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Public Protection & Development Management  
Cherwell District Council  
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18 September 2014

Our Ref: SE/CL/2014/37314/P

Dear Paul,

**Site:** Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell, OX20 1QR

**Proposal:** Scoping opinion - erection of up to 1500 dwellings including affordable housing and a 150 unit care village with associated publicly accessible ancillary facilities; site for new primary school; up to 3000sqm of retail space including 2,325sqm supermarket; up to 7,500sqm of locally led employment (B1, B2, B8) space; site for a football associated step 5 football facility with publicly accessible ancillary facilities; public open space; provision of site for new park and ride facility; and associated infrastructure, engineering and ancillary works, with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44).

Thank you for consulting Sport England on the above application for a scoping opinion.

The site is not considered to form part of, or constitute a playing field as defined The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184).

Therefore, Sport England would assess a forthcoming application for planning permission against its adopted planning policy objectives. 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. Consequently, Sport England considers that new developments

should be required to contribute towards meeting the demand 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 Government's National Planning Policy Framework (NPPF). Paragraph 17 sets out 12 land-use planning principles that should underpin both plan-making and decision-taking. One of the 12 principles is a requirement to:

*“Take account of and support local strategies to improve health, social, and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”*

Paragraph 70 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.”*

The population of the proposed development 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. Sport England will therefore seek to ensure that the proposal 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. Details can be found at:

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

Any new facilities should be built in accordance with Sport England's design guidance notes, copies of which can be found at:

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Sport England would expect any forthcoming application for planning permission to demonstrate how the above requirements of the NPPF have been met. This should be clearly set out in an environmental assessment or within other documents submitted formally as part of the application (e.g. Design and Access Statement, Planning Statement etc.)

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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