
FP Sport England Appendices

A. Appendix 1

1. Playing Fields Policy and Guidance Document [Aug 2018 Update] A 1 - A 33

B. Appendix 2

1. Pitch Sports MoU - SIGNED VERSION [May 2014] B 1 - B 11

C. Appendix 3

1. Sport England Correspondence to LPA 31-7-20 C 1 - C 4

D. Appendix 4

1. Sport England Correspondence to LPA 17-8-2020 D 1 - D 6

E. Appendix 5

1. Appendix 5a ECB Covering Letter E 1 - E 3
2. Appendix 5b ECB Overshadowing Technical Report E 4 - E 7

F. Appendix 6

1. LCCC Indicative Masterplan F 1 - F 2

G. Appendix 7

1. Appendix 7 Sport England Additional Demand for Sport Correspondence 19-8-20 G 1 - G 11
2. Appendix 7a Sports Facility Calculator Output G 12 - G 15
3. Appendix 7b Playing Pitch Calculator Output G 16 - G 39
4. Appendix 7c Facility Costs 2Q 2020 G 40 - G 44

A. Appendix 1

Appendix 1

Sport England Playing Fields Policy and Guidance Document



**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>

CONTENTS

THE PLAYING FIELDS POLICY	4
PLAYING FIELDS POLICY GUIDANCE	5
SECTION 1 - INTRODUCTION & THE REQUIREMENT TO CONSULT SPORT ENGLAND	5
SECTION 2 - GOVERNMENT STRATEGY, POLICY & GUIDANCE	8
SECTION 3 - SPORT ENGLAND'S PLANNING AIM AND OBJECTIVES	10
SECTION 4 - CONSULTING SPORT ENGLAND	12
SECTION 5 - HOW SPORT ENGLAND RESPONDS	13
SECTION 6 - APPLYING THE POLICY & THE FIVE EXCEPTIONS	13
SECTION 6.1 - EXCEPTION 1	15
SECTION 6.2 - EXCEPTION 2	17
SECTION 6.3 - EXCEPTION 3	18
SECTION 6.4 - EXCEPTION 4	19
SECTION 6.5 - EXCEPTION 5	23
SECTION 6.6 - OBJECTION	25
ANNEX A - KEY DOCUMENTS & RESOURCES	26
ANNEX B - INFORMATION REQUIREMENTS	28
ANNEX C - CONTACT DETAILS	30

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?

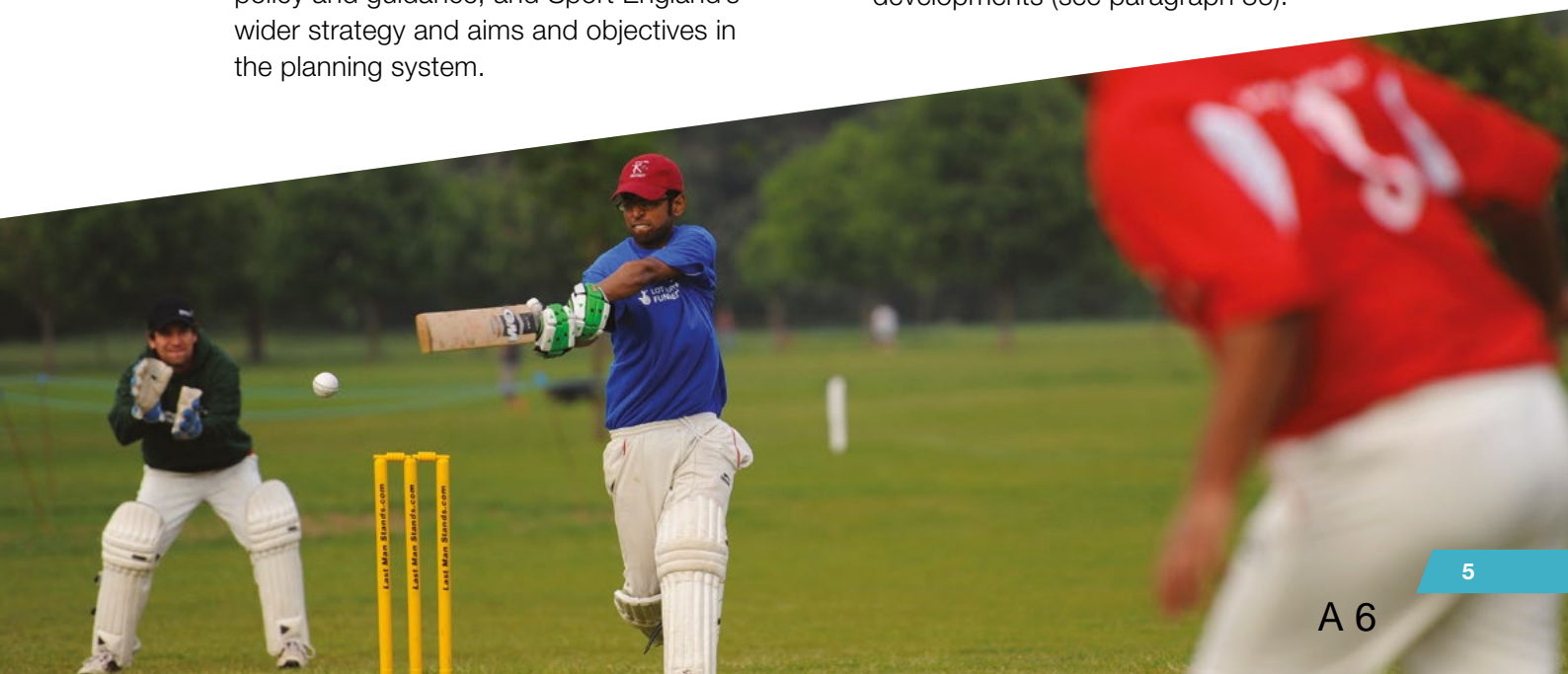
1. Local planning authorities are required by law to consult Sport England (the brand name for the English Sports Council) when they receive planning applications for development affecting playing fields. Sport England has a Playing Fields Policy in place to help it assess such applications.

