

APPENDIX 6
SPORT ENGLAND EVIDENCE

SPORT ENGLAND REPRESENTATIONS IN RESPECT OF AN APPEAL BY ACCRUE (FORUM) LLP
IN RESPECT OF THE FORMER B&Q SITE, GREAT STONE ROAD, TRAFFORD

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TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Appeal reference: APP/Q4245/W/20/3258552

Application reference: 100400/OUT/20

Sport England Reference: PA/20/NW/TF/56065

Site Address: Former B&Q, Great Stone Road, Old Trafford M32 0YP

Description of development: Demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure

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1 INTRODUCTION

1.1 This statement is on behalf of Sport England (“SE”) in respect of an appeal by Accrue (Forum) LLP, who is the appellant, for the non-determination by Trafford Council of an outline planning application relating to the former B&Q site, Great Stone Road, Trafford.

1.2 The Appeal seeks outline planning permission for:

“The demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (Use Class 3) and communal spaces ancillary to the residential use; flexible space for Use Classes A1, A3, D1 and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure”

1.3 Sport England, as statutory consultee, objects to the proposal on the grounds that the negative impact of overshadowing from the Appeal Proposal on the adjacent Lancashire County Cricket Club (“LCCC”) high quality fine turf practice facility (“FTPF”), will be prejudicial to the use of that sports facility.

1.4 The Local Planning Authority’s (“LPA”) Reason for Refusal 1 has been informed by Sport England’s statutory objection, and states:

“The proposed development would prejudice the use of the fine turf and non-turf training facility at Lancashire Cricket Club. The proposed development therefore conflicts with Strategic Objective OTO11, Policies SL3 and R6 of the adopted Core Strategy.”

1.5 Sport England’s statement sets out why the impact of overshadowing across the FTPF will have a prejudicial impact on the use of that sports facility in Section 5. In addition, Sport England’s non statutory advice to the LPA regarding the additional demand for sport arising from the development is set out in Section 6.

2 THE APPEAL SITE

- 2.1 The Appeal Site is a former B&Q retail unit situated immediately to the south of Emirates Old Trafford (“EOT”). The main cricket stadium is located to the north east of the Appeal Site, and the FTPF is located immediately adjacent to, and north of the Appeal Site. One of the EOT access roads (Gate 8) is located between the Appeal Site and the fine turf training facility. The distance between the northern most part of the Appeal Site and the FTPF is approximately 14m.

3 SPORT ENGLAND –STATUTORY ROLE AND POLICY

- 3.1 Sport England received a consultation request for this proposal from the Local Planning Authority (LPA) on 14th July 2020.
- 3.2 Sport England is a statutory consultee on any proposal that prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).
- 3.3 Sport England considers all applications in light of the National Planning Policy Framework (in particular paragraph 99), and against its own Playing Fields Policy (Appendix 1), which states:

‘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 any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped,*
or
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.’

Sport England's Playing Fields Policy and Guidance document sets out what is meant by prejudicial development in paragraphs 12 and 13.

- 3.4 In the appellants Statement of Case, paragraph 9.30, the nature and status of Sport England's comments is questioned, as Sport England were not consulted on the previous 2018 planning application. Sport England are unable to provide any reasons as to why Sport England were not consulted on the 2018 application, that is for the LPA to do. However, in Sport England's correspondence to the LPA dated 17th August 2020 (Appendix 3) the following clarification was provided:
- i. *"With respect to the previous planning application 94974/OUT/18 Sport England were not consulted and did not provide comments. I understand the comments provided within the Committee Report were provided by the Council's Open Space Team and based on the use of Sport England's strategic planning tools and were erroneously attributed to Sport England. If Sport England had been consulted on that application, we would have provided an objection raising the same issues as in our correspondence to this current application dated 31 July 2020.*
 - ii. *Basis for consultation - the agent questions the Consultee status. This is not for the agent to determine but the Local Planning Authority and SI 2015/595 sets out clearly when the LPA should consult. As it was the LPA who chose to consult us, and there was no indication in the correspondence that it was in an advisory capacity, then we have taken that to mean the LPA consider us to be a statutory consultee. Sport England also made it clear in correspondence dated 31st July 2020 that we consider the development to have a prejudicial impact on an existing playing field, and therefore, the comments should be treated on a statutory basis." (Fiona Pudge Sport England Planning Manager)*
- 3.5 The development is immediately adjacent to the LCCC ground, and under the terms of a Memorandum of Understanding ("MOU") Sport England has with the pitch sport National Governing Bodies of Sport ("NGB") on planning applications, the England and Wales Cricket Board ("ECB") were consulted.

The reason for the MOU is to ensure Sport England Planning Managers can gain technical expertise and local intelligence on sport from the relevant NGBs to help inform planning applications. The ECB comments were used to help Sport England assess the proposal against their Playing Fields Policy and paragraph 99 and 187 of the National Planning Policy Framework (“NPPF”).

3.6 Two issues were identified as a consequence of consultation with the ECB that are the basis of Sport England's statutory objection:

- Overshadowing of the proposed development across the LCCC fine turf training facility affecting its usage; and
- Access issues during match days and concerts.

3.7 Sport England lodged a statutory objection to the application on 31st July 2020 (Appendix 2) citing the two issues in paragraph 3.6 as the grounds for objection.

3.8 Sport England's representations contained in this statement, revolve around the first reason for refusal which is the prejudicial impact of the development on the Lancashire County Cricket Club facilities rather than any physical loss of playing field.

3.9 Despite the issue of access during match days and concerts being raised by the ECB and subsequently included as part of Sport England's objection, it is not discussed in any detail in this statement because Sport England are not in possession of the specific details. This issue has been addressed by LCCC in their representations, and it is noted LCCC state “*Vehicular access to the Appeal Site is currently gained over land within the ownership of LCCC over which the Appeal Site has a right of way. This land currently serves as one of the accesses to EOT.*”

4 PREJUDICIAL IMPACT OF DEVELOPMENT ON PLAYING FIELDS

- 4.1 For clarity, Sport England’s statutory remit is not solely for the physical loss of playing field but for any development that is considered prejudicial to the use of an existing or allocated playing field site. The requirement to consult is embodied within Statutory Instrument 2015/595 and Schedule 4(z) in particular. It should be noted that the wording places prejudicial use before loss of use:

“Development which –

*(i) is **likely to prejudice the use** or lead to the loss of use, of land being used as a playing field; or*

(ii) is on land which has been—

(aa) Used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or

(bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or

(iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface”

- 4.2 Any development that is approved without the necessary mitigation in place, that subsequently causes restricted use or closure of an existing sports facility, is considered to be prejudicial.

- 4.3 Paragraph 187 of the NPPF states:

“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required

to provide suitable mitigation before the development has been completed.”

- 4.4 Sport England has increasing experience of developments immediately adjacent to sports facilities having a negative impact on existing sports facilities. In general, the impact is around noise generated from the use of the sports facility or ball strike impacts onto neighbouring properties, or roads. In this specific case, Sport England will set out how the overshadowing of the proposed development will negatively affect the use of the FTPF at the adjacent LCCC cricket ground.

5 OVERSHADOWING IMPACT

- 5.1 The ECBs Head of Facilities Planning, Dan Musson, provided the following comments on 31st July 2020, after consultation with LCCC, which were subsequently included in Sport England's response to the LPA also dated 31st July 2020 (Appendix 2):

- i. *It is highly probable that the location and height will have a significant impact on the fine turf and non turf training facility located adjacent to the development due to its massing and the sun path. This facility was recently redeveloped at a cost of over £500k and services the elite professional squads (mens/women's and international) alongside the wider cricketing community.*
- ii. *We do not agree with the conclusion that there will be no impact. Apart from the issue of the training facility, the development will have significant impact on the access to the ground from Great Stone Road and is in direct contradiction with the *Club's Master Plan and the Trafford Civic Quarter Plan to make the ground more accessible and create outstanding community facilities for sport.*
- iii. *The Trafford Civic Quarter plan has been developed in conjunction with the Club's master plan and would be seriously harmed by this development. The intention is to create outstanding sporting facilities with enhanced community engagement and superior transport links through opening out the site access to the Old Trafford tram stop and*

constructing a new leisure centre including wet and dry sport offers and an elite cricket training facility with community access.

*Appendix 5

- 5.2 On the 5th August 2020 the LPA forwarded additional information from the Appellant to Sport England for comment. This was a Sun Study prepared by O'Connell East Architects and drawing number PL_112, showing the shadow effect across the site between March and December with snapshots at 6am, 9am, noon, 3pm and 6pm. Sport England consulted the ECB on the Sun Study who provided comments that were included in Sport England's correspondence to the LPA dated 17th August 2020 (Appendix 3):

"Massing and sunpath –the sun path analysis provided by the appellant shows overshadowing of the cricket facility. The analysis provides a snap shot at various times of the year and times of the day. The analysis shows there will be some overshadowing of varying degrees throughout the year. This shadowing has two distinct prejudicial impacts:

- a) The current snap shot analysis shows that in September it will cause a contrast between the batters and bowlers making the ball difficult to see.*
- b) During periods of time when the facility is not played the shadowing will affect the maintenance of the fine turf. Fine turf cricket surfaces use grasses unsuited to shading. Without external support (for example from stadium grow lighting – expensive to purchase and run) the facility may suffer qualitative issues that also affect capacity and usage.*

As the current snap shot analysis does not show the impact throughout the year, a 365 day animation is required to show the impact and help inform any mitigation required." (ECB Head of Facilities Planning)

- 5.3 In Sport England's correspondence to the LPA dated 17th August 2020 (Appendix 3), the following further Information was requested to help address and/or mitigate the Impacts of the overshadowing:

“365 day animation of the overshadow affect with a mitigation strategy. The mitigation strategy should be prepared and agreed after consultation with Sport England and the ECB.”

- 5.4 On the 25th August 2020 the LPA consulted Sport England on additional information provided by the Appellant. This was a Sun Path Analysis in the form of videos showing the extent of shading across the FTPF between March and December and the hours of 9am and 8pm. The ECB were consulted by Sport England and the following comments were received from the ECB:

"On the sunpath analysis, we would take the view that this clearly proves the contention in 3.b. of your response [Sport England 17th August 2020] that there will be a serious negative effect on the facility during winter. Fine turf grasses can be highly susceptible to disease if shaded during low growth periods and this could set the whole facility at risk. Mitigation for these issues can be achieved through stadium growth lights but they are expensive to both purchase and run, and further contribute to the carbon footprint of any turf area." (ECB Head of Facilities Planning)

- 5.5 The 365 day animation of the overshadow effect with mitigation strategy requested from the appellant was not submitted to Sport England for comment during the planning applications determination period and Sport England's statutory objection is still in place.
- 5.6 A 365 day animation of the overshadowing impact has not been submitted by the Appellant as requested. Instead, on the 4th February 2021 Sport England was provided with the appellants Hemiview 3D Light Assessment prepared by STRI, although it noted the Assessment was prepared 12th November 2020. This assessment shows the light conditions and the amount of photosynthetically active radiation (PAR) received on the FTPF throughout the period October to March.
- 5.7 The Hemiview Assessment was sent to Dr Iain James (Head of Facilities Services at the ECB and sports turf specialist) who has provided a Technical

Report (Appendix 4B) assessing the content of the Hemiview 3-D Light Assessment undertaken by STRI dated 12th November 2020. This Report was accompanied by a covering letter from the ECB Head of Facilities Planning (Appendix 4A) which provides a context for the Technical Report and a summary of key issues.

5.8 The ECB Report sets out how the two netblock areas are used and the wear and tear experienced across the cricket season. This means essential renovation works need to be undertaken in October which the ECB consider is a “*critical period for grass establishment.*”

5.9 The ECB Report notes temperature and the location of wear and tear within the FTPF, and the impact of these two elements on grass establishment are not considered by the STRI Report. The ECB Report verifies it is the impact of both increased shading and temperature caused by overshadowing that affects grass growth over the winter period:

“This is a critical period for grass establishment in marginal conditions due to low temperatures and rapidly decreasing day length near to the autumn equinox. Therefore, the sensitivity to increased shading comes from both light effects (as considered in the STRI study) and temperature effects. The challenge for any cricket grounds manager is to establish grass in this late autumn/early winter period and then to sustain that through winter dormancy to then encourage growth as early as possible in the February-March period in preparation for the start of training in March”

5.10 The Hemiview 3-D Light Analysis provided by STRI solely looks at the impact of light levels over the course of the year. It does not assess other important factors, and the STRI report provides the following caveat to the analysis:

“It should be stressed that light alone forms only part of the conditions required for sustaining a healthy natural surface; therefore, temperature, air movement, humidity and other climatic factors should also be assessed as part of a holistic review of conditions.” (p.6)

- 5.11 In terms of the amount of light the FTPF receives between October and February, table 1 below shows the difference between Scenario 1 (existing) and Scenario 2 (existing plus apartments). These Scenarios are presented in the STRI Report. It should be noted Scenarios 3 and 4 are not considered relevant by SE or ECB as the temporary stand is not present over the critical winter months. The temporary stand is only present during the international cricket season which are the summer months when the decrease of the amount of light and temperature to the FTPF is not an issue.

Table 1: Light Levels Between Scenario 1 and 2

Month	Scenario 1 (Existing) Mol/m ² /day	Scenario 2 (Existing plus Apartments) Mol/m ² /day
October	11	10
November	5	5
December	3-4	3
January	4-5	3-4
February	8-9	7-8

- 5.12 Table 1 shows there will be a difference of 1 mol/m²/day across all months except November which is the same. Although a decrease of 1 mol/m²/day appears to be a small decrease the impact is significant and it will result in the temperature remaining lower for longer, reducing evaporation which in turn means the grass will take longer to dry and the roots staying cold, which in turn affects the growth of the grass.
- 5.13 The overall conclusion of the report is that *“all marginal impacts on light and temperature can have a significant effect on the performance of the surface and in particular when it can be used.”* The ECB conclude that the Appeal Proposal will result in a decrease of light and temperature over the critical winter months affecting the grass growth and establishment during that period. The knock-on effect being that the FTPF will not be of sufficient quality at the beginning of the international and elite level cricket training period (March) to accommodate the level of use required.

- 5.14 The ECB Report sets out potential mitigation by way of Growth Lights for both light and temperature and notes mitigation of this type would “*incur a significant cost*”. The ECB Report sets out the costs associated with operating Growth over a 10 year period:

“The lighting rig would need to be moved and operated. Operating costs of 100 person-hours/year at £100 /hour would total £10,000 /year. With an operating demand of approx. 25 kW (£3.63 /hr @14.5 p/kWh indicative, and a greenhouse gas emission of 5.3 kg CO₂e/hr over 8 hours a day for the same 100-day period, electricity costs would total £2,904 /year and at a median offsetting cost of £80/t CO₂e, offsetting would require £339 / year. This is a total operating expenditure of £10,787 / year.

On this basis, over a 10-year period the capital and operating expenditure budgets (excluding inflation) would be:

	Off the shelf lighting rig	Bespoke lighting rig
Capital Expenditure	£32,500	£50,000
Operating Expenditure (10 years at £13,243 / year)	£132,430	£132,430
Total (ex VAT, ex inflation)	£164,930	£182,430

- 5.15 Both Sport England and the ECB are of the opinion that as the overshadowing and associated prejudicial impact on fine turf renovation and its subsequent quality and usage, will be present for the lifetime of the development, then the costs of providing and operating the Growth Lights should be in perpetuity. It is unreasonable to expect the LCCC to fund the necessary mitigation for a development that is out of their control and likely to be in situ for many decades. As the funding of the Growth Lights would need to be in perpetuity, Sport England do not consider a commuted sum is appropriate, and an alternative mechanism for funding the purchase, operation and ongoing maintenance of the Growth Lights would need to be secured. Paragraph 187 of the NPPF provides the necessary guidance in this respect:

"Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established."

5.16 It is Sport England's opinion, and based on the Technical Report provided by the ECB, that unless mitigation is put in place that eliminates the effects of overshadowing from the development, there will be a significant prejudicial Impact on the fine turf training facility. As it is the proposed development that will create the renovation and turf growth issues and therefore deterioration of the playing surface, the onus should be on the appellant to mitigate the effects in perpetuity, not LCCC. Sport England are of the opinion that even if a Mitigation Strategy can be agreed it is very unlikely a legal agreement could be drawn up to the satisfaction of all parties that includes the purchase, operation, and ongoing maintenance of the Growth Lights in perpetuity.

