

Mr Bob Duxbury
Development Control Team Leader
Development Management
Cherwell District Council
Bodicote House
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BANBURY
OX15 4AA

2 October 2015

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

Dear Bob,

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 additional information submitted as part of the above application.

The additional information comprises a letter dated 17 September 2015 from the applicants' agent to the local planning authorities. Rather than provide clarification, the letter perpetuates confusion over the nature of the proposed facility that would be sited next to the football ground.

It is stated that "the intention [is] to have a MUGA". This type of facility is defined, in the Design Guidance Note Artificial Surfaces for Outdoor Sport (second bullet point on page 4), as "**Small** multi use games areas". It is distinguished from "**Larger** format pitches that can be used for training for hockey, football and/or rugby" and "Competition pitches for hockey, football and rugby" (fourth and fifth bullet points on the same page). These are different types of facility.

It is also stated that it “would be available for the football club for training and for use by the school and the wider community for a range of sports, including competitive matches and training”. A MUGA will (i) be too small for the football club for training and (ii) be too small for competitive matches. Therefore, it will not be fit for its stated purpose.

The letter then quotes guidance related to a **full size** artificial grass pitch, rather than a MUGA. It draws attention to illustrations of facilities where hockey is the primary sport and football training and five-a-side football are secondary users. These have sand-filled or sand-dressed artificial grass surfaces.

The letter continues that the facility “will be predominantly for football”. However, if that is the case, it will need (i) to be larger than that which is shown in the first of the illustrations identified and (ii) have a 3G rubber crumb type of artificial grass surface in order to be suitable for the stated purpose of competitive matches and training. Consequently, it is unclear why the letter makes reference to (i) a MUGA and (ii) artificial grass pitches best suited to hockey.

Sport England is well aware that this is an outline application with only the principle of the development and the means of access to be determined at this stage; all other matters being reserved. This was clearly stated in Sport England’s letter dated 6 April 2015.

The Government’s Planning Practice Guidance states:

An applicant can choose to submit details of any of the reserved matters as part of an outline application. Unless the applicant has indicated that those details are submitted “for illustrative purposes only” (or has otherwise indicated that they are not formally part of the application), the local planning authority must treat them as part of the development in respect of which the application is being made; the local planning authority cannot reserve that matter by condition for subsequent approval.

While it is noted that the agent’s letter dated 22 May 2015 described the drawings numbered P201 and P202 as “Illustrative Masterplan”, neither of the two drawings appear to carry that title or a note that they are “for illustrative purposes only”. Similarly, the Movement & Access (drawing numbered P111), Green Infrastructure (drawing numbered P112), Density Plan (drawing numbered P113) and Land Use Plan (drawing numbered P114) do not contain a note that they are “for illustrative purposes only”. They are, however, identified as parameter plans in the Design Response Document May 2015. Therefore, they would set the framework within which details could be expected to come forward at the reserved matters stage.

Unless the correct framework is established, it is unlikely that the proposed sports facilities would function satisfactorily and be sustainable in the longer-term. A sports ground on the eastern side of the site, that is bisected by a “Secondary road corridor”

and detached from the Football Club site, has the potential to give rise to a range of management and maintenance problems. Ideally, the sporting facilities should be located on a single site to give critical mass, increase footfall and achieve economies of scale.

In light of the above, Sport England's conclusion remains unchanged from that set out in its previous letter dated 9 September 2015. For ease of reference, it is repeated below.

There is considerable uncertainty whether the design of the proposed sports facilities will be fit for purpose. There is further uncertainty over the management and maintenance of the proposed facilities, raising doubt over their long-term sustainability. It has not been demonstrated that the new sports facilities have been planned for in a positive and integrated way in accordance with paragraph 70 of the NPPF, in order to meet needs that have been identified through a robust and up to date assessment carried out in accordance with paragraph 73 of the same. This being the case, **Sport England maintains its objection to the proposal** the subject of this application.

Yours sincerely

Raymond Cole

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