

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

18 December 2014

Our Ref: SE/CL/2014/38175/N

Dear Tracey,

**App Ref:** 14/01932/OUT  
**Site:** OS Parcel 7400 Adjoining And South Of Salt Way Banbury  
**Proposal:** Outline - Development of up to 1,000 dwellings together with a mixed use local centre. [including A1 retail up to 1,000 m2, financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures; and the formation of a new access from the A361, Bloxham Road.

Thank you for consulting Sport England on the above application.

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 2010 (Statutory Instrument 2010 No.2184). Therefore, Sport England is not a statutory consultee in relation to this application.

It is understood that Sport England has been consulted because the proposed development involves (i) the creation of a site for one or more playing pitches and (ii) a residential development of more than 300 dwellings. This accords with advice contained in the Government's Planning Practice Guidance, which can be viewed at <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/open-space-sports-and-recreation-facilities/>.

Sport England assesses this type of proposal in line with its planning objectives and with the National Planning Policy Framework (NPPF). The focus of these objectives is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to meet the needs of local communities. The occupiers of any 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 Facility Strategy, Playing Pitch Strategy or other relevant needs assessment.

This requirement is supported by the NPPF, which states:

*“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- *Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments...*
- *Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”* (Paragraph 70)

The application seeks outline planning permission for up to 1000 dwellings, together with a mixed use local centre, a primary school, formal and informal open space and associated infrastructure on 52.46ha of agricultural land. As well as the principle of the development, access is to be considered at this stage. All other matters are reserved.

The application is accompanied by a Development Framework Plan (drawing numbered JJG043 – 035) which shows the provision of 2.72ha of land for outdoor sports in two separate parcels in the north-eastern corner of the site. These are separated by an existing tree-lined public footpath and bridleway and by the proposed central spine road/east-west link to the adjoining land to the east. The submitted Planning Statement makes reference to “...potential opportunities for an element of changing facilities...” (Paragraph 3.36) and also anticipates the inclusion of a Multi-Use Games Area within a Neighbourhood Equipped Area for Play on an adjacent part of the site (paragraph 3.37). Planning obligations, set out at the end of the statement, include the provision of these areas together with an appropriate maintenance regime and “To make provision as appropriate and justified for additional community facilities and/or the enhancement of existing or proposed facilities”.

Sport England is concerned about the nature of the proposed development for the following reasons:

1. The application makes no reference to an up to date Sports Facility Strategy, Playing Pitch Strategy or other relevant needs assessment to justify the amount of land that is proposed to be provided for outdoor sport, or the size and shape of the pitches illustrated on the submitted plans.
2. While the precise layout of the development will be determined at the reserved matters stage, “Key layout principles are embedded within the Development Framework Plan” (Design and Access Statement, Paragraph 5.26). The provision of outdoor sport on two single pitch sites, separated by existing vegetation and potentially the main route through the site, will be difficult to manage and maintain and is unlikely to be sustainable.
3. There is a lack of certainty whether changing facilities (and a car park) will be provided to support the use of the proposed sports pitches.
4. There is a lack of certainty whether a Multi-Use Games Area will be provided and whether it will be of a suitable size and specification to accommodate formal sport.
5. No contribution has been identified specifically towards the provision of indoor sports facilities.

With regard to the provision of new infrastructure and facilities, Sport England would require a contribution 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 synthetic turf 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/>.

In light of the above it has not been demonstrated that the proposed development fulfils Sport England’s Planning Objective 3,

*“To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.”*

Nor has it been demonstrated that it meets the requirements of paragraph 70 of the NPPF.

Therefore, Sport England **objects** to this proposal.

If the application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

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

Yours sincerely

*Raymond Cole*

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