5.17 Without the Growth Lights the ECB state in their covering letter (Appendix 4A):

"The ultimate consequence of a failure of a key component of facility provision required under ECB High Profile venue facilities standards could be the loss of the ability to host major matches and/or a failure to succeed in any major match bidding process. The impact of this eventuality on the finances of LCCC, and the local economy, is measurable in millions of pounds as a result of the hundreds of thousands of annual visitors to the stadium."

5.18 If the appeal was allowed without Mitigation in perpetuity, the Growth Lights would need to be purchased, operated, and maintained by LCCC for the lifetime of the development. As stated previously the cost is between £32,500 and £50,000 for the purchase of Growth Lights, with £13,243 per year operating costs. If Growth Lights are not put in place this would result in the deterioration of the FTPF as an elite sports facility which puts the entire EOT at risk of losing its status as a High Profile International and County Cricket venue. Both SE and ECB consider this is an unacceptable risk and cost to place on LCCC. On the basis that it is extremely unlikely Mitigation for the

prejudicial impact on the FTPF in perpetuity can be secured and enforced through the planning process, and the cost to LCCC of providing the required Mitigation themselves is an unacceptable cost to bear, Sport England consider the Appeal should be dismissed.

6 ADDITIONAL DEMAND FOR SPORT ARISING FROM THE PROPOSED DEVELOPMENT

- 6.1 Sport England provided an estimate of additional demand for sport calculation at the request of the LPA on 18th August 2020. It was made clear to the LPA that the information was provided in a non-statutory advisory capacity and did not affect the statutory objection previously lodged.
- 6.2 The estimate of demand uses Sport England's strategic planning tools and data from the Council's sport related Needs Assessments. Sport England's Sports Facility Calculator is used to estimate demand for sports halls and swimming pools, whereas Sport England's Playing Pitch Calculator is used to estimate the demand for pitch sports.
- 6.3 Based on 333 dwellings and a population of 568 this would generate an additional 46 visits per week to sports halls, and 36 visits per week to swimming pools (Appendix 7). The LPA were asked by Sport England to assess the current capacity of sports halls and swimming pools in the locality to identify whether existing provision had sufficient capacity to accommodate the additional demand, or whether improvements are required to build in additional capacity. Sport England understand the Council consider existing facilities have sufficient capacity and a contribution for Indoor sports provision is not required.
- 6.4 Based on 333 dwellings and a population of 568 this would generate a combined additional demand for pitch sports equating to one pitch equivalent, at an indicative capital cost of £107,153 and lifecycle cost of £13,957, and one additional changing room at an Indicative capital cost of £144,050 (Appendix 6).
- 6.5 Broken down into pitch types this equates to:

1a. Natural Turf improvements to youth and/or mini football pitches – indicative costs amount to a total £58,645 with lifecycle costs of £12,247 (to accommodate match play during peak period).

1b. Improvements/contribution towards an Artificial Grass Pitch indicative costs amount to £48,507 with a split of £28,825 for 3G and £19,682 for sand based (to accommodate training over the week).

This represents a total Indicative cost of £251,203 for outdoor sport facilities, plus £13,957 per annum lifecycle cost.

- 6.6 As the majority of additional demand that would be generated is for youth and mini football it suggests qualitative improvements to existing pitches (natural turf and artificial) within the locality are required rather than new pitch provision.
- 6.7 Shortfalls in existing provision are likely to be exacerbated by the Appeal Proposal, and therefore using the latest Trafford Council Playing Pitch Strategy Action Plan, and Local Football Facility Plan priority projects, a specific site(s) should be identified where works are required to increase capacity to meet the additional/ new demand. The identified site(s) and set of works, and costs should inform a s106 agreement.
- 6.8 I note from the appellant's Statement of Case, paragraph 12.15 and 12.16 that the indicative costs for outdoor sport have been agreed with the LPA, and that a planning obligation of £121,110 would be secured. This is half the contribution Sport England has calculated to meet the additional demand for outdoor sport, using up to date data from the Council's own Playing Pitch Strategy, Built Facilities Strategy and ONS population data. Appendices 5 and 6 contain the Sports Facility Calculator and Playing Pitch Calculator Outputs that provides the evidence of additional demand for sport and the indicative costs, with workings. The costs are based on Sport England's Facilities Costs Second Quarter 2020 (Appendix 8), which in turn are based on typical schemes funded through the Lottery.

7 OTHER MATTERS

- 7.1 Sport England's Statement focuses on the impact of the Appeal Proposal when assessed against Sport England's Playing Fields Policy and paragraphs 99 and 187 of the NPPF. Other matters and grounds for refusal have been raised by the Council and LCCC, which generally fall outside of Sport England's statutory remit.
- 7.2 However, the impact of Noise generated by EOT on the Appeal Site has been noted, and the representations from LCCC are supported by Sport England, as there is the potential for a prejudicial impact. Sport England were not made aware of this issue until very recently and are not in possession of all relevant facts to help provide a fully informed response on this matter. Nevertheless, Sport England's experience is that noise generated from sports venues, ranging from small scale grass roots club sites to elite venues, elicits complaints from adjacent residents. This is due to the noise from ball on bat, shouting and noise from pitch users entering and exiting the sports ground. This has led to restrictions on hours of use being placed on the venue, and in some extreme cases closure of the sports facility because they are no longer sustainable.
- 7.3 Where applications for new development immediately adjacent to an existing sports venue are submitted, Sport England will seek to ensure Acoustic Assessments and Mitigation is put in place prior to occupation of the new development. Mitigation can come in the form of Acoustic Barriers, and Noise Management Plans.
- 7.4 Sport England are aware LCCC have commissioned Vanguardia to review the Appellants Holtz Noise Report, but this has not been submitted to Sport England for comment at the time of writing. As with the overshadowing impact, the onus for preparing and implementing a Noise Mitigation Strategy should be on the Appellant in perpetuity. Paragraph 187 of the NPPF provides the necessary guidance in this respect:

"Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established."

8 CONCLUSIONS

- 8.1 Sport England has lodged a statutory objection to the Appeal Proposal with the LPA, on the grounds that the negative impact of overshadowing from the Appeal Proposal on the adjacent LCCC high quality FTPF, will be prejudicial to the use of that sports facility.
- 8.2 The ECB has provided a Technical Report on the impact of overshadowing, concluding there will be an increase in shading, and reduction in temperature, affecting renovation of the FTPF during the critical winter months, and its subsequent quality and usage. Deterioration in quality of the FTPF puts the status of EOT as a High Profile Cricket Venue at risk as the FTPF provides an essential facility that supports the hosting of international and county cricket matches.
- 8.3 Mitigation in the form of Growth Lights is required, with the Appellant responsible for the costs of the purchase, operation, and maintenance in perpetuity. No Mitigation Strategy to that effect has been submitted, and Sport England request the Appeal is dismissed.

Appendices

- Appendix 1 – Sport England Playing Fields Policy and Guidance
- Appendix 2 – Sport England Correspondence to LPA 31st July 2020
- Appendix 3 – Sport England Correspondence to LPA 17th August 2020
- Appendix 4a – ECB Covering Letter
- Appendix 4B – Overshadowing Technical Report ECB
- Appendix 5 – LCCC Masterplan
- Appendix 6 – Sports Facility Calculator Output
- Appendix 7 – Playing Pitch Calculator Output
- Appendix 8 – Sport England Facilities Costs Q2 2020

Appendix 1 Sport England Playing Fields Policy and
Guidance Document (Updated August 2018)



PLAYING FIELDS POLICY AND GUIDANCE

Sport England's policy and associated guidance
on planning applications affecting playing fields

MARCH 2018

LAST UPDATED: AUGUST 2018

VERSION HISTORY

Version	Publication Date	Document Title	Key changes from the previous version and updates since publication
1	July 1997	Planning Policy Statement: A Sporting Future for the Playing Fields of England	<p><u>Key changes</u> Original version</p> <p><u>Updates since publication</u> 2009: Amendment made to reflect the change in the Government's definition of the size of a pitch from 0.4ha to 0.2ha.</p> <p>2012: New Sport England contact details added.</p>
2	March 2018	Playing Fields Policy and Guidance	<p><u>Key changes</u> See key changes document at www.sportengland.org/playingfieldspolicy</p> <p><u>Updates since publication</u> August 2018: References to the National Planning Policy Framework updated following publication of the Government's revised Framework on the 24th July 2018.</p>

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THE PLAYING FIELDS POLICY

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 any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

THE FIVE EXCEPTIONS

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

PLAYING FIELDS POLICY GUIDANCE

SECTION 1 INTRODUCTION & THE REQUIREMENT TO CONSULT SPORT ENGLAND

Why does Sport England have a Playing Fields Policy?

1. Local planning authorities are required by law to consult Sport England (the brand name for the English Sports Council) when they receive planning applications for development affecting playing fields. Sport England has a Playing Fields Policy in place to help it assess such applications.

Why does Sport England provide guidance alongside its Playing Fields Policy?

2. The guidance seeks to provide clarity and advice to external parties on how Sport England assesses planning applications affecting playing fields. It provides detail on how Sport England applies its Playing Fields Policy and the five exceptions, along with presenting definitions of key terms and how Sport England interprets them. The guidance also highlights the relationship between the Playing Fields Policy, Government strategy, policy and guidance, and Sport England's wider strategy and aims and objectives in the planning system.

Why must Sport England be consulted on planning applications affecting playing fields?

3. Playing fields are one of the most important resources for sport in England. They provide the space for team sports on outdoor pitches and form part of a network of open spaces and wider green infrastructure in an area. It was due to growing concerns over the loss of playing fields in the 1980s and 1990s that led the Government to introduce the requirement to consult Sport England in 1996. The requirement has remained in place ever since and the Government's 2015 sports strategy, *Sporting Future: A New Strategy for an Active Nation*, confirms that Sport England will retain this statutory planning role. Playing fields today remain vulnerable to a range of development pressures. By being consulted on relevant planning applications and implementing its Playing Fields Policy, Sport England seeks to protect playing fields from development unless an application meets with one or more of five specific exceptions. The Government also advises local planning authorities to consult Sport England on a range of other sport-related applications and large scale housing developments (see paragraph 36).



What playing field-related planning applications are local planning authorities required to consult Sport England on?

4. The Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the 2015 Order”) states that a local planning authority shall consult Sport England on “development which:
- (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or
 - (ii) is on land which has been—
 - (a) used as a playing field at any time in the five years before the making of the relevant application and which remains undeveloped; or
 - (b) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or
 - (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface.”

Note: Sport England has underlined key terms within the text of the Order. Definitions for the key terms, along with other relevant terms underlined in the definitions, and how Sport England interprets them are provided in the following paragraphs 5 to 16.

What is a ‘playing field’?

5. The 2015 Order defines a playing field as ‘the whole of a site which encompasses at least one playing pitch’.
6. This definition is also provided within the glossary to the Government’s National Planning Policy Framework. The definition refers to the whole of a site and therefore does not just cover land which is currently laid out as pitches. It also does not differentiate between different types of ownership e.g. public, private or educational ownership.

What is a ‘playing pitch’?

7. The 2015 Order defines a playing pitch as ‘a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.’
8. The definition of a playing pitch was amended by the Government in 2009 to reduce the pitch size included to 0.2ha from the 0.4ha which had been included since 1996. This extended the protection afforded to playing fields by recognising the importance of smaller pitches and sites to the development of sport for younger age groups.
9. A playing pitch may have a natural or artificial surface. While other sports facilities, such as tennis courts and bowling greens, are not included in the definition of a playing pitch, Sport England considers that they will be included in an area defined as a playing field if, in physical or functional terms, they form part of an overall playing field site. Even where wider sports facilities fall outside the definition of a playing field, they are afforded protection through the planning system under the provisions of paragraph 97 of the Government’s National Planning Policy Framework (see paragraph 17).

What is ‘a delineated area’?

10. The 2015 Order does not provide a definition. Sport England considers the term to mean any marked out area of 0.2 hectares or more (including recommended run-off areas) for the use of any of the sports listed in the definition of a playing pitch.
11. Along with painted lines, an area may be marked out, and therefore delineated, by other means such as cones, ropes or the existence of a pair of permanent or temporary goalposts. An appropriate outfield should be included in this area where it may

not be formally marked out but is required to support the use of a pitch, e.g. the outfield for a rounders pitch.

What is meant by ‘prejudice the use’?

12. The 2015 Order does not provide a definition. Sport England considers the term to mean any development which will adversely affect the use of any part of a playing field and any of its playing pitches. This may include development on the site itself or on adjacent or nearby land.
13. If a local planning authority is in any doubt as to whether a proposed development will prejudice the use of any part of a playing field it should consult Sport England. This will allow Sport England, in discussion with the relevant sport’s national governing bodies, to take an informed view of the potential impact of the proposal. Examples of development which is likely to prejudice the use of a playing field include:
 - development directly on the playing field;
 - development affecting ancillary provision on a playing field such as changing rooms;
 - structures on a playing field or on nearby land which may affect the use of part of the playing field, such as light or shadow flicker from wind turbines;
 - development in close proximity to the boundary of a playing field which may hinder the use of any playing pitch (including recommended run-off areas), such as residential development adjacent to a cricket pitch or to an artificial grass pitch which benefits from outdoor sports lighting;
 - development on a nearby site affecting access to a playing field such as the loss of an access route;
 - development affecting off-site facilities which support the use of the playing field, e.g. off-site changing or parking facilities.

What is meant by ‘land which has been used as a playing field’?

14. The 2015 Order does not provide a definition. Sport England considers the term to mean land which is not currently, but has been used as a playing field and remains undeveloped, including land where a decision may have been taken to no longer mark out any playing pitch or pitches.
15. A lack of use of a playing field, or part of, should not be taken as necessarily indicating an absence of need in an area. Such land can retain the potential to provide playing pitches to meet current or future needs. In line with the requirements of the 2015 Order, if such land was used as a playing field at any time in the five years before the making of a relevant planning application, then Sport England should be consulted as a statutory consultee. If its use as a playing field was over five years ago, Sport England would still expect to be consulted, albeit as a non-statutory consultee. In such circumstances, Sport England would continue to apply its Playing Fields Policy. The five-year reference in the 2015 Order only relates to the timescale for which Sport England should be consulted as a statutory consultee and therefore to which applications the Town and Country Planning (Consultation) (England) Direction 2009 (“the 2009 Direction”) may apply (see Section 6.6).

What is meant by ‘land which has been allocated as a playing field’?

16. The 2015 Order does not provide a definition. Sport England considers the term to mean any non-playing field land that is set aside for future use as a playing field in a development plan or its alteration or replacement.

SECTION 2 GOVERNMENT STRATEGY, POLICY & GUIDANCE

What protection are playing fields afforded by the Government's planning policy and guidance?

17. The Government's National Planning Policy Framework is clear that playing fields should be protected unless one of three criteria are met. Paragraph 97 of the Framework states:

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'

18. The 'Consultation and pre-decision matters' section of the Government's accompanying Planning Practice Guidance presents Sport England's role as a statutory consultee on planning applications affecting playing fields and refers to the 2015 Order.

19. The protection afforded to playing fields by the Government by way of paragraph 97 of the Framework falls within section 8 of the Framework which:

- states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified health and well-being needs – for example through the provision of safe and accessible green infrastructure and sports facilities (paragraph 91);
- highlights that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
 - plan positively for the provision and use of community facilities such as sports venues;
 - take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community;
 - guard against the unnecessary loss of valued facilities and services (paragraph 92);
- recognises that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities (paragraph 96).

20. The Framework also indicates, that existing businesses and community facilities (such as sports clubs) should not have unreasonable restrictions placed on them as a result of development permitted after they were established. The Framework states that where the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed (paragraph 182).

How does Sport England's Playing Fields Policy relate to paragraph 97 of the National Planning Policy Framework?

21. The Playing Fields Policy is in line with the Government's commitment to the protection of playing fields set out in paragraphs 96 and 97 of the Framework. Sport England considers that its policy and supporting guidance provides helpful clarification and additional guidance to assist all with assessing planning applications affecting playing fields. Exceptions 1, 4 and 5 to Sport England's Playing Fields Policy relate to the three criteria within paragraph 97 of the Framework. Exceptions 2 and 3 provide additional reasons why Sport England, in its response to a local planning authority on a planning application, may not raise an objection to a proposed development. Prior to the National Planning Policy Framework, Sport England's Playing Fields Policy and the exceptions were enshrined into the Government's Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation.

What does the Government's sports strategy say about the protection of playing fields?

22. The Government's sports strategy *Sporting Future: A New Strategy for an Active Nation* highlights on page 59 the protection afforded by paragraph 97 of the National Planning Policy Framework. The strategy on page 61 also states that 'playing fields are a vital part of sporting infrastructure up and down the country and will always remain so', and that 'Sport England will retain their statutory planning role in respect of the protection of playing fields from development'.



