

Tracey Morrissey
Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

6 April 2015

Our Ref: SE/CL/2015/38607/S

Dear Tracey

Application No: 14/02004/HYBRID (CDC) & 14/02063/OUT (WODC)
Site Address: Land South of Perdiswell Farm, Shipton Road,
Shipton On Cherwell, OX20 1QR
Proposal: **OUTLINE:** Up to 1,500 dwellings, including affordable housing and up to a 150 unit care village (C2) with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8) including link and ride; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and **FULL:** development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 of the 1,500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44).

Thank you for consulting Sport England on the above-named application.

From the boundary shown on the Site Location Plan (drawing numbered L01 Rev. E), it is clear that part of the site constitutes a playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184). The playing field is that which is used by The Marlborough Church of England School, Shipton Road, Woodstock.

Sport England is therefore a statutory consultee and has assessed the application in the context of its policy to protect playing fields, 'A Sporting Future for the Playing

Sport England, SportPark, 3 Oakwood Drive, Loughborough, Leicestershire, LE11 3QF,
T: 0207 273 1777, E: planning.south@sportengland.org, www.sportengland.org

Fields of England', which is in line with paragraph 74 of the National Planning Policy Framework (NPPF).

Essentially, Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, unless one of five exceptions applies.

A copy of 'A Sporting Future for the Playing Fields of England' which includes the five exceptions can be found at: <http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>.

The application seeks outline planning permission for the whole of the development described above and full planning permission for the first phase of residential development. For the outline part of the application, both the principle of the development and the means of access are to be considered at this stage. All other matters are reserved. The first phase of the development is proposed in the south-western corner of the site and would not affect an existing playing field.

The Planning Statement accompanying the application notes the following:

- “8.45 Woodstock has its own football club and team that have been battling with poor quality and out of date facilities that are significantly restricting the clubs ability to improve and move up the local Hellenic Football League (they have accepted voluntary relegation in the past, as FA standards have improved but their facilities have not). The clubs facilities do not meet the standards set by the Football Association and so the club, no matter how well they play are unable to progress to the higher football league. The sub standard facilities also mean that the club is unable encourages youth or ladies teams, which could foster further community involvement. There is a real possibility that without the promise of the new proposed facilities, the local club with over 100 years of history will fold within the next 18 months.*
- 8.46 The new neighbourhood will include a floodlit football stadium, ground, clubhouse, and training pitches including a multi use games area (MUGA). The land allocated for the football facilities is located to the north east of site with excellent safe, and quick pedestrian and cycle access to both the existing and new primary and secondary school. The football facilities will be available for school and other public groups...*
- 8.48 The WODC Infrastructure Delivery Plan has identified a need for an outdoor floodlit training area and a skate park. The proposed development is providing the training area, in the form of a MUGA and*

the financial contribution required for leisure could fully or part-fund the skate park.

8.49 *Woodstock does not have any indoor leisure facilities, the nearest gym facilities are located within the Oxford Airport, otherwise residents have to travel to Kidlington to enjoy their indoor leisure centre. The proposed retirement village may have its own indoor swimming pool and gym. To integrate the retirement village within the community these facilities may be available for the local people and new residents of the development to enjoy.”*

While the Land Use Parameter Plan (drawing numbered P300) and Illustrative Layout plan (drawing numbered SK027) indicate the location of a proposed football ground with two pitches, in the northern part of the site, the Landscape Strategy (Design and Access Statement pages 80 & 81) is likely to preclude the provision of any other playing pitches, a MUGA or a skate park on this part of the site.

The Draft Heads of Terms for a s.106 Agreement includes making on-site provision for the football club as well as playing pitches. However, there is no reference to the time that the sports facilities will be delivered in relation to any specific phase of the development (the indicative phasing strategy on pages 134 and 135 of the Design and Access Statement is unclear) or the number and type of playing pitches, justified by a needs assessment undertaken in accordance with paragraph 73 of the NPPF.

Woodstock does have a four court sports hall, at The Marlborough C of E School, which caters for indoor sports and is available for community use on weekday evenings (17.00 – 21.00) and at weekends (09.00 – 17.00) (<https://www.activeplacespower.com/>). The Draft Heads of Terms makes reference to on and off-site contributions to leisure centre improvements, but does not specify which centre or type of improvements are to be carried out.

Sport England considers it necessary for the Councils to secure contributions to both sports pitches and built facilities to meet the increased demand generated by the additional population. Sport England’s Sports Facilities Calculator (SFC) is a sophisticated planning tool which helps to estimate the level of demand for key community sports facilities created by a given population. The SFC has been created by Sport England to help local planning authorities quantify how much additional demand for the key community sports facilities (swimming pools, sports halls and artificial grass pitches), is generated by populations of new growth, development and regeneration areas. It uses information that Sport England has gathered on who uses facilities and applies this to the actual population profile of the local area. This ensures that the calculation is sensitive to the needs of the people who live there. Further information on the SFC can be found at:

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility-calculator/>.

The Marlborough C of E School playing field, situated on the south side of Shipton Road, currently provides a total of 9 grass playing pitches (2 full size football pitches, 2 senior rugby union pitches, 2 rounders pitches, 1 cricket pitch and 2 softball pitches). It is available for community use at weekends (09.00 – 17.00) (<https://www.activeplacespower.com/>). The Illustrative Layout (drawing numbered SK027) shows no development on this part of the application site, raising a question as to why it has been included. The Land Use Parameter Plan (drawing numbered P300) benignly describes it as “Multipurpose Green Space”. However, the Design and Access Statement (pages 106-108 and figures 103 and 104) contains options for development of the proposed primary school on the playing field and/or staff parking and a drop-off zone (page 112 and figure 106). None of these options fulfil the circumstances described in any of the exceptions to Sport England’s Playing Fields Policy or accord with paragraph 74 of the NPPF.

Notwithstanding the potential benefits of the scheme for Old Woodstock Town Football Club, while the Marlborough C of E School playing field remains within the application site boundary and the options described in the Design and Access Statement form part of the proposal, the principle of the development cannot be considered acceptable.

This being the case, **Sport England objects to the proposal** the subject of this application.

In order to overcome the objection, the applicant will need to do the following:

1. Submit a revised location plan which excludes the existing school playing field from the northern part of the application site.
2. Provide a clear explanation for the number and type of playing pitches to be provided to meet the needs of residents of the proposed development.
3. Provide a plan to demonstrate how the proposed pitches and other outdoor sporting facilities can be accommodated on the site in addition to the proposed football ground.
4. Clarify when the proposed sports facilities will be provided in relation to a specific phase or phases of the development.
5. Identify specific leisure centre improvements intended to benefit from the s.106 contributions.

Should your Council be minded to grant planning permission for the development then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the National Planning Policy Guidance the application should be referred to the National Planning Casework Unit.

If you would like any further information or advice please contact the undersigned at the address below.



Creating a sporting habit for life

Yours sincerely

Raymond Cole

Raymond Cole
Planning Manager
Tel: 020 7273 1904
E-mail: raymond.cole@sportengland.org