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/uksi/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 : 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.	4

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

A 33

B. Appendix 2

APPENDIX 2

MEMORANDUM OF UNDERSTANDING WITH THE NATIONAL GOVERNING BODIES OF SPORT

**Memorandum of understanding on planning applications affecting
playing field land and other planning work areas**

Between

**THE ENGLISH SPORTS COUNCIL
(SPORT ENGLAND)**

THE FOOTBALL ASSOCIATION

ENGLAND AND WALES CRICKET BOARD LIMITED

RUGBY FOOTBALL UNION

RUGBY FOOTBALL LEAGUE

ENGLAND HOCKEY

LAWN TENNIS ASSOCIATION



May 2014
~~November 2013~~

1. This Memorandum of Understanding (MoU) is between the following parties ("the parties"):
 - The English Sports Council (Sport England)
 - The Football Association (FA);
 - The England and Wales Cricket Board Limited (ECB);
 - The Rugby Football Union (RFU);
 - The Rugby Football League (RFL);
 - England Hockey (EH);
 - The Lawn Tennis Association (LTA).

2. The MoU sets out how the parties will work together to help ensure the planning system provides a good supply of accessible and high quality playing fields, and other sports facilities, in England for the enjoyment of all and to assist the development of sport. While Sport England and each of the individual National Governing Bodies of Sport listed in paragraph 1 ("the NGBs") have their own distinctive roles and responsibilities all parties recognise the benefits of working together to achieve the common interest.

3. **What Sport England will do**

Sport England agrees to do the following:

- (a) Consult the relevant NGBs where appropriate (for a minimum consultation period of 10 calendar days) on all planning application consultations it receives which:
 - propose a direct loss of football, cricket, rugby union, rugby league, hockey grass pitches, artificial grass pitches (AGP), artificial wickets or multi use games areas (MUGA) and outdoor tennis courts;
 - propose new football, cricket, rugby union, rugby league and hockey pitches;
 - propose new and/or enhanced ancillary facilities which Sport England consider will be of interest to NGBs (existing and new/replacement sites);
 - propose new AGPs and MUGAs suitable for community football, rugby league, rugby union, hockey and tennis;
 - propose new tennis facilities (outdoor and indoor);
 - involve or affect other football, cricket, rugby union, rugby league, hockey and tennis related facilities e.g. stadia, indoor football, indoor cricket etc;
 - propose residential development where Sport England has been consulted as the development is likely to generate a need for new sport and recreation provision;

- (b) Consult the relevant NGBs, where appropriate, on pre-application advice consultations it receives in line with the above criteria and where consent has been given by the applicant to share information;

- (c) Adhere to the agreed procedure for consultation on planning applications and requests for pre-application advice contained within Annex 1.