SECTION 3

SPORT ENGLAND'S PLANNING AIM AND OBJECTIVES

What does Sport England seek to achieve through its engagement in the planning system?

23. Building on its strategy *Towards an Active Nation*, Sport England's aim in working with the planning system is to help provide places that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active.

This aim is supported by three objectives:



Further detail on Sport England's planning aim and objectives is available within its wider Planning for Sport Guidance – see Annex A.

How does Sport England work with the planning system to achieve its aim and the objectives?

24. Sport England works to achieve its aim and objectives by engaging with both the planning policy and development management aspects of the planning system. This engagement includes helping to shape national, strategic and local planning policy and development plan documents, along with the design and masterplanning of large scale developments, and responding to planning application

consultations. Sport England also helps local authorities to understand the needs of people in their area for sporting provision, develop appropriate strategies to meet the needs (e.g. playing pitch and built facility strategies) and secure developer contributions to meet the demand generated by new development (by way of provision and/or financial contributions).

25. Sport England also acts more generally as an advocate and voice for sport and physical activity in the planning system, engaging with a range of parties including Government, local authorities, national governing bodies of sport, developers, planning and leisure consultancies, along with professional and representative bodies.

26. To support its work, and that of others in the planning system, Sport England provides guidance and tools on a number of areas from the development of planning policy, assessing the need for provision, and the design and masterplanning of new development, through to model planning conditions, template community use agreements and facility design and cost advice (see Annex A).

What role does Sport England's Playing Fields Policy play in meeting its aim and the objectives?

27. Development that would lead to the loss of all or part of a playing field, or that would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for people to take part in sport and be active. Government and Sport England recognise the wider importance of sport and physical activity to the health, social and economic wellbeing of society. Sport England's Playing Fields Policy therefore seeks to safeguard the interests of sport and this will inform its assessment of any related planning application. The Playing Fields Policy is particularly focused on protecting and improving the opportunities playing fields

provide for the playing of pitch-based sports. This focus is due to the definition of a playing field being focused on the presence of a playing pitch, and the vital role playing fields play in maintaining and increasing participation in pitch based sports.

28. Sport England recognises and welcomes the wider role playing fields perform in providing opportunities for people to play a variety of sports and be active. As set out in paragraphs 23 to 26, Sport England's overall engagement in the planning system aims to enable the already active to be more so and the inactive to become active. Proposals on a playing field for non-sporting but wider physical activity-related development requiring planning permission, may have the potential to meet one or more of the exceptions to the Playing Fields Policy, e.g. Exception 3. However, while wider physical activity use of playing fields is to be welcomed, Sport England, in applying its Playing Fields Policy, will seek to ensure that it is not at the expense of the provision of playing pitches.

How else does Sport England seek to protect, enhance and provide playing fields through the planning system?

29. Alongside its consultee role on planning applications, Sport England recognises the importance of having planning policies to protect, enhance and provide playing fields in local planning authorities' development plan documents (e.g. in a Local Plan). Sport England seeks their inclusion by providing guidance, good practice and responding to development plan consultations. Sport England believes the best way to help protect, enhance and provide playing field provision is for local planning authorities to ensure such policies are based on a robust and up-to-date assessment of the needs and opportunities for playing pitches in their area. This accords with Government policy as presented within paragraph 96 of the National Planning Policy Framework. Sport England's wider Planning for Sport guidance provides advice on developing positive planning policies for sport and physical activity (see Annex A).

30. Sport England recommends that an assessment of need should be developed into a playing pitch strategy. Based on an audit and assessment of the supply and demand for existing and future playing pitches (in consultation with local clubs, national governing bodies of sport and other users and providers), a playing pitch strategy should provide clear recommendations and a prioritised action plan for addressing issues regarding the quantity, quality and accessibility of playing pitches and ancillary facilities. A playing pitch strategy should be kept up to date and ideally monitored annually through the development plan process. It should also indicate how the provision of playing pitches relates to wider policies and strategies, e.g. health and wellbeing, open space, green infrastructure and sports facilities.
31. Sport England sets out a recommended approach to developing and delivering a playing pitch strategy within its Playing Pitch Strategy Guidance (see Annex A). It also provides direct support and advice to a number of local authorities each year as they develop and/or update their assessments of need and playing pitch strategies.

SECTION 4 CONSULTING SPORT ENGLAND

How should Sport England be consulted on a planning application?

32. Consultations should be sent by email to Sport England's planning administration team. The email address depends on the location of the site - planning.north@sportengland.org, planning.central@sportengland.org or planning.south@sportengland.org (see Annex C for which local authority areas fall within the north, central and south areas). All consultations are registered by the administration team who then pass the consultations on to one of our Planning Managers to provide a response. If you have any queries regarding consulting Sport England, the administration team can also be contacted by phone on 020 7273 1777.

What information should be provided to Sport England with a consultation?

33. A checklist of recommended information to be provided to Sport England is presented in Annex B.

Does Sport England welcome pre-application consultations?

34. Sport England is committed to providing early advice on relevant development proposals. If the proposal is to develop on or near to a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field, Sport England should be informed, even if a planning application has not yet been made.

35. For more complex or major proposals, applicants are advised to consult Sport England in advance of submitting a planning application or embarking on wider consultations. This is so Sport England can provide advice as early as possible in the planning process, and because additional information may be required about the impact of the proposal on a playing field, or for example about proposed

replacement provision. Alongside reading the Playing Fields Policy and this supporting guidance, applicants should look at the additional guidance and resources on the Planning for Sport pages of the Sport England website, which may help with developing an application and/or understanding Sport England's likely response.

Should Sport England be consulted on any other planning applications?

36. Alongside its statutory consultee status regarding planning applications affecting playing fields, the Government, within their Planning Practice Guidance, also advise local planning authorities to consult Sport England in cases where development might lead to:

- loss of, or loss of use for sport, of any major sports facility;
- proposals which lead to the loss of use for sport of a major body of water;
- creation of a major sports facility or creation of a site for one or more playing pitches;
- development that creates opportunities for sport (such as the creation of a body of water bigger than two hectares following sand and gravel extraction);
- artificial lighting of a major outdoor sports facility;
- a residential development of 300 dwellings or more.

Sport England responds to such applications as a non-statutory consultee in line with its planning aim and objectives, its wider Planning for Sport guidance and relevant areas of the Government's National Planning Policy Framework, e.g. paragraph 97.

SECTION 5 HOW SPORT ENGLAND RESPONDS

How does Sport England respond to consultations on planning applications affecting playing fields?

37. One of Sport England's qualified town planners (Planning Managers) will assess the planning application against the Playing Fields Policy and its five exceptions and respond accordingly to the local planning authority. Where there is likely to be an impact on one or more of the playing pitch-based sports, the Planning Manager may seek the views of representatives from the national governing bodies of the pitch-based sports prior to responding. Sport England also sends a weekly list of all planning consultations to a range of parties (e.g. sports national governing bodies and County Sports Partnerships) providing them the opportunity to contact Sport England on any consultation prior to Sport England submitting its response.

How quickly does Sport England respond to consultations on planning applications affecting playing fields?

38. As a statutory consultee, Sport England has a duty to provide a substantive response to the local planning authority on the development proposed by a planning application within 21 days of receiving the consultation. In line with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the response period of 21 days does not begin until Sport England has such information as will enable it to provide a substantive response. Therefore, to avoid any unnecessary delays in the planning process, and enable Sport England to provide a timely and substantive response, a checklist of recommended information requirements is provided in Annex B to this guidance.

SECTION 6 APPLYING THE POLICY & THE FIVE EXCEPTIONS

THE PLAYING FIELDS POLICY

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 any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

What land does Sport England apply its Playing Fields Policy to?

39. This section provides details on how Sport England applies its Playing Fields Policy and the five exceptions. In line with the requirement to consult Sport England and the definition of a playing field (see Section 1), Sport England applies its Playing Fields Policy to:
- i. any part of a playing field, not just those areas which happen to be laid out as pitches for the time being. This is because those other parts of a playing field are a resource which may be needed, now or in the future, and it is important that they are afforded the same protection;
 - ii. any playing field regardless of whether it is in public, private or educational ownership and regardless of the nature and level of use;
 - iii. non-playing field land where the proposed development may prejudice the use of land being used as a playing field;

- iv. land allocated for use as a playing field or land proposed to be allocated as a playing field.

What weight should be given to Sport England's response in determining an application?

- 40. Sport England cannot prevent development proposals being prepared and does not determine planning applications. However, Sport England uses its status as a statutory consultee to protect and enhance playing fields by seeking information, offering advice, assessing the impact of proposals against its Playing Fields Policy and making its views known to the local planning authority at the appropriate time.
- 41. As a statutory consultee, and an expert in planning for sport, Sport England expects significant weight to be given to its response in the determination of any planning application affecting playing fields. This expectation is in line with decisions in the High Court regarding the weight to be afforded to the views of statutory consultees. For example, in quashing planning permission in the *East Meon CC v East Hants DC* [2014] case, the judgement stated that the views of Sport England, as a statutory consultee, should be given considerable weight and only departed from for good reason.

When applying its Playing Fields Policy does Sport England propose planning conditions, or that measures should be dealt with by legal agreement?

- 42. To ensure an application can meet with one or more of the exceptions to its Playing Fields Policy, and overcome a potential objection, it is often necessary for Sport England to request measures are secured by way of planning conditions and/or legal agreement. The measures may range from securing the nature and delivery of replacement playing field provision to the design and community use of a playing field or wider sports facility.
- 43. In its response to an application Sport England will, where appropriate, suggest the conditions that should be attached to any planning permission and/or measures that should be secured by legal agreement. Sport England has a suite of model conditions which it recommends are used in appropriate circumstances (see Annex A). The model conditions have been reviewed by Sport England's lawyers and meet the six tests of planning conditions set out in the National Planning Policy Framework (paragraph 55).



SECTION 6.1

EXCEPTION 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

How should an assessment be undertaken?

44. An assessment should follow Sport England's latest Playing Pitch Strategy guidance or an alternative methodology acceptable to Sport England. It should provide a robust and carefully documented assessment of the supply of, and current and future demand for, playing pitches in the catchment area taking into account the quantity, quality, accessibility and availability of provision. The geographical extent of an assessment should reflect the catchment of the site (see paragraphs 47 and 48) and the scale and coverage of the supply of, and demand for, playing pitches in the area. A district/borough-wide assessment may be appropriate so long as it takes into account demand that is likely to cross local authority boundaries.
45. In the first instance an applicant should refer to any up-to-date assessment developed and adopted by the relevant local authority, e.g. as part of a local authority playing pitch strategy. Where such an assessment does not already exist, an applicant will need to undertake their own assessment.

Do assessments prepared for the purposes of gaining the consent of the Secretary of State for Education for the disposal or change of use of school playing field land provide adequate assessments to meet Exception 1?

46. No. School plans and assessments showing an excess of playing field provision for the purposes of Section 77 of the School Standards and Framework Act 1998 or Schedule 1 of the Academies Act 2010 (or their replacements), and with regard to the Department for Education's advice on the disposal or change of use of playing field and school land, do not meet the requirements of this exception. These assessments focus on the needs of the school, nearby schools and any existing community users of the site. They do not assess the wider sporting and community need for playing fields.

How should 'catchment' be defined?

47. "Catchment" is not defined in statute or policy but Sport England consider the term to mean the population of individuals and/or teams for which a particular playing field would be considered convenient. This should include taking into account the nature and quality of the playing pitches which are, or might be, provided on the playing field.
48. Catchment is not a simple geographical measure. For example, it must be judged by sport, level and age group as well as by location. The catchment of a particular playing field will vary depending on what it is, or can be used for, how much use it can sustain and how users might reach it. It may also be independent of local authority boundaries. In assessing whether there is sufficient provision, the concept of catchment must be applied in this wide sense. For example, a playing field that is the only one within a certain area on which a playing pitch for a particular sport could be laid out, would reasonably be judged as having a much greater catchment than one used for pitches which could also be found in many other places.



How does Sport England apply Exception 1 where an excess of provision in terms of quantity and availability can be demonstrated, but there are deficiencies in the quality and/or accessibility of provision?

49. There may be circumstances where an acceptable assessment has demonstrated that there is an overall excess of playing field provision in the area in terms of quantity and availability, which will be maintained after the proposed development, but deficiencies exist in the quality and/or accessibility of playing pitches, which may discourage their use (e.g. poor drainage or inadequate changing facilities). In such circumstances, Sport England will require improvements to the quality and/or accessibility of appropriate pitches before it can apply Exception 1. A financial contribution should be secured through a legal agreement for the qualitative and/or access improvements, reflecting priorities identified in the assessment or the local authority's playing pitch strategy.

Would Sport England apply Exception 1 to land allocated as a playing field?

50. Sport England would only consider applying Exception 1 to land allocated as a playing field in a development plan, or in proposals for such a plan or its alteration or replacement, where an up-to-date assessment, as detailed above, clearly demonstrates that the allocation is no longer required.

Are there circumstances where Sport England may still object to an application even if an excess of provision has been demonstrated?

51. Yes. Sport England may still object if a playing field has special significance to sport, for example:

- it is of exceptional quality;
- it is of historic value to one of more sports;
- it is particularly important to the development of one or more sports and to one or more sport national governing body;
- it meets a specific national, regional or local need or requirement which cannot be easily replicated.

If an excess of provision has been adequately demonstrated and the site has no special significance to sport, then Sport England would consider that Exception 1 has been met. It is for the local planning authority to consider whether the area of playing field should be protected for other reasons, in accordance with any local open space assessment and strategy or green infrastructure plan.

SECTION 6.2

EXCEPTION 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

What type of ancillary facilities would meet with Exception 2?

52. Sport England generally supports the provision of new or enhanced ancillary facilities. They can play an important role in helping people to become and stay active as well as improving the use and viability of the playing field for sport. Along with enhancing the experience for existing users, they can make use of the playing field a more attractive proposition for potential new users. Examples include pavilions, changing

accommodation and related facilities, artificial sports lighting, provision which improves access and use for all, along with provision that will encourage alternative modes of transport to the car. Facilities should be of an appropriate scale and comply with relevant Sport England and national governing bodies of sport design guidance. They should have no significant detrimental impact on the principal use of the site as a playing field and its ability to accommodate playing pitches. This includes the need to maintain and/or provide appropriate safety margins and run-off areas around pitches in line with Sport England and national governing body guidance.

Can car parking meet with Exception 2?

53. Yes, provided it is clearly demonstrated as being necessary for improving access to the playing field for sporting use, rather than for other non-sporting uses, e.g. where a car park intended for wider school use impinges on a playing field.



SECTION 6.3

EXCEPTION 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any part of a playing field and any of its playing pitches.

Does Sport England take into account wider sporting provision when applying Exception 3?

54. The development of minor parts of a site unsuitable for playing pitches (e.g. frontage or steep sloping land) can sometimes provide a way to enhance its sporting use. However, Sport England will also consider whether such development represents a reduction in other sporting provision. If it does, Sport England may consider this reduction should be mitigated by appropriate reinvestment in the remaining area of playing field, or in other identified sports facilities.

Does Sport England take into account incremental loss when applying Exception 3?

55. Yes. In order to assess any incremental loss of playing field, Sport England may take into account information from previous planning applications on the site and within the area, along with aerial photography and details from its Active Places database, to inform its response.

Can developments on non-playing field land, which will prejudice the use of a playing field, meet Exception 3 if appropriate mitigation is provided?

56. As set out in paragraph 13, there may be developments proposed on non-playing field land which will prejudice the use of a playing field (e.g. development in close proximity to the boundary of a playing field which will not maintain adequate safety margins and is therefore at risk of ball strike). In line with the requirements of the 2015 Order, Sport England should be consulted on such developments. If suitable mitigation measures are included in the application, which can be secured and delivered through a planning permission (e.g. ball stop fencing and/or netting), then such developments could meet with Exception 3. Any proposed mitigation measures should be discussed at an early pre-application stage with the sporting users of the playing field, the respective national governing bodies of the sports that may be affected and Sport England.

SECTION 6.4

EXCEPTION 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

What details would Sport England expect an application to provide in order to meet with Exception 4?

57. Where a replacement area of playing field and associated facilities can be provided which are equivalent or better than the existing area of playing field and its facilities, it may be beneficial to sport to take this opportunity. Along with presenting the quantity (area) of the proposed replacement provision, Sport England will expect details to be submitted which clearly demonstrate that any proposed replacement area of playing field and ancillary facilities can be delivered (including to what timescale), the proposed access and management arrangements and how equivalent or better quality will be achieved and maintained.

What is meant by 'equivalent quality'?

