

Oliver Rider
Planning and Development Management
Tewkesbury Borough Council
Council Offices
Gloucester Road
TEWKESBURY
GL20 5TT

7 November 2014

Our Ref: SW/TY/2014/37699/N

Dear Oliver,

App Ref: 14/00838/FUL
Site: Land to the West of Farm Lane, Shurdington, GL53 0NQ
Proposal: Full application for residential development comprising 376 dwellings, including access and associated infrastructure.

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 proposal is for residential development comprising 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 full planning permission for the development of 376 dwellings, including access and infrastructure, on 15.41ha of agricultural land. The proposed layout plan shows the provision of an equipped children’s play area in the centre of the development, while the draft Heads of Terms for a s106 Agreement makes provision for its future maintenance, along with the maintenance of informal open space. No formal provision is made for sport on the site, nor any contribution towards the provision of sports facilities off-site.

Therefore, it is not possible to conclude that the proposed development accords with paragraph 70 of the NPPF or Objective 3 of Sport England’s Land Use Planning Policy Statement (a full copy of which can be found at http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf). Objective 3 is:

“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.”

In light of the above and the lack of evidence of any other exceptional circumstances Sport England **objects** to the proposal.

With regard to the provision of new infrastructure and facilities, Sport England considers it necessary for the Council to secure 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/>.

If this 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