- (d) Co-ordinate National and Hub Pitch Sport Facilities Development Group meetings (National and Hub Pitch Sports Groups);

- (e) Inform the NGBs of local authority decisions on planning applications to which they have provided comments;

- (f) Provide the NGBs with weekly lists of relevant planning applications by e-mail or subsequent mechanism agreed by all parties;

- (g) Provide the NGBs with weekly lists by e-mail of relevant planning policy related consultations received including local plans, playing pitch and open space strategies, local sport and recreation strategies, supplementary planning documents, local infrastructure plans and others which are deemed of relevance to sport;
- (h) Endeavour to provide feedback on the outcome of planning applications, where the NGBs have provided substantive comments, including examining the effectiveness of conditions and Section 106 agreements on a periodic basis;
- (i) Provide further detail to the NGBs on the annual planning applications affecting playing field land statistics and access to the annual Active Places reports on grass pitches and AGPs;
- (j) Ensure the availability of accurate and up-to-date data via Active Places for planning and mapping purposes and provide access to the NGBs via web services (subject to separate licence agreements);
- (k) Lead the review(s) of the Playing Pitch Strategy guidance on behalf of the National Pitch Sports Group;
- (l) Deliver its offer of support as set out in the Playing Pitch Strategy guidance and provide feedback on delivering the offer and use of the guidance to the National and Hub Pitch Sports Groups;

4. **What the National Governing Bodies of Sport (NGBs) will do**

Each individual NGB listed in paragraph 1 agrees to do the following:

- (a) Where consulted on a planning application (or request for pre-application advice) by Sport England respond within the timescale set by Sport England;
- (b) Adhere to the agreed procedure for consultation on planning applications and requests for pre-application advice contained within Annex 1.
- (c) Provide each Sport England Hub on a quarterly basis with a list of relevant projects it is working on (for the FA this includes those it is working on in relation to Football Foundation investment);
- (d) Work with Sport England's appointed contractor for the maintenance of Active Places to improve the quality of playing pitch data;
- (e) Encourage its local representatives (e.g. County organisations) and clubs to assist Sport England's data contractor in collecting and updating information for Active Places;
- (f) Provide Sport England with access to information on club and participant data where appropriate to support work on supply and demand analysis;
- (g) Where it is made aware, notify Sport England of any local authorities, schools or other bodies who are failing to meet their obligations negotiated by Sport England for the provision of sport;
- (h) Publish and promote standards on all related facility issues for its sport;
- (i) Deliver its offer of support as set out in the Playing Pitch Strategy guidance and provide feedback on delivering the offer and the use of guidance to the National and Hub Pitch Sports Groups;

Note: Point (i) does not apply to the LTA

5. **What all parties will do together**

All parties agree to do the following together:

- Share good practice and if the MoU is successful potentially invite other NGBs with an interest in playing fields and outdoor sports facilities to join the MoU;
- Ensure that guidance produced by all parties with regard to the strategic provision of playing fields and other relevant facilities clearly interrelates to ensure clear messages are given to local authorities and other parties;
- Work with regard to lobbying Central and Local Government over the continued protection and improvement of playing fields;
- Ensure that at the hub level, Sport England Planning Managers and Relationship Managers (Facilities and Planning) meet with the NGBs Regional Facilities Managers (or equivalents) under guidelines set up by the National Pitch Sports Group (see Annex 2 for a template Hub Pitch Sports Group meeting agenda). The meetings should take place on a quarterly basis and where practical be scheduled to relate to the timing of the National Pitch Sports Groups meetings (see Annex 2).
- Ensure the National Pitch Sports Group discuss and action relevant planning matters as and when required;
- Use the National and Hub Pitch Sport Groups and Sport England Planners meetings to discuss areas of good practice and share lessons learnt;
- Ensure key issues, lessons learnt and good practice raised at the Hub Pitch Sports Group meetings are fed up to the National Pitch Sports Group to help shape the national group meeting agendas and, where possible, for issues to be resolved at a national level;
- Before the start of each financial year agree any planning related joint objectives through the National Pitch Sports Group.

6. **Freedom of Information Act**

All NGBs should be aware that correspondence they provide to Sport England in response to any planning application (including pre-application advice) and planning policy related consultations may be required to be disclosed in accordance with the Freedom of Information (Fol) Act 2000. Should Sport England receive a related Fol request then it shall contact the relevant NGBs, as appropriate, prior to responding to the request.

7. **Liaison and Review**

The relationship between the parties will evolve over time and all parties will keep this MoU under review. Key milestones which may trigger a review include restructures in any organisation, changes in CEOs or Chairs, changes of Government or other factors not listed which may affect the ability of any party to meet their obligations under this MoU. An annual review of the MoU will be conducted via the National Pitch Sports Group.