58. A new area of playing field being laid out, drained, maintained and provided with the necessary ancillary facilities so as to have the same capability, functionality and flexibility as the existing area of playing field to accommodate playing pitches, matches, training sessions and other sporting activities.

59. The new area of playing field should be capable of providing playing pitches and producing playing characteristics, supported by all necessary ancillary facilities to the relevant standards, to allow the same level of competitive play to take place without requiring any additional maintenance input. For example, if a playing field includes a pitch which is used by a senior county league club, then to achieve the equivalent quality the replacement playing field must be capable of providing for this standard of play without any additional costs being incurred by users, when compared to use of the existing site. This requirement applies equally to the provision of ancillary facilities, such as changing rooms, car parking, fencing and artificial sports lighting.

How should equivalent quality be secured?

60. Details should be submitted with any application proposing replacement provision which include an assessment of the performance of the existing area of playing field, the programme of works (including pitch construction) for the creation of the proposed replacement area of playing field (to ensure it is developed to the required quality), along with a management and monitoring plan. The above details should be undertaken and developed by a suitably qualified and experienced sports turf consultant. Replacement areas of playing field and facilities should satisfy appropriate Sport England and national governing body of sport design guidance, and have regard to Sport England's 'Equivalent Quality Assessment of Natural Turf Playing Fields' briefing note (see Annex A), especially where the replacement area of playing field is being provided on the footprint of previous buildings, as is the case in many school redevelopments.



How should a replacement area of playing field be secured and when should it be available for use?

61. The delivery of a replacement area of playing field will need to be secured by means of a legal agreement between the applicant and the local planning authority, or by way of a negatively worded condition attached to a planning permission (referred to as a Grampian style condition). The replacement area of playing field and associated facilities should be available for use prior to the implementation of any development affecting the existing area of playing field, or the loss of any sporting use of the existing area of playing field, in order to secure continuity of use and certainty of re-provision.
62. There may be exceptional circumstances, such as site constraints, which prevent a replacement area of playing field being provided in advance of the development on, or loss of sporting use of, the existing area of playing field (e.g. in educational renewal and rationalisation programmes). Where exceptional circumstances exist, an appropriate alternative timescale securing the delivery of the replacement provision should be proposed and agreed. Sport England will also expect all reasonable steps to be taken to secure suitable transitional arrangements for, and which are acceptable to, the displaced users to enable continuity of sporting activity.

What is a negatively worded condition (referred to as a Grampian style condition)?

63. A condition which prohibits development authorised by a planning permission or other aspects linked to the planning permission (e.g. occupation of premises) until a specified action has been taken (such as the provision of supporting infrastructure).

Why are equivalent or better accessibility and management arrangements required?

64. Equivalent or better accessibility and management arrangements are required to minimise any detrimental impact on the users of an existing area of playing field from relocation to a new area of playing field. For example, if an existing area of playing field is available to the local community through a formal community use agreement, then an agreement securing equivalent or better community use of the new area of playing field will be required.

What is meant by 'management arrangements'?

65. All aspects that govern the running of a playing field including: ownership arrangements, rental and maintenance costs, management charges, opening hours, community access, staffing levels, and any restrictive covenants. They also include revenue generating activities that support the running of a playing field such as clubhouse social facilities, bars, catering and advertising.

What is a 'suitable location'?

66. A place to which current or former regular users of a playing field, or those who may want to use the playing field now or in the future, can conveniently gain access by a variety of transport modes.
67. The location of playing fields relative to those who use them, or who may wish to do so, is an important consideration in determining whether there is sufficient supply. A simple geographical spread is not the appropriate test to apply in this context. For example, it is more important to understand how convenient the location of a playing field is for its regular users (e.g. 'home' sports teams or schools). This can vary, for example if the users are predominantly juniors, or associated with an organisation with nearby headquarters, then only a playing field very close by is likely to be in an suitable location. To the members of a major sports club, who travel from a wider area, a change of location of a greater distance may be acceptable.
68. Access by public transport, cycling and walking are also relevant considerations. Sport England will assess what it considers to be a suitable location in each case, taking into account the convenience of the location to current, appropriate former, and potential users of a playing field, including for example their competitive play, training and practice needs.

Can providing replacement provision on an existing playing field meet with Exception 4?

69. Intensification or increasing the use of existing areas of playing field on the application site or off site, including marking out playing pitches on areas of a playing field not currently marked out for playing pitches, does not meet the requirements of this Exception 4. This is because it does not provide a new area of playing field (quantity) and may also cause deterioration in the quality of existing playing fields.

Can an existing area of playing field with a natural grass surface be replaced elsewhere by an area of playing field with an artificial surface?

70. There may be occasions where the loss of an area of playing field with a natural grass surface is proposed to be replaced in a different location by a new area of playing field with an artificial surface. Sport England may not raise an objection to such a proposal, so long as the new location is not an existing area of playing field, and it is satisfied that the benefit to sport of providing the artificial surface outweighs any detriment to sport resulting from the loss of the natural grass surface.
71. Along with the requirements set out under Exception 4, Sport England would assess the potential benefits and detriment to sport of such a proposal in line with the guidance provided under Exception 5 (in particular paragraphs 74 to 77). A proposal for a new artificial grass pitch on an existing area of playing field which forms part of, or is capable of forming part of, a playing pitch would not meet with Exception 4 and would be assessed under Exception 5.

Does the need for replacement provision relate to land which may be allocated, but is not yet in use, as playing field?

72. Yes. One of the requirements of the 2015 Order is for local planning authorities to consult Sport England on development which is on land allocated for use as a playing field in a development plan, or in proposals for such a plan or its alteration or replacement. Sport England will apply the relevant requirements of this exception when assessing and commenting upon related planning applications that affect areas allocated as playing field.

SECTION 6.5

EXCEPTION 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Can the benefits of an alternative sports facility on a playing field outweigh the loss of an area of playing field?

73. There may be occasions when the development of a new or extended indoor or outdoor facility for sport, which is to be fully or partly located on an area of playing field, can be judged to be sufficiently beneficial to the development of sport in the local area as to outweigh the detriment caused by the loss of the area playing field, or the impact on the use of the remaining playing field or pitches. However, such proposals require a careful assessment of the benefits they may secure against any detriment they may cause.

What does Sport England look for when assessing the 'benefit to sport' of a proposal?

74. Sport England will assess the potential benefit of any new or extended sports facility by taking into account a number of considerations. As a guide, these may include whether the facility:

- meets an identified local or strategic need, e.g. as set out in a local authority and/or a sports national governing body strategy (rather than duplicating existing provision);
- fully secures sport-related benefits for the local community;
- helps to meet identified sports development priorities;

- complies with relevant Sport England and national governing bodies of sport design guidance;
- improves the delivery of sport and physical education on school sites; and
- is accessible by alternative transport modes to the car.

In what circumstances may the loss of an area of playing field to an alternative sports facility be unacceptable?

75. Alongside the benefit to sport, proposals will need to demonstrate that the loss of any area of playing field will not have an unacceptable impact on the current and potential playing pitch provision on the site. For example, it is unlikely that a loss would be acceptable if:

- the proposed facility does not clearly meet an identified local or strategic need;
- it would result in the main user (e.g. a school or a club) being unable to meet their own minimum requirements for playing pitches (the Department for Education provide area guidelines for playing fields at existing schools and academies – see Annex A).
- other users would be displaced without equivalent replacement provision;
- it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and playing pitches; or
- the area of playing field is significant in meeting local or strategic sporting needs.

Do proposals for artificial grass pitches and multi-use games area meet with Exception 5?

76. Artificial grass pitches or multi-use games areas may be able to sustain more intensive use than natural grass playing pitches. However, they will not be preferred in relation to Exception 5 purely for this reason. This is because a proposed artificial grass pitch or multi-use games area may be unsuitable to accommodate some grass pitch sports or the standards of play or grades of competition required for some sports. Also, they may not be sufficiently flexible to readily accommodate changes in demand for playing pitch types and sizes compared to the current area of playing field.
77. Sport England will therefore assess the benefit to sport of a proposal, alongside the impact on those sports that need natural grass pitches, when assessing whether proposals for artificial grass pitches or multi-use games areas meet with this exception. This assessment will include reviewing local information and advice provided by the national governing bodies of sport.

How should community use be secured?

78. Sport England will normally expect community use of any sports facility as part of the benefits that may enable it to meet with Exception 5. Any community use should be realised through a community use agreement, or equivalent arrangement, and be secured by an appropriate planning condition or legal agreement. To help secure such use, Sport England has developed a template community use agreement (see Annex A).

Can proposals for sports facilities on an area of playing field, to replace existing sports facilities displaced by other development, meet with Exception 5?

79. No, proposals of this nature will not meet with Exception 5.

Can non-sporting development meet with Exception 5 where it constitutes 'enabling development', i.e. to raise capital to fund new sports facilities on another part of the site?

80. No, as no development other than sporting provision can meet Exception 5.

SECTION 6.6 OBJECTION

What happens when Sport England objects to a planning application?

81. As set out in paragraphs 40 and 41 of this guidance, Sport England does not determine planning applications. However, it expects significant weight to be given to its response by the local planning authority for the area when it determines an application, or by a Planning Inspector or the Secretary of State in the case of appeals or 'called in' applications.

Are there any circumstances when the Government may 'call in' an application for determination due to a Sport England objection?

82. Yes, the 2009 Direction requires a local planning authority to refer certain planning applications to the Secretary of State for Communities and Local Government (now the Ministry for Housing, Communities and Local Government) where they are minded to grant planning permission despite an objection from Sport England. This referral must take place prior to a local planning authority granting any planning permission. The applications subject to this referral process are those on a playing field owned by a local authority, or used by an educational institution as a playing field at any time in the five years before the making of the application.
83. These applications should be referred to the Secretary of State via the Ministry for Housing, Communities and Local Government's National Planning Casework Unit. The local planning authority will then be advised whether the application is to be called in for the Secretary of State to determine. If it is called in, then a public inquiry will normally be needed for a planning inspector to hear the detailed arguments. The requirements of the 2009 Direction are highlighted in the Government's Planning Practice Guidance.

Are there any non-sporting reasons for Sport England to object to a planning application?

84. No. It will be for the local planning authority to carefully consider wider non-sporting issues such as the landscape value of the area of playing field, its contribution to the openness of an area and its use as an open space for other community activities.
85. Other organisations, such as Fields in Trust, may be able to provide information and advice about broader open space and recreational provision, e.g. children's play space. Further information on additional ways to protect playing fields is available from Fields in Trust (e.g. deeds of dedication) and within Sport England's Community Assets Guidance (see Annex A).

ANNEX A

KEY DOCUMENTS & RESOURCES

GOVERNMENT

The Town and Country Planning (Development Management Procedure) (England) Order

www.legislation.gov.uk/ukxi/2015/595/contents/made

The Town and Country Planning (Consultation) (England) Direction

<https://www.gov.uk/government/publications/the-town-and-country-planning-consultation-england-direction-2009-circular-02-2009>

National Planning Policy Framework

- In particular Section 8 ‘Promoting healthy communities’
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

- In particular:
 - Consultation and pre-decision matters (Statutory consultees)
<https://www.gov.uk/guidance/consultation-and-pre-decision-matters>
 - Open space, sports and recreation facilities
<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>
 - Making an application – Validation requirements
<https://www.gov.uk/guidance/making-an-application>
 - Determining a planning application (paragraph 22 for guidance on the 2009 Direction)
<https://www.gov.uk/guidance/determining-a-planning-application>

Strategy for Sport and Physical Activity – Sporting Future: A New Strategy for an Active Nation

www.gov.uk/government/publications/sporting-future-a-new-strategy-for-an-active-nation

Disposal or change of use of playing fields and school land

www.gov.uk/government/publications/protection-of-school-playing-fields-and-public-land-advice

(includes details on Section 77 of the School Standards and Framework Act, and Schedule 1 to the Academies Act, along with area guidelines for playing field land at existing schools and academies)

SPORT ENGLAND

Planning for Sport Guidance

www.sportengland.org/planningforsport

Playing Pitch Strategy Guidance

www.sportengland.org/planningtoolsandguidance

Planning Applications Guidance and Model Conditions

www.sportengland.org/planningapplications

Wider Planning Guidance and Tools

www.sportengland.org/planningtoolsandguidance

Equivalent Quality Assessment for Natural Turf Playing Fields

www.sportengland.org/playingfieldspolicy

Template Community Use Agreement

www.sportengland.org/planningtoolsandguidance

Community Assets Guidance

www.sportengland.org/communityassetsguidance

Sport England and NGB Design and Cost Guidance

www.sportengland.org/facilities-planning/design-and-cost-guidance

OTHER ORGANISATIONS

Fields in Trust

www.fieldsintrust.org

ANNEX B

INFORMATION REQUIREMENTS

In addition to the national validation requirements (see the Government's Planning Practice Guidance), Sport England recommends planning applications affecting playing fields should provide specific information in line with the below checklist. This will enable Sport England to provide a substantive response to application consultations. It will also aid a local planning authority to assess an application against paragraph 97 of the National Planning Policy Framework and relevant Local Plan policies.

Document	Presenting details on...
Required for all applications	
Consultation Notice	1 The development proposed (description), timescales, case officer contact details and how information can be viewed.
Existing site plan	2 Extent of the playing field as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.
	3 Location and nature of existing buildings.
	4 Location and nature of existing facilities for sport (including the layout of summer and winter playing pitches).
	5 Significant features (e.g. trees, slopes, paths, fences, sewers) ¹ .
	6 Existing levels across the site ¹ .
Proposed site plan	7 Location and nature of the proposed development.
	8 Extent of playing field area to be lost (including the area covered by the proposed development and any associated works, e.g. landscaping).
	9 Location and nature of all existing facilities for sport (clearly showing any revised locations from the existing plan).
	10 Any changes to existing features and levels ¹ .
Supporting Statements	11 Extent of playing field area to be lost (area in hectares and see point 8 above).
	12 Reason for the chosen location and alternatives considered.
	13 Any proposed changes in the provision of indoor and outdoor facilities for sport on the site (including ancillary facilities).

Document	Presenting details on...	Exceptions
Required in relation to specific playing fields policy exceptions		
Drawings	14 Internal layouts and elevations for proposed new, extended or enhanced facilities for sport (including relevant ancillary facilities) ¹ .	2, 4 & 5
Supporting Statements	15 Current and recent users of the playing field and the nature and extent of their use.	1,4 & 5
	16 How the development fits with the findings of any relevant assessment of need and/or sports related strategy (a copy of, or a web link to, the assessment or strategy should be provided) ^{1 2} .	1, 4 & 5
	17 How the development will be of benefit to sport (including benefit to existing and potential users) ² .	2, 4 & 5
	18 The specification of any ancillary facilities e.g. sports lighting ¹ .	2, 4 & 5
	19 The specification of any Artificial Grass Pitch and reason for the chosen surface type ² .	4 & 5
	20 How any replacement area of playing field and ancillary facilities will be delivered (including to what timescale).	4
	21 How, for any replacement area of playing field, equivalent or better quality will be achieved and maintained, including ³ :	4
	a An assessment of the performance of the existing area;	
	b The programme of works (including pitch construction) for the creation of the proposed replacement area;	
	c A management and monitoring plan for the replacement area.	

1 Level of detail proportionate to the nature of the development and its impact on the playing field.

2 Relevant for Exception 4 where the loss of an area of playing field with a natural grass surface is proposed to be replaced elsewhere by a new area of playing field with an artificial surface.

3 Details should be undertaken and developed by a suitably qualified and experienced sports turf consultant, satisfy appropriate Sport England and National Governing Bodies of sport design guidance, and have regard to Sport England's 'Equivalent Quality Assessment of Natural Turf Playing Fields' briefing note.

Note: As set out within the Government's Planning Practice Guidance, any plans or drawings must be drawn to an identified scale, and in the case of plans, must show the direction of north. Although not a requirement of legislation, the inclusion of a linear scale bar is also useful, particularly in the case of electronic submissions.

ANNEX C

CONTACT DETAILS

For planning application consultations, pre-application advice and enquiries relating to existing planning applications or proposals, please email the relevant address below.

planning.north@sportengland.org

North East:

Darlington, Durham, Gateshead, Hartlepool, Middlesbrough, Newcastle-upon-Tyne, North Tyneside, Northumberland, Redcar & Cleveland, South Tyneside, Stockton-on-Tees, Sunderland.

North West:

Blackpool, Blackburn with Darwen, Bolton, Bury, Cheshire, Cumbria, Halton, Knowsley, Lancashire, Liverpool, Manchester, Oldham, Rochdale, St Helens, Salford, Sefton, Stockport, Tameside, Trafford, Warrington, Wigan, Wirral.

