherwell will generate a demand:

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

Area of Interest: Cherwell **Population:** 4,500
Population Profile: Cherwell **Date generated:** 10/08/2023
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	0.13
vpwpp	94
Cost if 3G	£149,382
Cost if Sand	£135,122

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.07
Centres	0.01
vpwpp	11
Cost	£31,907

Sports Halls	
Demand adjusted by	0%
Courts	1.27
Halls	0.32
vpwpp	375
Cost	£938,920

Swimming Pools	
Demand adjusted by	0%
Square meters	49.02
Lanes	0.92
Pools	0.23
vpwpp	298
Cost	£1,038,136

For a population of 4,500 contributions in the region of £2,144,085 could justifiable be sought towards built sports facilities.

The SFC indicates that a population of 6,300 in Cherwell will generate a demand for:

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

Area of Interest: Cherwell **Population:** 6,300
Population Profile: Cherwell **Date generated:** 10/08/2023
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	0.18
vpwpp	131
Cost if 3G	£209,134
Cost if Sand	£189,171

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.10
Centres	0.02
vpwpp	16
Cost	£44,670

Sports Halls	
Demand adjusted by	0%
Courts	1.78
Halls	0.45
vpwpp	525
Cost	£1,314,488

Swimming Pools	
Demand adjusted by	0%
Square meters	68.63
Lanes	1.29
Pools	0.32
vpwpp	417
Cost	£1,453,390

For a population of 6,300 contributions in the region of £3,021,682 could justifiable be sought towards built sports facilities.

It is up to the Cherwell District Council (CDC) 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. I note there is an area allocated for formal sports and recreational areas on drawing BEG-HBA-SW-ZZ-DR-A-080103 Rev P1, but it needs to be determined if that area is big enough and it will have the correct infrastructure to support the playing fields.

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.

I note in the planning statement there is a section included on the draft S106 heads of terms. I am pleased to see section 4 deals with Sport Leisure and recreation, both for onsite and off-site. However this needs to be firmed up. Sport England would happy to work with CDC officers and the applicants to agree a suitable on-site and off-site packages for formal sort. NB CDC is in the final stages of preparing both a built facilities strategy and a playing pitch strategy which will inform this work.

It is Sport England's opinion that the proposal could meet our planning objectives *Provide* subject to further work.

Conclusion

In light of the above, Sport England wishes to **raises no objections** subject to a suitable Section 106 for sport is delivered.

Sport England would be pleased to discuss the contents of the section 106 agreement or other legal mechanism.

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

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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