

Cherwell District Council

FAO: Jason Traves

By email only

3 July 2025

Planning Practice Guidance Paragraph: 003 Reference ID: 37-003-20140306

Application Reference: 25/01510/OUT

Site: LAND SOUTH OF PERDISWELL ROAD, SHIPTON ROAD, WOODSTOCK,

Proposal: Outline planning application for the erection of up to 500 dwellings and commercial floorspace (Use Class E) with associated access, open space and infrastructure - All Matters Reserved except for Access.

Sport England Reference: PA/25/SE/CL/71010

Thank you for consulting Sport England on the above application.

Summary

Sport England requests contributions towards off-site sports facilities,

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 our 12 Planning for Sport principles. Further information on the objectives and Sport England's wider planning guidance can be found on its website:

<http://www.sportengland.org/planningforsport>

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

It is proposed to build 500 dwellings on land to the east of Woodstock (in West Oxfordshire).

Evidence base and policy context

The site has an allocation in the draft Cherwell Local Plan (KID H1) South-East of Woodstock. The Council has recently updated its evidence base to support the Local Plan (at Reg 19) and this includes information about what new indoor and outdoor sports facilities are required.

In view of the local planning policy and evidence base context, it is considered that in accordance with Government policy in paragraph 103 of the NPPF, a robust local basis exists for justifying the provision of outdoor and indoor community sports facility provision to be made by this development proposal.

The development does not include any playing field or sports facilities on the site. Therefore, Sport England requests that off-site provision in the form of financial contributions is secured towards increasing capacity on existing sites in Cherwell. As set out in the applicant's planning statement (page 33) a financial contribution towards open space, sports and recreation buildings and land will be made.

The Council's current Playing Pitch Strategy recommends that Sport England's Playing Pitch Calculator is used for the calculation of contributions for new pitches.

Sport England sports facilities calculator

Our recommended approach to calculating built sports facilities is to establish the amount of contribution required using the Sport England sports facilities calculator (see Active Places Power).

Sport England estimates this as follows (based on an occupancy rate of 2.3 people per household (based on a national average 500 dwellings = 1,150 people).

The output from the calculator is below;

Swimming Pools	
Demand Adjusted by	0%
Square Meters	12.32
Lanes	0.23
Pools	0.06
vpwpp	75
Cost	£273,360

vpwpp: Visits per week in the peak period

Sports Halls	
Demand Adjusted by	0%
Courts	0.3
Halls	0.07
vpwpp	87
Cost	£227,813

vpwpp: Visits per week in the peak period

Outdoor Tennis Courts	
Demand Adjusted by	0%
Courts	0.15
vpwpp	23
Cost	£17,541

vpwpp: Visits per week in the peak period

Indoor Bowls Centres	
Demand Adjusted by	0%
Rinks	0.02
Centres	0
vpwpp	3
Cost	£8,916

vpwpp: Visits per week in the peak period

Artificial Grass Pitches	
Demand Adjusted by	0%
Pitches	0.03
vpwpp	24
Cost if 3G	£39,807
Cost if Sand	£35,911

vpwpp: Visits per week in the peak period

This would require an off-site contribution of £527,630 to cater for the demand created from this additional population for these facilities.

Playing Pitch Calculator

Sport England has used the calculator below for playing pitches (this is based on 2023 data from the adopted PPS, the Council may have more up to date information - some assumptions made where data for different ages groups not available e.g. junior cricket/junior hockey) to calculate contributions toward

playing pitches. The calculator available on Sport England’s Active Places Power, please contact Sport England or more information;

Part 3 of 3: Estimated demand and costs for new pitches (matches and training demand) and ancillary provision.

	Number of Pitches	Capital Cost	Lifecycle Costs (per annum)	Changing Rooms (number)	Changing Rooms (cost)
Total	1.48	£258,438	£34,476	1.99	£423,867
Natural Grass Pitches	1.4	£164,556	£31,842	1.84	£390,175
Adult Football	0.32	£37,403	£7,368	0.65	£137,712
Youth Football	0.51	£50,669	£10,235	0.7	£148,696
Mini Soccer	0.32	£10,201	£2,020	0	£0
Rugby Union	0.13	£22,674	£4,195	0.25	£54,018
Rugby League	0	£0	£0	0	£0
Cricket	0.12	£43,608	£8,024	0.23	£49,750
Artificial Grass Pitches	0.08	£93,882	£2,634	0.16	£33,691
Sand Based	0.02	£18,841	£490	0.04	£7,826
3G	0.06	£75,041	£2,144	0.12	£25,865

Active Design

Sport England, supported by Active Travel England and the Office for Health Improvement and Disparities, has produced ‘Active Design’ (2023) <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design> a guide to planning new developments that create the right environment to help people get more active.

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 which is consistent with section 8 of the NPPF. The guidance is particularly applicable for major new residential developments such as this.

It is recommended that the applicant reviews the document to check that it complies with the guidance.

Sport England Position:

In light of the above, Sport England considers that if appropriate planning contributions to off-site indoor and outdoor sports facilities can be made to meet the needs of residents, we do not object to this application. This would ensure that the proposal met principle 9 of our planning for sport policy; ‘*support improvements to existing sport and physical activity provision where they are needed.*’

NB: advice on contributions is intended to support officers with negotiating contributions using available evidence and tools, it is not intended to replace any officer advice given by the leisure team.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

If you would like any further information or advice, please contact me.

Yours sincerely,

Vicky Aston
Planning Manager

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Cc: Helen Mack – Cherwell District Council