8. **Governance of this Memorandum**

This MoU is a multilateral agreement between the parties. The parties acknowledge that it is not their intention for this MoU to have binding legal effect. It is a statement of their shared intention to work together in a spirit of co-operation. As such, no party shall have any liability to any of the other parties whatsoever in contract, tort (including negligence), breach of statutory duty or otherwise suffered by any of the other parties in relation to a breach of or failure of a party to perform any of the obligations under this MoU even if that party has been advised of

the possibility of any damages or losses arising as a result of it breaching or failing to perform its obligations.

9. Copyright

All right, title and interest in copyright and all other materials supplied by the parties, who are signatories to this agreement, shall together with any improvements or modifications, at all times remain vested with the party providing this. This MoU does not give any party the right for that party to make use of other parties name, logotypes, or kite marks, on any advertising or promotion during the terms of this MoU.

10. Data Protection

Data gathered and exchanged under the terms of this MoU will be managed in compliance with the Data Protection Act 1998.

11. Force Majeure

Parties will not be liable for failure to perform its obligations under this MoU if such failure results from circumstances which could not have been contemplated and which are beyond a party's reasonable control.

12. Disputes

In the event of any dispute emerging, the parties agree to solve the problem by way of mutual and responsible negotiation.

13. Commencement

This MoU will take effect when all parties have signed it. Any party may terminate their membership by giving 30 days advance written notice to all other parties. The MoU may be amended by agreement in writing.

14. Signatories to the MoU

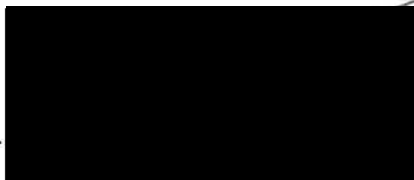
Signed by 

Date 28/5/2014

Printed JENNIE PRICE

For and on behalf of **The English Sports Council (Sport England)**

Signed by

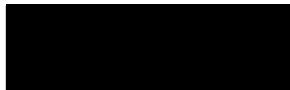


Date 8/5/14

Printed ALEX HORNE

For and on behalf of **The Football Association**

Signed by

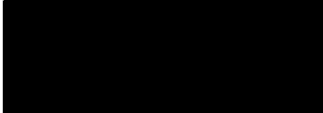


Date 19/12/2013

Printed BRUCE CRUSE pp. MIKE GATTING

For and on behalf of **The England and Wales Cricket Board Limited**

Signed by



Date 10/02/2014

Printed STEVE GRANFORD

For and on behalf of **The Rugby Football Union**

Signed by



Date 27/2/2014

Printed [Redacted]

For and on behalf of **The Rugby Football League**

Signed by



Date 11/3/14

Printed IAN WILSON

For and on behalf of **England Hockey**

Signed by



Date 17/3/14

Printed [Redacted]

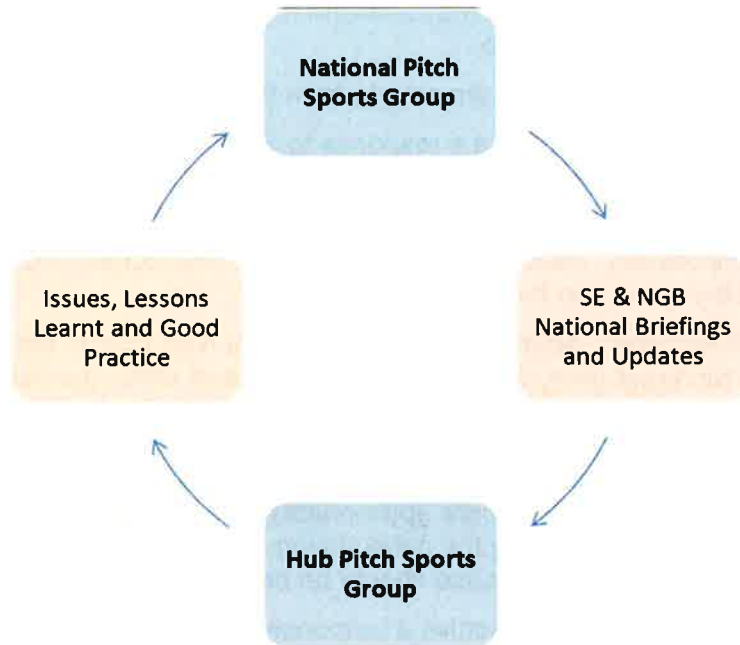
For and on behalf of **The Lawn Tennis Association**

Annex 1 Agreed procedure for consultation on planning applications and requests for pre-application advice