Yorkshire:

Barnsley, Bradford, Calderdale, Doncaster, East Riding of Yorkshire, Kingston-upon-Hull, Kirklees, Leeds, North Lincolnshire, North East Lincolnshire, North Yorkshire, Rotherham, Sheffield, Wakefield, York

planning.central@sportengland.org

East:

Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Luton, Norfolk, Peterborough, Southend-on-Sea, Suffolk, Thurrock.

East Midlands:

Derbyshire, Derby City, Leicestershire, Leicester City, Lincolnshire, Northamptonshire, Nottingham City, Nottinghamshire, Rutland.

West Midlands:

Birmingham, Coventry, Dudley, Herefordshire, Sandwell, Shropshire, Solihull, Staffordshire, Stoke-on-Trent, Telford & Wrekin, Walsall, Warwickshire, Wolverhampton, Worcester.

planning.south@sportengland.org

South West:

Bath & North East Somerset, Bournemouth, Bristol, Cornwall, Devon, Dorset, Gloucestershire, Isles of Scilly, North Somerset, Plymouth, Poole, Somerset, South Gloucestershire, Swindon, Torbay, Wiltshire.

South East:

Berkshire, Bracknell Forest, Brighton & Hove, Buckinghamshire, Hampshire, Isle of Wight, Kent, Medway, Milton Keynes, Oxfordshire, Slough, Windsor & Maidenhead, Portsmouth, Reading, Southampton, East Sussex, West Sussex, Surrey, West Berkshire, Wokingham.

London:

Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Camden, City of London, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith and Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington and Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth, Westminster.

If you have any queries regarding consulting Sport England, its Planning Administration Team can also be contacted directly by phone on 020 7273 1777 or by post at Sportpark, Oakwood Drive, Loughborough, LE11 3QF.

For enquiries relating to Sport England's planning policy, guidance and tools please email:

planningforsport@sportengland.org

Alternative languages and formats

This document can be provided in alternative languages, or alternative formats such as large print, Braille, tape and on disk upon request.

Call the Sport England switchboard on 03458 508 508 for more details.



Sport England
1st Floor
21 Bloomsbury Street
London WC1B 3HF

sportengland.org

March 2018

Appendix 2 Sport England Correspondence to LPA 31st July
2020

From: [Fiona Pudge](#)
To: debra.harrison@trafford.gov.uk
Bcc: [Suzanne Redfern MBE](#); [Dan Musson](#)
Subject: App Ref: 100400/OUT/20 - Former B&Q Site M32 0ZW - Sport England Ref: PA/20/NW/TF/56065
Date: 31 July 2020 16:33:00

Dear Debra

Thank you for consulting Sport England on the above application

Summary: Sport England **wishes to object** to the proposal as there would be a significant, and prejudicial impact on the fine turf and non turf cricket training facility immediately adjacent to the proposed development site. The proposal is contrary to paragraph 97 of the NPPF and Sport England's Playing Fields Policy.

An assessment of the proposal is set out below.

Sport England –Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

*'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 any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

The Proposal and Assessment against Sport England's Objectives and the NPPF

The proposal is understood to be an outline planning application which includes residential development comprising 333 residential units. The development is immediately adjacent to the Lancashire County Cricket Club and the England and Wales Cricket Board (ECB) have been consulted under the terms of a Memorandum of Understanding Sport England has with the pitch sport national governing bodies on planning applications.

ECB Comments

1. It is highly probably that the location and height will have a significant impact on the fine turf and non turf training facility located adjacent to the development due to its massing and the sun path. This facility was recently redeveloped at a cost of over £500k and services the elite professional squads (mens/women's and international) alongside the wider cricketing community.

- 2. We do not agree with the conclusion that there will be no impact. Apart from the issue of the training facility, the development will have significant impact on the access to the ground from Great Stone Road and is in direct contradiction with the Club’s Master Plan and the Trafford Civic Quarter Plan to make the ground more accessible and create outstanding community facilities for sport.
- 3. The Trafford Civic Quarter plan has been developed in conjunction with the Club’s master plan and would be seriously harmed by this development. The intention is to create outstanding sporting facilities with enhanced community engagement and superior transport links through opening out the site access to the Old Trafford tram stop and constructing a new leisure centre including wet and dry sport offers and an elite cricket training facility with community access.

Lancashire County Cricket Club strongly object to the proposed development.

Conclusion

Sport England makes no comment in relation to the principles around housing needs and has focussed on assessing the impact on the adjacent Lancashire County Cricket Club.

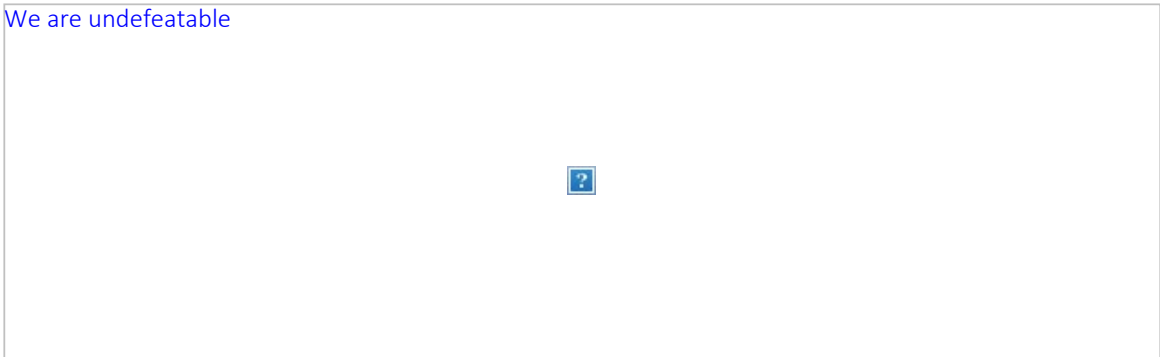
Given the comments from the ECB above, it is clear there is a prejudicial impact on the cricket fine turf and non turf training facility, and is contrary to the Club’s Master Plan and Trafford Civic Quarter Plan. As Sport England’s statutory remit extends to the prejudicial impact of developments on existing sports facilities, not just a physical loss of playing field, Sport England **object** on a statutory basis. The proposal is not compliant with paragraph 97 of the NPPF or Sport England’s Playing Fields Policy.

In this case Sport England are unable to offer a possible resolution as it is clear the development itself will create the prejudicial impact and none of Sport England Policy Exceptions can apply.

We would be grateful if you would advise us of the outcome of the application by forwarding a copy of the decision notice.

If you require any further advice on any issues raised within this correspondence please contact the undersigned.

Yours sincerely,
Fiona Pudge BA(Hons) BTP MRTPI
Planning Manager
T: 07747 763534
M: 07747 763534
E: Fiona.Pudge@sportengland.org



Appendix 3 Sport England Correspondence to LPA 17th August 2020

From: [Fiona Pudge](#)
To: debra.harrison@trafford.gov.uk
Bcc: [Dan Musson](#); [Suzanne Redfern MBE](#)
Subject: RE: App Ref: 100400/OUT/20 - Former B&Q Site M32 0ZW - Sport England Ref: PA/20/NW/TF/56065
Date: 17 August 2020 09:57:00

Dear Debra

In response to the agents queries and comments received by Sport England on 5th August 2020, we have consulted the England and Wales Cricket Board (ECB) under the terms of a Memorandum of Understanding we have with the pitch sport national governing bodies on planning applications. The ECB has provided comments which have been informed through consultation with Lancashire County Cricket Club (LCCC). The comments are, therefore, from Sport England and informed by the ECB and LCCC.

1. With respect to the previous planning application 94974/OUT/18 Sport England were not consulted and did not provide comments. I understand the comments provided within the Committee Report were provided by the Council's Open Space Team and based on the use of Sport England's strategic planning tools, and were erroneously attributed to Sport England. If Sport England had been consulted on that application we would have provided an objection raising the same issues as in our correspondence to this current application dated 31 July 2020.
2. Basis for consultation - the agent questions the Consultee status. This is not for the agent to determine but the Local Planning Authority and SI 2015/595 sets out clearly when the LPA should consult. As it was the LPA who chose to consult us, and there was no indication in the correspondence that it was in an advisory capacity, then we have taken that to mean the LPA consider us to be a statutory consultee. Sport England also made it clear in correspondence dated 31st July 2020 that we consider the development to have a prejudicial impact on an existing playing field, and therefore, the comments should be treated on a statutory basis.

For clarity, Sport England's statutory remit is not solely for the physical loss of playing field but for any development that is considered prejudicial to the use of an existing or allocated playing field site. The requirement to consult is embodied within Statutory Instrument 2015/595 and Schedule 4(z) in particular. You will note that the wording places prejudicial use before loss of use:

*"Development which -
 (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or
 (ii) is on land which has been—
 (aa) Used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or
 bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or
 (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface"*

I would also like to draw the agents and Council's attention to the High Court Ruling of 31st October 2014 R (East Meon Forge & Cricket) v. East Hampshire DC & Ors, and in particular paragraphs 108 and 109 of that ruling:

*"108. The Report [planning committee report] rejected Sport England's advice and recommendation without giving any or any adequate reasons. In Shadwell Estates Ltd. v Breckland DC [2013] EWHC 12 (Admin) Beatson J. said at [72]:
 "a decision-maker should give the views of statutory consultees, in this context the appropriate nature conservation bodies, great or considerable weight. A departure from those views requires cogent and compelling reasons: see R (Hart DC) v Secretary of State for Communities and Local Government [2008] EWHC 1204 (Admin) per Sullivan J. at [49] and R (Akester) v DEFRA [2010] EWHC 232 (Admin) per Owen J.*

at [112], [115].”

109. The officer also failed to advise the Planning Committee that Sport England was a statutory consultee whose views should be given considerable weight and only departed from for good reason. In consequence the Planning Committee granted planning permission and imposed conditions without due regard to the recommendations and advice of Sport England.”

3. Massing and sunpath – the agents conclusion that the sun path analysis does not show overshadowing of the cricket facility is disputed. The analysis provides a snap shot at various times of the year and times of the day. The analysis shows there will be some overshadowing of varying degrees throughout the year. This shadowing has two distinct prejudicial impacts:
 - a. The current snap shot analysis shows that in September it will cause a contrast between the batters and bowlers making the ball difficult to see.
 - b. During periods of time when the facility is not played the shadowing will affect the maintenance of the fine turf. Fine turf cricket surfaces use grasses unsuited to shading. Without external support (for example from stadium grow lighting – expensive to purchase and run) the facility may suffer qualitative issues that also affect capacity and usage.

As the current snap shot analysis does not show the impact throughout the year, a 365 day animation is required to show the impact and help inform any mitigation required.

4. Site access – there are 3 main access gates to the cricket ground; the access point next to the B&Q site was previously used for heavy goods vehicles and is currently a pedestrian access on matchdays. It is considered a vehicular access at this point would create a significant risk to pedestrians on matchdays because of the volume of traffic entering and exiting the development.

Conclusion

Sport England consider there is a prejudicial impact on the existing cricket facility caused by the overshadow effect of the development, plus pedestrian vehicular conflict at the access point on matchdays. Sport England maintains the objection and requests further information is submitted:

1. 365 day animation of the overshadow affect with a mitigation strategy. The mitigation strategy should be prepared and agreed after consultation with Sport England and the ECB.
2. Mitigation Strategy to prevent pedestrian vehicular conflict and risk to pedestrians on matchdays. The mitigation strategy should be prepared and agreed after consultation with Sport England and the ECB.

Kind Regards

Fiona Pudge BA(Hons) BTP MRTPI

Planning Manager

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[Sport England](#)



Appendix 4a ECB Covering Letter

Fiona Pudge
Sport England
1st Floor
21 Bloomsbury Street
London
WC1B 3HF

24th August 2021

Dear Fiona

Appeal of Planning Application reference 100400/OUT/20 - Former B&Q, Old Trafford

I write to confirm our analysis of the impact of the proposed development (referenced above) adjacent to the world class practice facility at Old Trafford. I attach a detailed report, prepared by Dr Iain James, Head of Facilities Services at ECB.

Dr James is a world leading authority on cricket agronomy and prior to joining ECB designed the facility under review whilst employed as Technical Director for TGMS Ltd (a sports pitch design consultancy appointed as advisors to numerous national governing bodies, international federations, professional sports clubs and Sport England). Before joining TGMS Ltd, Dr James was a Senior Lecturer in Sports Surface Engineering at Cranfield University and undertook numerous research projects.

The report sets out the full technical analysis of the proposal and advises on mitigation requirements.

The following key points provide context for our analysis:

- Emirates Old Trafford (EOT) is one of the leading cricket venues in the world and is one of a handful of stadiums in the UK to currently conform to the ECB facility standards for High Profile Match Venues (including Men's Test and International Cricket) and the International Cricket Council's (ICC) facility standards for international cricket venues.
- EOT's status as a qualifying High Profile Venue has led to recent successful bids for packages of major matches, including Test, One Day International and International T20, several World Cup matches, including a semi-final, and is instrumental in its selection as a host venue for the Hundred.
- Both the ECB and ICC facilities standards require a high quality fine turf practice facility to be available to teams involved in their competitions.
- Lancashire County Cricket Club (LCCC) identified the need for a world class practice facility which led to the 2018 project to develop the current exceptional facilities (at a cost of £500,000).
- While the practice facility is designed and maintained as an elite facility, it services a significant number of male and female professional users and talented individuals on the elite player pathway, including but not limited to England teams, visiting international teams, LCCC, Manchester Originals, Women's Regional Academy and Lancashire age groups.

The analysis detailed in Dr James's report establishes the following:

- The evidence provided by the appellant (report by STRI) demonstrates there is an impact of reduced light in critical winter months for fine turf renovation.
- The appellants evidence neglects the impact of temperature reduction (which correlates directly to lack of light) and also introduces irrelevant scenarios relating to the temporary stand (which is demonstrated to have no impact in summer months and is never erected in winter as cricket is not played).
- ECB believe there is a significant risk of impairment to the fine turf practice facility (by overshadowing) and it would be essential that this is mitigated by the introduction of growth lights.
- While the impact of this will be in perpetuity, we have demonstrated that the economic cost of mitigation over a ten year period will be in the range of £164,930 to £182,930 (ex VAT and ex inflation).

The ultimate consequence of a failure of a key component of facility provision required under ECB High Profile venue facilities standards could be the loss of the ability to host major matches and/or a failure to succeed in any major match bidding process. The impact of this eventuality on the finances of LCCC, and the local economy, is measurable in millions of pounds as a result of the hundreds of thousands of annual visitors to the stadium.

As a result of the above, ECB advises that we object to the appellants proposal, in the absence of a mitigation strategy that addresses the impact on the world class practice facility (in perpetuity).

We would like to further advise that we support LCCCs objections to the proposals in relation to their continuing development plans for the venue, noise matters and access.

If you require any further information, please do not hesitate to contact me on 07920757918 or at daniel.musson@ecb.co.uk

Yours sincerely



Daniel Musson
Head of Facilities Planning

Enc ECB report on the potential impact on the fine turf net facility at Old Trafford of planning application 100400/OUT/20 - Former B&Q, Old Trafford

Cc Debra Harrison, Trafford Council

Appendix 4b ECB Overshadowing Technical Report

ECB report on the potential impact on the fine turf net facility at Old Trafford of planning application 100400/OUT/20 - Former B&Q, Old Trafford

Prepared by Dr Iain James, ECB Head of Facilities Services

Dr Iain James joined the England and Wales Cricket Board as Head of Facilities Services in 2020. Prior to this he was Technical Director at TGMS Ltd – a sports pitch design consultancy and was Senior Lecturer in Sports Surface Engineering at Cranfield University. Prior to joining the ECB his consultancy work included the design and operation of natural turf facilities, and clients included Surrey CCC at the Kia Oval, the MCC at Lord's, the development of the new tennis training facility for the All England Lawn Tennis Club at Wimbledon and Lancashire County Cricket Club at Emirates Old Trafford – including the design of the net training facility refurbishment to a world class facility in 2018.

This report considers the potential impact of the Accrue appeal proposal on the fine turf net facility at Old Trafford. The author has considered the STRI Report dated November 2020 and addresses that report below.

The net facility supports training by England and visiting international teams, Lancashire County Cricket Club, Manchester Originals, the Thunder regional women's team, county age group and pathway cricketers. The facility is world class and needs to be of the highest quality as part of Emirates Old Trafford's provision as an international cricket venue. The quality of the facility cannot be compromised without degradation of the venue's role as an international venue for elite sport.

The facility comprises two netblock areas, one to the north, one to the south, with a run up area in between. This means that there are very intensively used areas of the grass facility at both the southern and northern ends.

Because usage and wear are high, significant end of season renovation is required to repair the wear. The professional cricket season in England and Wales will typically extend to the end of September and as a consequence these renovations, including the seeding of grass, take place in October.

This is a critical period for grass establishment in marginal conditions due to low temperatures and rapidly decreasing day length near to the autumn equinox. Therefore the sensitivity to increased shading comes from both light effects (as considered in the STRI study) and temperature effects. The challenge for any cricket grounds manager is to establish grass in this late autumn/early winter period and then to sustain that through winter dormancy to then encourage growth as early as possible in the February-March period in preparation for the start of training in March.

The effect of increasing shade in this period is three-fold:

1. There is a reduction in the quantum of photosynthetically active radiation (PAR) received by the plant (as described in the STRI report).
2. There is a reduction in temperature of the microclimate and a delay in thawing of frost. This is a particular challenge in early spring when this can mean the difference between grass plants growing and developing (through growth stages delayed by winter) to achieve a durable sward that can resist the intensive wear of cricket training.

3. The reduction in temperature also reduces evaporation meaning that the perennial ryegrass sward will take longer to dry encouraging disease and sustaining colder roots within the predominantly clay soil used for the cricket playing surface.

At this time of year the temporary stand is not in place and therefore consideration of shade from the temporary stand is not relevant. Therefore only Scenario 1 (Existing) and Scenario 2 (Proposed Flats) are considered in this note.

Figure 1 is a side-by-side comparison of data from the STRI report for the critical months of October and February. The effect of increased shade can be seen by lower quantities of PAR in both months in Scenario 2 at the southern end of the net facility where critical high wear areas exist; however the impact of this on grass establishment, and any temperature effects are not considered by the STRI report.

A combination of trying to germinate, establish and develop perennial ryegrass at that time of year in preparation for intensive wear in early spring, the heavy clay soil and the wetter climate of the Old Trafford location mean that all marginal impacts on light and temperature can have significant effects on the performance of the surface and in particular when it can be used. In the author's view the above effects, which will arise as a result of the appeal proposal, will have an adverse effect on the renovation and performance of the fine turf playing facility and this will necessitate mitigation in the form of growth lighting for both light and temperature and that without this mitigation the appeal proposal will have a significant adverse effect on the performance of the fine turf facility.

Mitigation of this type would incur significant cost. A standard growth light rig suitable for this area would be approximately £32,500 +VAT and could be ca. £50,000 +VAT for a modified one-off design to reduce damage by wheeling the light rig across soft wet soils in the winter period.

The lighting rig would need to be moved and operated. Operating costs of 100 person-hours/year at £100 /hour would total £10,000 /year. With an operating demand of approx. 25 kW (£3.63 /hr @14.5 p/kWh indicative, and a greenhouse gas emission of 5.3 kg CO₂e/hr over 8 hours a day for the same 100-day period, electricity costs would total £2,904 /year and at a median offsetting cost of £80/t CO₂e, offsetting would require £339 / year. This is a total operating expenditure of £10,787 / year.

On this basis, over a 10-year period the capital and operating expenditure budgets (excluding inflation) would be:

	Off the shelf lighting rig	Bespoke lighting rig
Capital Expenditure	£32,500	£50,000
Operating Expenditure (10 years at £13,243 / year)	£132,430	£132,430
Total (ex VAT, ex inflation)	£164,930	£182,430

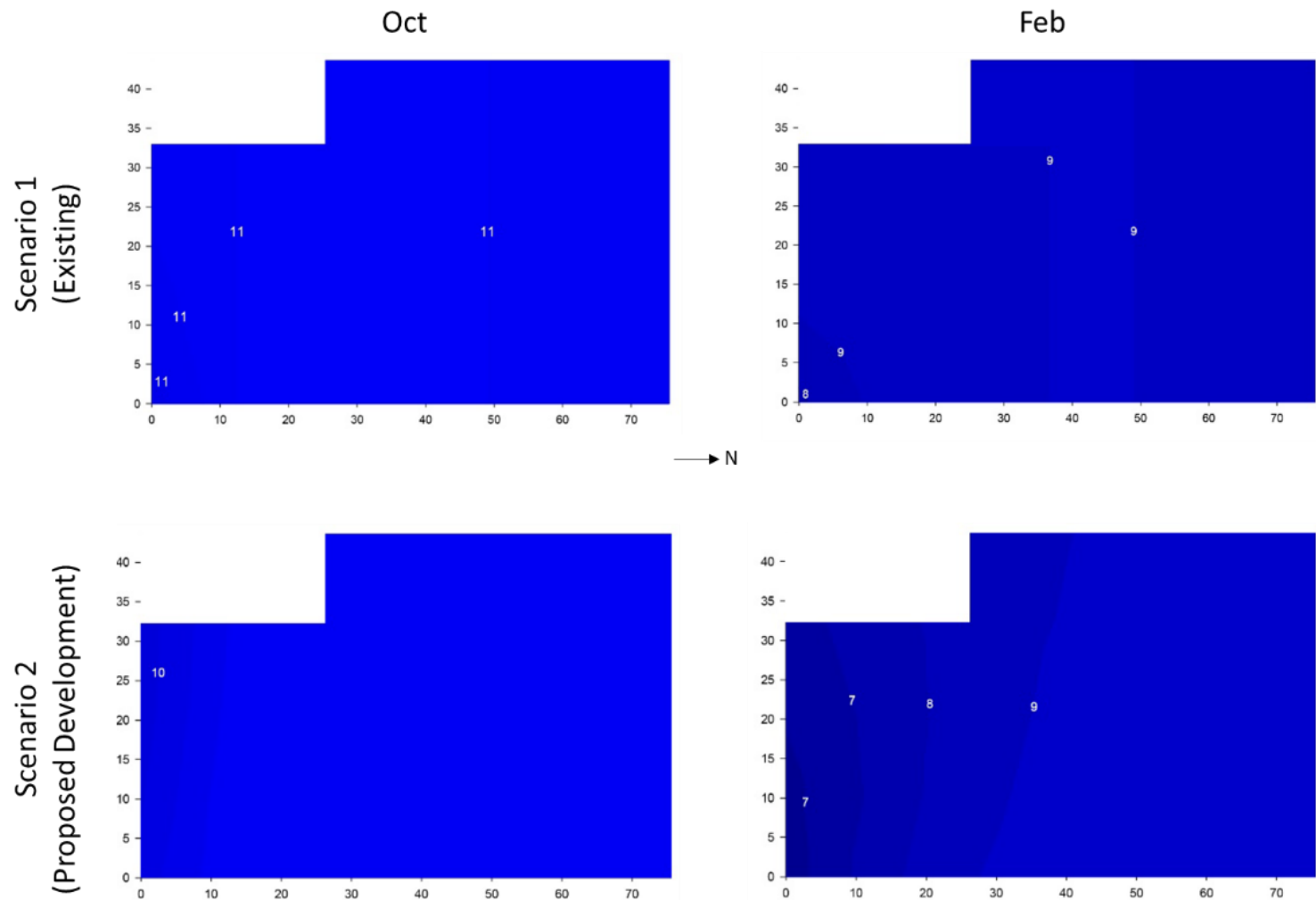
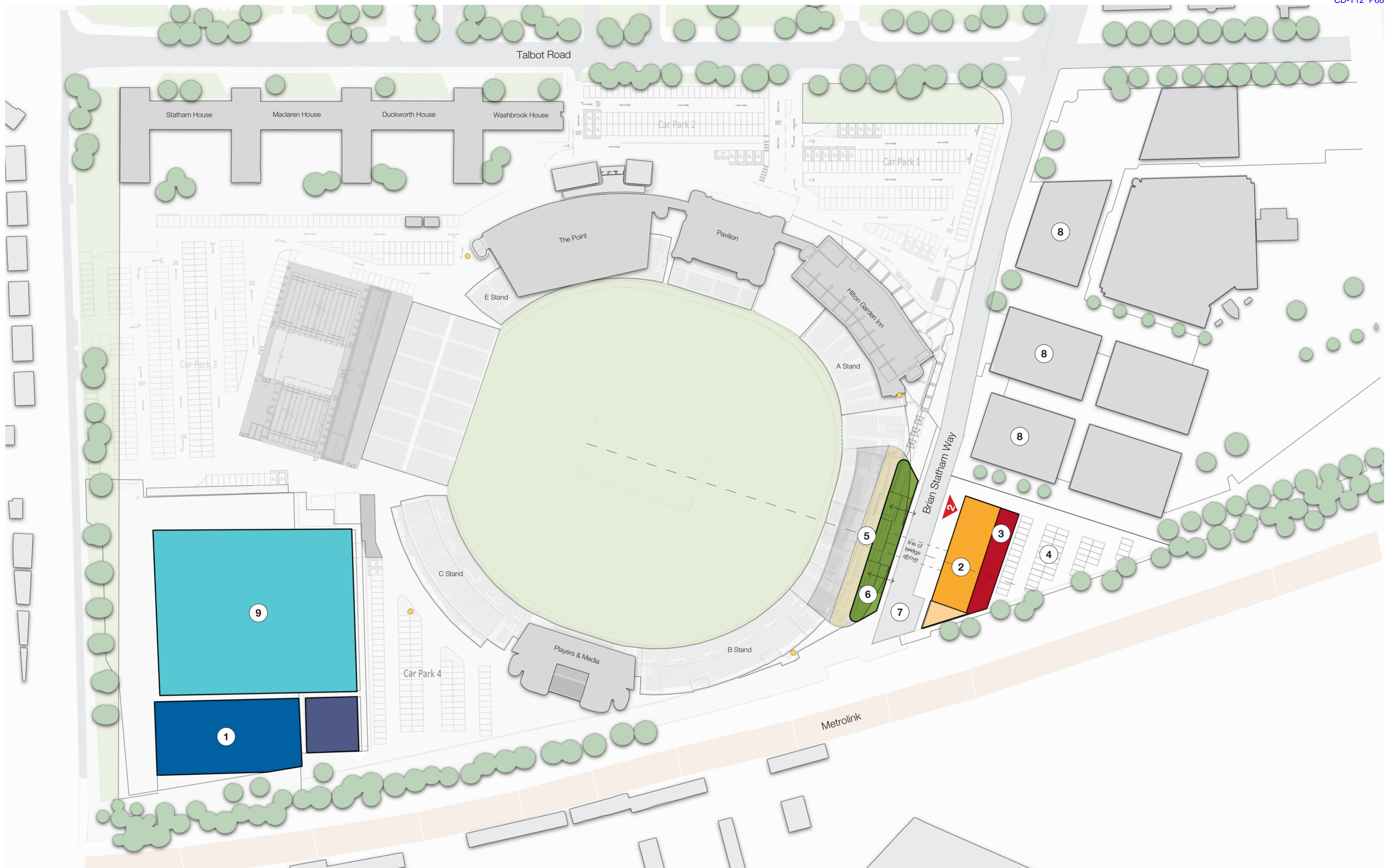


Figure 1 Selected light model output from STRI Report (Appeal Ref APP/Q4245/W/20/3258552-Exhibit 1) illustrating critical months of October and February for grass establishment in cricket nets. Scenario 1 is existing. Scenario 2 is the Proposed Apartments. Contour units are mol/m²/day.

England and Wales Cricket Board
 From Playground to Test Arena

Emirates Old Trafford, Manchester, M16 0PX
 Tel: +44 (0)161 877 6643 Web: ecb.co.uk

Appendix 5 LCCC Indicative Masterplan



LCCC Red Rose Stand & Hotel Indicative Masterplan Proposal

April 2019
P3000511

1:1000 @ A2 0 10 20 50 100

- 1. Multi-Storey Car Park (3 storey, 285 spaces)
- 2. Hotel (c.20 rooms per floor)
- 3. Ground Floor Retail/Commercial Offer
- 4. Hotel/Museum car park (c.,50 spaces)
- 5. Proposed Red Rose Stand with enlarged spectator concourse

- 6. LCCC Museum, Ticket Office, Club Shop and F&B Offer (1000 sq.m)
- 7. Re-aligned BSW approach to Old Trafford Metrolink
- 8. Re-aligned masterplan to accommodate BSW re-alignment
- 9. Leisure Centre



BDP.

Appendix 6 Playing Pitch Calculator Output

Playing Pitch Calculator

Core Criteria

Area of interest	Trafford
Population Data Source	2017 Team Data
Total population of the area of interest	238,729

New population to estimate the demand for	568
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Population

Football	Population in age group
Men 11v11 (16-45yrs)	39,482
Women 11v11 (16-45yrs)	40,222
Boys 11v11 (12-15yrs)	9,536
Girls 11v11 (12-15yrs)	9,168
Boys 9v9 (10-11yrs)	3,489
Girls 9v9 (10-11yrs)	3,354
Mixed 7v7 (8-9yrs)	6,879
Mixed 5v5 (6-7yrs)	6,622

Cricket	Population in age group
Men (18-55yrs)	56,368
Women (18-55yrs)	58,279
Boys (7-18yrs)	19,697
Girls (7-18yrs)	18,785

Rugby Union	Population in age group
Men (19-45yrs)	38,142
Women (19-45yrs)	38,966
Boys (13-18yrs)	9,196
Girls (13-18yrs)	8,804
Mixed (7-12yrs)	20,484

Rugby League

Men (19-45yrs)	38,142
Women (19-45yrs)	38,966
Boys (12-18yrs)	10,877
Girls (12-18yrs)	10,424
Mixed (7-11yrs)	17,182

Hockey

Men (17-55yrs)	57,812
Women (17-55yrs)	59,708
Boys (14-16yrs)	4,702
Girls (14-16yrs)	4,518
Boys (11-13yrs)	5,179
Girls (11-13yrs)	4,909
Mixed (5-10yrs)	20,135

Teams & Members

Football Teams

Number of teams (members for junior hockey) per age group

Men 11v11 (16-45yrs)	76
Women 11v11 (16-45yrs)	9
Boys 11v11 (12-15yrs)	116
Girls 11v11 (12-15yrs)	18
Boys 9v9 (10-11yrs)	82
Girls 9v9 (10-11yrs)	9
Mixed 7v7 (8-9yrs)	104
Mixed 5v5 (6-7yrs)	63

Cricket Teams

Men (18-55yrs)	46
Women (18-55yrs)	1
Boys (7-18yrs)	66
Girls (7-18yrs)	2

Rugby Union Teams

Men (19-45yrs)	20
Women (19-45yrs)	2
Boys (13-18yrs)	19
Girls (13-18yrs)	2

Mixed (7-12yrs)	27
Rugby League Teams	
Men (19-45yrs)	1
Women (19-45yrs)	0
Boys (12-18yrs)	3
Girls (12-18yrs)	0
Mixed (7-11yrs)	2
Hockey Teams	
Men (17-55yrs)	26
Women (17-55yrs)	21
Boys (14-16yrs)	17
Girls (14-16yrs)	11
Boys (11-13yrs)	0
Girls (11-13yrs)	0
Mixed (5-10yrs)	0
Hockey Junior Members	
Boys (14-16yrs)	557
Girls (14-16yrs)	558
Boys (11-13yrs)	0
Girls (11-13yrs)	0
Mixed (5-10yrs)	0

Peak Period

Football	Percentage of play in the peak period
Men 11v11 (16-45yrs)	100%
Women 11v11 (16-45yrs)	100%
Boys 11v11 (12-15yrs)	100%
Girls 11v11 (12-15yrs)	100%
Boys 9v9 (10-11yrs)	100%
Girls 9v9 (10-11yrs)	100%
Mixed 7v7 (8-9yrs)	100%
Mixed 5v5 (6-7yrs)	100%
Rugby Union	
Men (19-45yrs)	100%

Women (19-45yrs)	100%
Boys (13-18yrs)	100%
Girls (13-18yrs)	100%
Mixed (7-12yrs)	100%
Rugby League	
Men (19-45yrs)	100%
Women (19-45yrs)	100%
Boys (12-18yrs)	100%
Girls (12-18yrs)	100%
Mixed (7-11yrs)	100%
Hockey	
Men (17-55yrs)	100%
Women (17-55yrs)	100%
Boys (14-16yrs)	100%
Girls (14-16yrs)	100%
Boys (11-13yrs)	100%
Girls (11-13yrs)	100%
Mixed (5-10yrs)	100%

Adjust Demand

Football

Projected adjusted demand

Men 11v11 (16-45yrs)	0%
Women 11v11 (16-45yrs)	0%
Boys 11v11 (12-15yrs)	0%
Girls 11v11 (12-15yrs)	0%
Boys 9v9 (10-11yrs)	0%
Girls 9v9 (10-11yrs)	0%
Mixed 7v7 (8-9yrs)	0%
Mixed 5v5 (6-7yrs)	0%

Cricket

Men (18-55yrs)	0%
WoMen (18-55yrs)	0%
Boys (7-18yrs)	0%
Girls (7-18yrs)	0%

Rugby Union

Men (19-45yrs)	0%
Women (19-45yrs)	0%
Boys (13-18yrs)	0%
Girls (13-18yrs)	0%
Mixed (7-12yrs)	0%

Rugby League

Men (19-45yrs)	0%
Women (19-45yrs)	0%
Boys (12-18yrs)	0%
Girls (12-18yrs)	0%
Mixed (7-11yrs)	0%

Hockey

Men (17-55yrs)	0%
Women (17-55yrs)	0%
Boys (14-16yrs)	0%
Girls (14-16yrs)	0%
Boys (11-13yrs)	0%
Girls (11-13yrs)	0%
Mixed (5-10yrs)	0%

Results

Part 1: Estimated demand for matches in the weekly peak period (per season for Cricket)

Football

Adult
Youth
Mini

Rugby Union

Adult (inc. youth & mini)

Rugby League

Adult (inc. youth & mini)

Hockey

Adult
Junior & Mixed U10s

Cricket

Open Age & Junior

Part 2: Estimated demand for training per week (match equivalent sessions or hours)

Football - hours on a 3G artificial grass pitch
Rugby Union - Match equivalent sessions on a floodlit natural grass pitch
Rugby League - Match equivalent sessions on a floodlit natural grass pitch
Hockey - Adult (Hours on a sand based artificial grass pitch)
Hockey - Junior & Mixed U10s (Hours on a sand based artificial grass pitch)
Cricket - N/a

Part 3: The most appropriate way to meet the estimated demand

It is important the results are looked at alongside the findings, recommendations and action plan of the PPS for the area to help determine the most appropriate way of meeting the demand and justifying any resulting proposals. This should include:

1. Using the PPS to understand the nature of the playing pitch sites within an appropriate catchment of the new population along with issues, recommendations and actions relevant to that area.
2. Looking at the different ways in which the demand could be met, including for example:
 - a. Enhancing existing provision to increase its capacity, supported by suitable management and maintenance arrangements to ensure the greater capacity is maintained over the longer term;
 - b. Undertaking works, and ensuring long term maintenance and access arrangements, to secure new or greater community use of existing provision;
 - c. Providing new pitches on new sites (natural and/or artificial grass pitches).
3. Having regard to the Government's regulations, policy and guidance regarding the use of the Community Infrastructure Levy and planning obligations (e.g. the Regulation 122 tests)

Note: If the decision is taken to provide new pitches, then the calculator takes the estimated demand for the use of pitches for matches and training activity and converts this into an estimate of the likely pitch provision required to meet the demand. Indicative costs are also provided to provide this level of pitch provision.

Part 4: Estimated demand and costs for new pitches (matches and training demand) and

Total

Natural Grass Pitches
Adult Football
Youth Football
Mini Soccer
Rugby Union
Rugby League
Cricket

Artificial Grass Pitches
Sand Based
3G

Source of costs: Capital Cost - Sport England Facilities Costs Second Quarter 2020

Lifecycle Costs - Based on a % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natur
<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

Match equivalent sessions in the peak period (per season for cricket)

	0.10
	0.27
	0.20
	0.06
	0.01
	0.06
	0.03
	2.41

Match equivalent sessions or hours per week

	1.13
	0.07
	0.01
	0.17
	0.10
	0.00

ancillary provision

Number of pitches required to meet the estimated demand	Capital Cost
0.74	£107,153
0.68	£58,645
0.10	£9,809
0.27	£20,771
0.20	£4,818
0.06	£8,037
0.01	£597
0.05	£14,613
0.05	£48,507
0.02	£19,682
0.03	£28,825

al Turf Pitches and Artificial Surfaces documents (April 2012)

Lifecycle Cost (per annum)	Changing rooms (number)
£13,957	0.86
£12,247	0.75
£2,070	0.20
£4,362	0.32
£1,012	0.00
£1,720	0.12
£132	0.01
£2,952	0.10
£1,710	0.11
£610	0.05
£1,100	0.06

Changing rooms (capital cost)

£144,050

£125,874

£33,839

£53,347

£0

£19,806

£1,791

£17,090

£18,176

£8,181

£9,995

Sport age groups	Q1. How many people from the new population may fall within the individual sport age groups?		Q2. How many teams may be generated from the new population?	
	Percentage of the total population in the area	A1. Number of people in each sport age group	Team generation rate	Number of teams generated by the new population
Football				
Men 11v11 (16-45yrs)	16.54%	93.94	520	0.18
Women 11v11 (16-45yrs)	16.85%	95.70	4469	0.02
Boys 11v11 (12-15yrs)	3.99%	22.69	82	0.28
Girls 11v11 (12-15yrs)	3.84%	21.81	509	0.04
Boys 9v9 (10-11yrs)	1.46%	8.30	43	0.20
Girls 9v9 (10-11yrs)	1.40%	7.98	373	0.02
Mixed 7v7 (8-9yrs)	2.88%	16.37	66	0.25
Mixed 5v5 (6-7yrs)	2.77%	15.76	105	0.15
Cricket				
Men (18-55yrs)	23.61%	134.11	1225	0.11
Women (18-55yrs)	24.41%	138.66	58279	0.00
Boys (7-18yrs)	8.25%	46.86	298	0.16
Girls (7-18yrs)	7.87%	44.69	9393	0.00
Rugby Union				
Men (19-45yrs)	15.98%	90.75	1907	0.05
Women (19-45yrs)	16.32%	92.71	19483	0.00
Boys (13-18yrs)	3.85%	21.88	484	0.05
Girls (13-18yrs)	3.69%	20.95	4402	0.00
Mixed (7-12yrs)	8.58%	48.74	759	0.06
Rugby League				
Men (19-45yrs)	15.98%	90.75	38142	0.00
Women (19-45yrs)	16.32%	92.71	0	0.00
Boys (12-18yrs)	4.56%	25.88	3626	0.01
Girls (12-18yrs)	4.37%	24.80	0	0.00
Mixed (7-11yrs)	7.20%	40.88	8591	0.00
Hockey				
Men (17-55yrs)	24.22%	137.55	2224	0.06
Women (17-55yrs)	25.01%	142.06	2843	0.05
Boys (14-16yrs)	1.97%	11.19	277	0.04
Girls (14-16yrs)	1.89%	10.75	411	0.03
Boys (11-13yrs)	2.17%	12.32	0	0.00
Girls (11-13yrs)	2.06%	11.68	0	0.00
Mixed U10s (5-10yrs)	8.43%	47.91	0	0.00

erated by the new	Q3. How many home matches may be demanded by the new population in t period (during the year for Cricket)?			
A2. Number of teams generated by the new population (with any selected % adjustment in demand applied)	Number of home matches per team per week (per year for Cricket)	Number of home matches per week (per year for cricket) required from the number of teams generated by the new population	Number of mini/midi Rugby Union and primary Rugby League matches as a proportion of an adult match session (to reflect that such play generally takes place on adult pitches)	
0.18	0.50	0.09	N/a	
0.02	0.50	0.01	N/a	
0.28	0.50	0.14	N/a	
0.04	0.50	0.02	N/a	
0.20	0.50	0.10	N/a	
0.02	0.50	0.01	N/a	
0.25	0.50	0.12	N/a	
0.15	0.50	0.07	N/a	
0.11	10.00	1.09	N/a	
0.00	10.00	0.02	N/a	
0.16	8.00	1.26	N/a	
0.00	8.00	0.04	N/a	
0.05	0.50	0.02	N/a	
0.00	0.50	0.00	N/a	
0.05	0.50	0.02	N/a	
0.00	0.50	0.00	N/a	
0.06	0.50	0.03	0.25	
0.00	0.50	0.00	N/a	
0.00	0.50	0.00	N/a	
0.01	0.50	0.00	N/a	
0.00	0.50	0.00	N/a	
0.00	0.50	0.00	0.25	
0.06	0.50	0.03	N/a	
0.05	0.50	0.02	N/a	
0.04	0.50	0.02	N/a	
0.03	0.50	0.01	N/a	
0.00	0.50	0.00	N/a	
0.00	0.50	0.00	N/a	
0.00	0.50	0.00	N/a	

The relevant weekly peak	Q4. How much demand for training per week may be demanded by the new popul			
A3. Number of home matches during the weekly peak period (during the year for Cricket) generated by the new population	Junior hockey member generation rate	Number of junior hockey members generated by the new population	"Number of junior hockey members generated by the new population (with any selected % adjustment in demand applied)	Number of junior hockey members in a training squad
0.09	N/a	N/a	N/a	N/a
0.01	N/a	N/a	N/a	N/a
0.14	N/a	N/a	N/a	N/a
0.02	N/a	N/a	N/a	N/a
0.10	N/a	N/a	N/a	N/a
0.01	N/a	N/a	N/a	N/a
0.12	N/a	N/a	N/a	N/a
0.07	N/a	N/a	N/a	N/a
1.09	N/a	N/a	N/a	N/a
0.02	N/a	N/a	N/a	N/a
1.26	N/a	N/a	N/a	N/a
0.04	N/a	N/a	N/a	N/a
0.02	N/a	N/a	N/a	N/a
0.00	N/a	N/a	N/a	N/a
0.02	N/a	N/a	N/a	N/a
0.00	N/a	N/a	N/a	N/a
0.01	N/a	N/a	N/a	N/a
0.00	N/a	N/a	N/a	N/a
0.00	N/a	N/a	N/a	N/a
0.00	N/a	N/a	N/a	N/a
0.00	N/a	N/a	N/a	N/a
0.00	N/a	N/a	N/a	N/a
0.03	N/a	N/a	N/a	N/a
0.02	N/a	N/a	N/a	N/a
0.02	8.44	1.33	1.33	40
0.01	8.10	1.33	1.33	40
0.00	0.00	0.00	0.00	40
0.00	0.00	0.00	0.00	40
0.00	0.00	0.00	0.00	60

ation?				
Number of junior hockey training squads generated by the new population	Number of training sessions per team (or junior hockey squad) per week	Number of training sessions per week required from the number of teams (or junior hockey training squads) generated by the new population	What an individual team (squad for junior hockey) training session equates to in match equivalent sessions (for Rugby Union and Rugby league) or hours (for Football and Hockey).	
N/a	1.00	0.18	1.00	
N/a	1.00	0.02	1.00	
N/a	1.00	0.28	1.00	
N/a	1.00	0.04	1.00	
N/a	1.00	0.20	1.00	
N/a	1.00	0.02	1.00	
N/a	1.00	0.25	1.00	
N/a	1.00	0.15	1.00	
N/a	0.00	0.00	0.00	
N/a	0.00	0.00	0.00	
N/a	0.00	0.00	0.00	
N/a	0.00	0.00	0.00	
N/a	1.00	0.05	0.50	
N/a	1.00	0.00	0.50	
N/a	1.00	0.05	0.50	
N/a	1.00	0.00	0.50	
N/a	1.00	0.06	0.25	
N/a	1.00	0.00	0.50	
N/a	1.00	0.00	0.50	
N/a	1.00	0.01	0.50	
N/a	1.00	0.00	0.50	
N/a	1.00	0.00	0.25	
N/a	1.00	0.06	1.50	
N/a	1.00	0.05	1.50	
0.03	1.00	0.03	1.50	
0.03	1.00	0.03	1.50	
0.00	1.00	0.00	1.00	
0.00	1.00	0.00	1.00	
0.00	1.00	0.00	1.00	

	Q5. What does the estimated demand for home matches in the relevant of new pitch provision?			
A4. Training demand per week generated by the new population in match equivalent sessions (for Rugby Union and Rugby League) or hours (for Football and Hockey)	Number of matches per Cricket pitch per season.	Natural grass pitches required per sport age group	A5. Natural grass pitches required per pitch type	Capacity of an artificial grass pitch (sand) in terms of no. of matches during the relevant peak period
0.18	N/a	0.09	0.10	N/a
0.02	N/a	0.01	Added to above	N/a
0.28	N/a	0.14	0.16	N/a
0.04	N/a	0.02	Added to above	N/a
0.20	N/a	0.10	0.11	N/a
0.02	N/a	0.01	Added to above	N/a
0.25	N/a	0.12	0.12	N/a
0.15	N/a	0.07	0.07	N/a
0.00	40	0.03	0.05	N/a
0.00	40	0.00	Added to above	N/a
0.00	56	0.02	Added to above	N/a
0.00	56	0.00	Added to above	N/a
0.02	N/a	0.02	0.06	N/a
0.00	N/a	0.00	Added to above	N/a
0.02	N/a	0.02	Added to above	N/a
0.00	N/a	0.00	Added to above	N/a
0.02	N/a	0.01	Added to above	N/a
0.00	N/a	0.00	0.01	N/a
0.00	N/a	0.00	Added to above	N/a
0.00	N/a	0.00	Added to above	N/a
0.00	N/a	0.00	Added to above	N/a
0.00	N/a	0.00	Added to above	N/a
0.09	N/a	N/a	N/a	4
0.07	N/a	N/a	N/a	4
0.05	N/a	N/a	N/a	4
0.05	N/a	N/a	N/a	4
0.00	N/a	N/a	N/a	6
0.00	N/a	N/a	N/a	6
0.00	N/a	N/a	N/a	6

ant peak period equate to in terms		Q6. What does the estimated demand for training equate to in terms of new p				
Artificial grass pitches (sand) required per sport age group	A5. Artificial grass pitches (sand) required.	Natural grass pitch capacity in match equivalent sessions a week.	Artificial grass pitch (Sand) capacity for hockey training in hours a week.	Amount of an artificial grass pitch required per team (or squad for junior hockey) for training.	FA 3G Ratio	
N/a	N/a	N/a	N/a	N/a	N/a	38.00
N/a	N/a	N/a	N/a	N/a	N/a	As above
N/a	N/a	N/a	N/a	N/a	N/a	As above
N/a	N/a	N/a	N/a	N/a	N/a	As above
N/a	N/a	N/a	N/a	N/a	N/a	As above
N/a	N/a	N/a	N/a	N/a	N/a	As above
N/a	N/a	N/a	N/a	N/a	N/a	As above
N/a	N/a	N/a	N/a	N/a	N/a	As above
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	2.00	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	2.00	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
N/a	N/a	N/a	N/a	N/a	N/a	N/a
0.01	0.01	N/a	7.5	0.5	N/a	N/a
0.01	Added to above	N/a	Above for senior & 14-16yrs	As above	N/a	N/a
0.01	0.01	N/a	Above for senior & 14-16yrs	1	N/a	N/a
0.00	Added to above	N/a	Above for senior & 14-16yrs	As above	N/a	N/a
0.00	Added to above	N/a	4	1	N/a	N/a
0.00	Added to above	N/a	Above for all 11-13yrs & U10s	As above	N/a	N/a
0.00	Added to above	N/a	Above for all 11-13yrs & U10s	As above	N/a	N/a

Pitch provision?			Q7. How many pitches are required to for home matches and training		
A6. Natural grass pitches required per pith type	A6. Artificial Grass Pitches (Sand) required.	A6. Artificial Grass Pitches (3G) required.	A7. Natural grass pitches required per pith type	A7. Artificial Grass Pitches (Sand) required.	
N/a	N/a	0.03	0.10	N/a	
N/a	N/a	Included in above	Added to above	N/a	
N/a	N/a	Included in above	0.16	N/a	
N/a	N/a	Included in above	Added to above	N/a	
N/a	N/a	Included in above	0.11	N/a	
N/a	N/a	Included in above	Added to above	N/a	
N/a	N/a	Included in above	0.12	N/a	
N/a	N/a	Included in above	0.07	N/a	
N/a	N/a	N/a	0.05	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
0.03	N/a	N/a	0.06	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
0.00	N/a	N/a	0.01	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	N/a	N/a	Added to above	N/a	
N/a	0.02	N/a	N/a	0.02	
N/a	N/a	N/a	N/a	Included in above	
N/a	N/a	N/a	N/a	Included in above	
N/a	N/a	N/a	N/a	Included in above	
N/a	0.00	N/a	N/a	Included in above	
N/a	N/a	N/a	N/a	Included in above	
N/a	N/a	N/a	N/a	Included in above	

he new artificial	Q10. What ancillary provision may be required to support the new pitch provision			
Lifecycle costs for the new pitch provision (annual)	Number of changing rooms per pitch	Number of changing rooms	Capital Cost	Capital cost with regional variation
1,100	2	0.20	34,886	33,839
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	2	0.32	54,997	53,347
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	0	0.00	0	0
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	0	0.00	0	0
Included in above	0	0.00	0	0
N/a	2	0.10	17,619	17,090
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
N/a	2	0.12	20,419	19,806
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
N/a	2	0.01	1,847	1,791
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
N/a	Included in above	Included in above	Included in above	Included in above
610	2	0.05	8,434	8,181
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Football 3G				
	2	0.06	10,304	9,995

Appendix 7 Sports Facility Calculator Output



Sport Facility Calculator

The Sports Facility Calculator (SFC) is a planning tool which helps to estimate the amount of demand for key community sports facilities that may be generated by a given population. The SFC is hosted on the Active Places Power website - <https://www.activeplacespower.com>.

The SFC results presented below are based on the following criteria:

Area of Interest:	Trafford	Population:	568
Population Profile:	Trafford	Date generated:	19/08/2020
Build Costs:	Q2 2020	BCIS:	June 2020
Population:	Population: Projection for 2020, based on 2011 Census data and modified by 2018-based Subnational Population Projections for Local Authorities. Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.3.0. London boroughs modified by GLA 2018-based Demographic Projections - ward projections, SHLAA-based, © Greater London Authority, 2020.		

Facility Requirements:

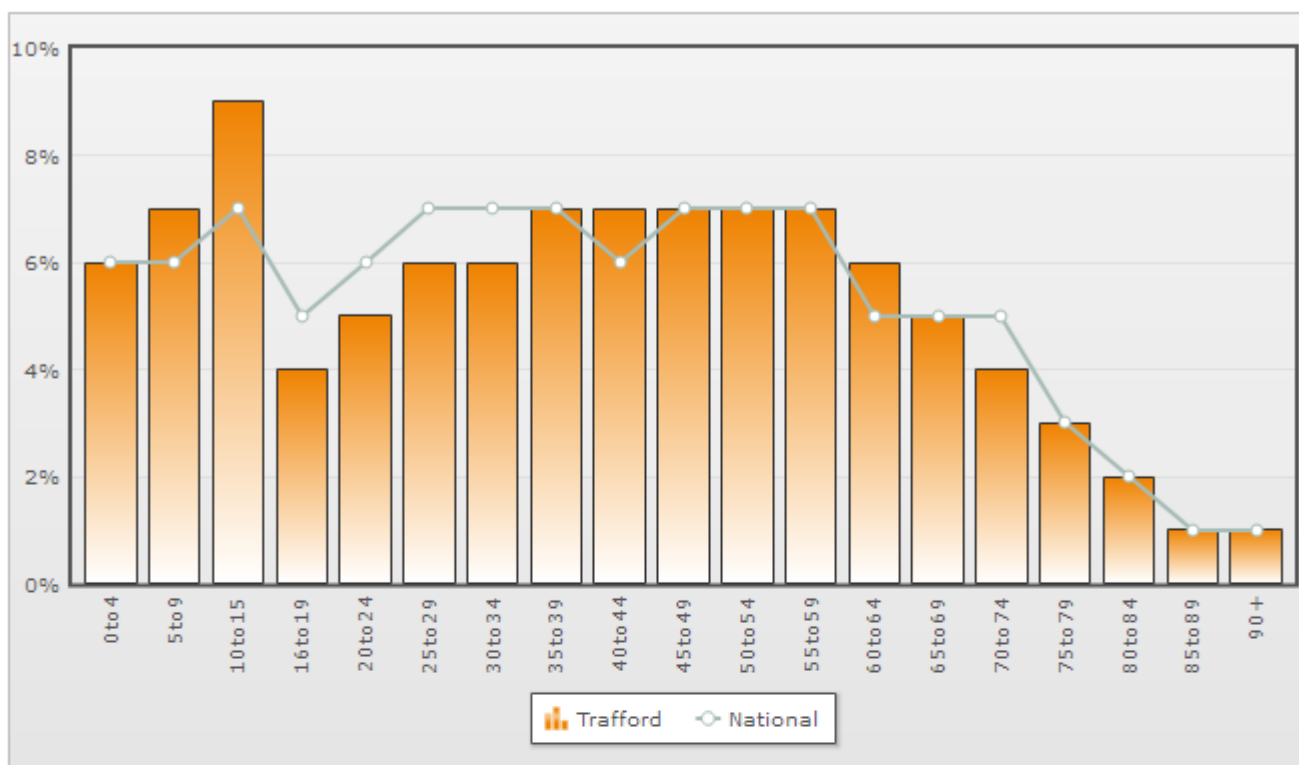
Sports Halls	
Demand adjusted by	0%
Courts	0.16
Halls	0.04
vpwpp	46
Cost	£95,675

Swimming Pools	
Demand adjusted by	0%
Square meters	5.90
Lanes	0.11
Pools	0.03
vpwpp	36
Cost	£103,038

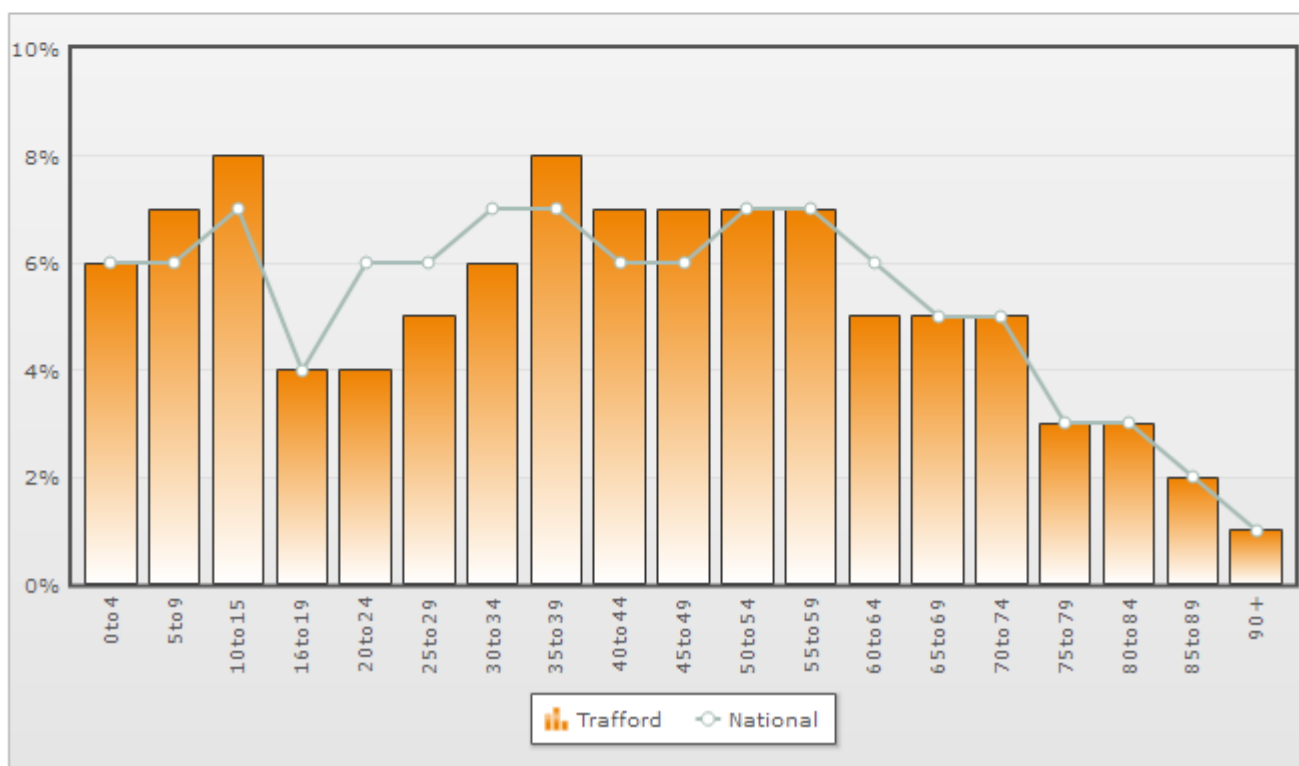
Population Profile:

AOI Age / Gender	Trafford		National	
	Male	Female	Male	Female
0to4	6%	6%	6%	6%
5to9	7%	7%	6%	6%
10to15	9%	8%	7%	7%
16to19	4%	4%	5%	4%
20to24	5%	4%	6%	6%
25to29	6%	5%	7%	6%
30to34	6%	6%	7%	7%
35to39	7%	8%	7%	7%
40to44	7%	7%	6%	6%
45to49	7%	7%	7%	6%
50to54	7%	7%	7%	7%
55to59	7%	7%	7%	7%
60to64	6%	5%	5%	6%
65to69	5%	5%	5%	5%
70to74	4%	5%	5%	5%
75to79	3%	3%	3%	3%
80to84	2%	3%	2%	3%
85to89	1%	2%	1%	2%
90+	1%	1%	1%	1%
Total	100%	100%	100%	100%

Male Population by Age group



Female Population by Age group



DISCLAIMER: Sport England has made all reasonable endeavours to ensure the accuracy of the material contained in the Sport Facility Calculator. The Calculator has been produced in good faith and Sport England does not accept any liability that may come from the use of it. The use of the Calculator is entirely at the user's own risk and Sport England does not accept any liability caused from its use. SFC uses: BCIS (November 2014), Build costs (Q1 2015), and Population: 2011 Census data modified by interim 2012-based subnational population projections for 2015. London Boroughs modified by © GLA 2013 Round Demographic Projections.

Appendix 8 Sport England Facility Costs 2nd Quarter 2020

2nd quarter 2020 facility cost updates

The following costs are for the development of good quality community sports facilities at 2nd quarter 2020 (27th May). These rounded costs are based on typical schemes funded through the Lottery and where applicable, based on pdf layouts developed in accordance with Sport England design guidance.

With the effect of Covid-19 expected to have a sharp impact until at least August 2020, tender prices are expected to remain at best static to the end of 2020. Forecasts for 2021 are also Covid-19-impact dependent along with other factors including the end of the UK transitional period for leaving the EU in December 2020.

Tender prices are expected to rise by approximately 2% in 2021 with regional variation, with stronger growth forecast for 2022-2024.

**Facility Costs
2Q2020**

Facility type/ details	Area (m ²)	Capital cost (£)
Indoor facilities		
Affordable Sports Halls		
• 1-court hall (18 x 10 m)	382	755,000
• 2-court hall (18 x 17 m)	515	860,000
• 4-court hall (34.5 x 20 m)	1,532	2,510,000
• 5-court hall (40.6 x 21.35 m)	1,722	2,715,000
• 6-court hall (34.5 x 27 m)	1,773	2,750,000
• 8-court hall (40 x 34.5 m)	2,240	3,440,000
• 10-court hall (40.6 x 42.7 m)	2,725	4,135,000
• 12-court hall (60 x 34.5 m)	3,064	4,560,000
Affordable Community Swimming Pools		
• 4-lane 25 m pool (25 x 8.5 m)	1,084	3,905,000
• 5-lane 25 m pool (25 x 10.5 m)	1,344	4,730,000
• 6-lane 25 m pool (25 x 12.5 m)	1,543	5,130,000
• 6-lane 25 m pool (25 x 12.5 m) plus secondary pool (13 x 7 m)	1,850	6,115,000
• 8-lane 25 m pool (25 x 17 m)	1,878	6,185,000
• 8-lane 25 m pool (25 x 17 m) plus secondary pool (17 x 7 m)	2,226	7,100,000
Affordable Sports Centres with Community 25 m Pool Options		
• 4-lane 25 m pool, 4-court hall, 50-station health and fitness gym plus studio	2,879	8,385,000
• 6-lane 25 m pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,553	9,845,000
• 6-lane 25 m pool plus learner pool, 4-court hall, 100-station health and fitness gym plus 2 studios	3,906	10,840,000
• 8-lane 25 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	4,509	12,005,000
Affordable Sports Centres with Community 50 m Pool Options		
• 8-lane 50 m pool with boom and 23.5 m-long movable floor, 5-court hall, 100-station health and fitness gym plus 2 studios	5,592	17,520,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 100-station health and fitness gym plus 2 studios	6,115	17,745,000
• 8-lane 50 m pool plus learner pool, 5-court hall, 150-station health and fitness gym plus 3 studios	6,499	18,345,000
Bowls centres (indoor)		
• 6 rinks (excludes club/ function room)	1,914	2,280,000
• 8 rinks (includes club/ function room)	2,500	2,975,000
Changing rooms/ clubhouses (traditional construction)		
• 2 team changing rooms plus officials	75	265,000
• 4 team changing rooms plus club room	245	690,000
Tennis centre (indoor)		
• 3-court centre	2,138	2,570,000
• Extra court		840,000
Outdoor facilities		
Cricket pitch		
• 1-bay practice cage on macadam base (32 x 3 m)	96	35,000
• Match pitch on macadam base (32 x 3 m)	96	20,000
Grandstand		
• 500 seats, no undercroft		705,000

Facility type/ details	Area (m ²)	Capital cost (£)
Skate park		
• 40 x 18 m, fenced, sports lighting	720	160,000
Artificial grass pitches (AGPs)		
Football AGP		
• U9/ U10/ training 23 mm sand-filled pitch, fenced, sports lighting (61 x 43 m)	2,623	400,000
• U9/ U10/ training 40-50 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	420,000
• U9/ U10/ training 60-65 mm 3G pitch, fenced, sports lighting (61 x 43 m)	2,623	430,000
• Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)	7,420	905,000
• Senior 40 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	965,000
• Senior 50 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	970,000
• Senior 60 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	995,000
• Senior 65 mm 3G pitch, fenced, sports lighting (106 x 70 m)	7,420	1,025,000
Hockey AGP		
• 18 mm sand-dressed pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	830,000
• 23 mm sand-filled pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	785,000
• Water-based pitch, fenced, sports lighting (101.4 x 63.0 m)	6,388	935,000
Rugby League AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (122 x 74 m)	9,028	1,250,000
Rugby Union AGP		
• Senior 65 mm 3G pitch, fenced, sports lighting (130 x 80 m)	10,400	1,335,000
Macadam outdoor surfaces		
Athletics track		
• 6-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,495,000
• 8-lane track with 110 m straight both sides, grass infield, artificial-surfaced throws, jumps and end fans, sports lighting		1,625,000
Multi use games area		
• Macadam, fenced, sports lighting (36.60 x 21.35 m)	782	160,000
Tennis courts (outdoor)		
• 2 courts, macadam, fenced, sports lighting (36.58 x 33.53 m)	1,227	215,000
• 4 courts, macadam, fenced, sports lighting (36.58 x 64.01 m)	2,342	380,000
• 6 courts, macadam, fenced, sports lighting (36.58 x 94.49 m)	3,456	500,000
Natural turf surfaces		
Bowling natural turf green		
• Flat or crown green (40 x 40 m)	1,600	150,000
Cricket natural turf pitch		
• Cricket pitch with 8-pitch square and 2 winter sport pitches (125.6 x 164.4 m)	20,649	295,000
Football natural turf pitches		
• U8/U7 mini pitch (43 x 33 m)	1,419	25,000
• U16/U15 youth pitch (97 x 61 m)	5,917	80,000
• Senior pitch (106 x 70 m)	7,420	100,000
Rugby League natural turf pitch		
• Senior pitch (122 x 74 m)	9,028	115,000
Rugby Union natural turf pitch		
• Senior pitch (130 x 80 m)	10,400	140,000

Notes

1. The area for buildings is the gross internal floor area (GIFA).
2. The area for pitches typically includes safety run-offs.
3. The sizes for artificial and natural turf pitches reflect current or developing best practice or NGB recommendations.
4. The costs for:
 - Affordable Sports Halls
 - Affordable Community Swimming Pools
 - Affordable Sports Centres with Community 25 m Pool Options
 - Affordable Sports Centres with Community 50 m Pool Options

align with the costs included in the Sport England publications of the same name updated to 2Q20. The reader is referred to these documents and their appendices for further information on sizes and general arrangement layouts.

5. The costs include the following:
 - External works allowance (car parks, roads, paths, services connections etc) averaged at 15% of the sports facility costs
 - 12 months maintenance/grow-in costs for grass pitches
 - Allowance for fees inclusive of project management (PM), site investigation (SI), planning and associated fees.
6. The fees for:
 - Artificial grass pitches
 - Macadam outdoor surfaces
 - Natural turf pitches
 are included at 6% (inclusive of PM, SI, planning and associated fees)
7. The costs exclude the following:
 - Project specific details/information, poor ground conditions, difficult access, long service connections
 - Site remodelling, pump and sump systems and SuDS attenuation for natural turf pitches
 - Inflation beyond 2Q2020
 - VAT
 - Land acquisition costs
 - Regional cost variations in materials and labour.

Click here for **User guide** and other
Design and cost guidance