1. Sport England Regional Planning Manager determines whether the relevant NGBs Regional Facilities Manager (or equivalent) should be consulted;
2. If so, Sport England Regional Planning Manager e-mails the relevant NGBs Regional Facilities Manager the agreed consultation template which includes:
 - a. a brief summary of the proposal/and or provides a link to the application on the local authority web site;
 - b. what issues of advice are sought from the NGB;
 - c. a deadline for providing a response to Sport England (allow for a minimum consultation period of 10 calendar days);
3. The NGB Regional Facilities Manager should review the consultation details and, if deemed necessary, collate any views from local colleagues (e.g. at the County level) and feed these back in their response;
4. The NGB Regional Facilities Manager to email a response to the Sport England Planning Manager using the template provided and within the set timescale. The response should relate to the advice sought by Sport England along with any other known issues which may be relevant to the application and/or site. The response should also be suitable for being incorporated into Sport England's response to the Local Planning Authority (where appropriate) which will subsequently be publicly available, If, after reviewing the consultation, the NGB has no comments to make then a 'No Comments' response should be sent to Sport England.
5. If Sport England does not receive a response from an NGB within the set deadline it will be assumed that the NGB has no comments to make;
6. For major or contentious schemes any e-mail correspondence should be supplemented by a telephone conversation (by Sport England to the NGB when sending out the consultation and by the NGB to Sport England once they have reviewed the consultation);
7. Sport England Regional Planning Manager to refer to NGB Regional Facilities Managers comments in their written response to the local authority if deemed appropriate;
8. Sport England Regional Planning Manager to copy in NGB Regional Facilities Manager to their response if requested;
9. Sport England Regional Planning Manager to inform the NGB Regional Facilities Manager of the local authority decision at the Hub Pitch Sports Group meetings via a decision summary sheet to be issued quarterly.

Annex 2 Hub Pitch Sports Meetings – Timing and Template Agenda

Where possible and practical Hub Pitch Sports Group meetings should take place quarterly and relate to the timing of the National Pitch Sports Group meetings. As presented below this will allow for the sharing of briefing notes and updates from the national group in advance of the hub group meetings, along with ensuring the issues, lessons learnt and good practice discussed and raised by the hub groups can help shape the agenda and work of the national group.



A template agenda for the Hub Pitch Sports Group meetings is provided below.

	Item	Who
1.	Apologies	
2.	Minutes from the previous meeting	
3.	SE & NGB National Updates - Points of Clarification (Briefings and updates from the National Pitch Sports Group to be circulated and read in advance of the meeting)	
4.	SE & NGB Hub Updates <ul style="list-style-type: none"> - Strategic planning priorities and projects SE - Focussed LA's, Core Cities (inc. playing pitch strategy work) NGBs - WSP interventions, priority areas - Resourcing and local management issues 	
5.	Planning Application Consultations <ul style="list-style-type: none"> - Live case discussion (where of relevance to more than one NGB) - Decision summary sheet 	

	Item	Who
6.	Priority Schools Building Programme/Major School Build Programmes - Updates, process and feedback	
7.	Playing Pitch Strategy Guidance - Feedback on delivering the offers and use of the guidance (good practice , lessons learnt and suggested improvements) - PPS coverage update	
8.	Funding Updates - SE & NGB updates and issues	
9.	MoU - Process and delivery	
10.	Feedback to the National Pitch Sports Group - Issues, good practice and lessons learnt	
11.	AOB (e.g. Access to Schools)	
12.	Agreed Actions and Date of Next Meeting	

C. Appendix 3

APPENDIX 3

SPORT ENGLAND CORRESPONDENCE TO LPA 31/7/2020

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 it's 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

[Sport England](#)



[We are undefeatable](#)



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

D. Appendix 4

APPENDIX 4

SPORT ENGLAND CORRESPONDENCE TO LPA 17/8/2020

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

T: 07747 763534

M: 07747 763534

E: Fiona.Pudge@sportengland.org

[Sport England](#)



[We are undefeatable](#)



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: Fiona Pudge

Sent: 31 July 2020 16:33

To: debra.harrison@trafford.gov.uk

Subject: App Ref: 100400/OUT/20 - Former B&Q Site M32 OZW - Sport England Ref: PA/20/NW/TF/56065

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 it's 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

Sport England



We are undefeatable



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gale Walters](#)

E. Appendix 5

APPENDIX 5A
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.

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

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).

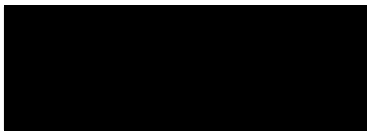
The ultimate consequence of a failure of a key component of facility provision required under ECB High Profile venue facilities standards could be the loss of the ability to host major matches and/or a failure to succeed in any major match bidding process. The impact of this eventuality on the finances 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 5b

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

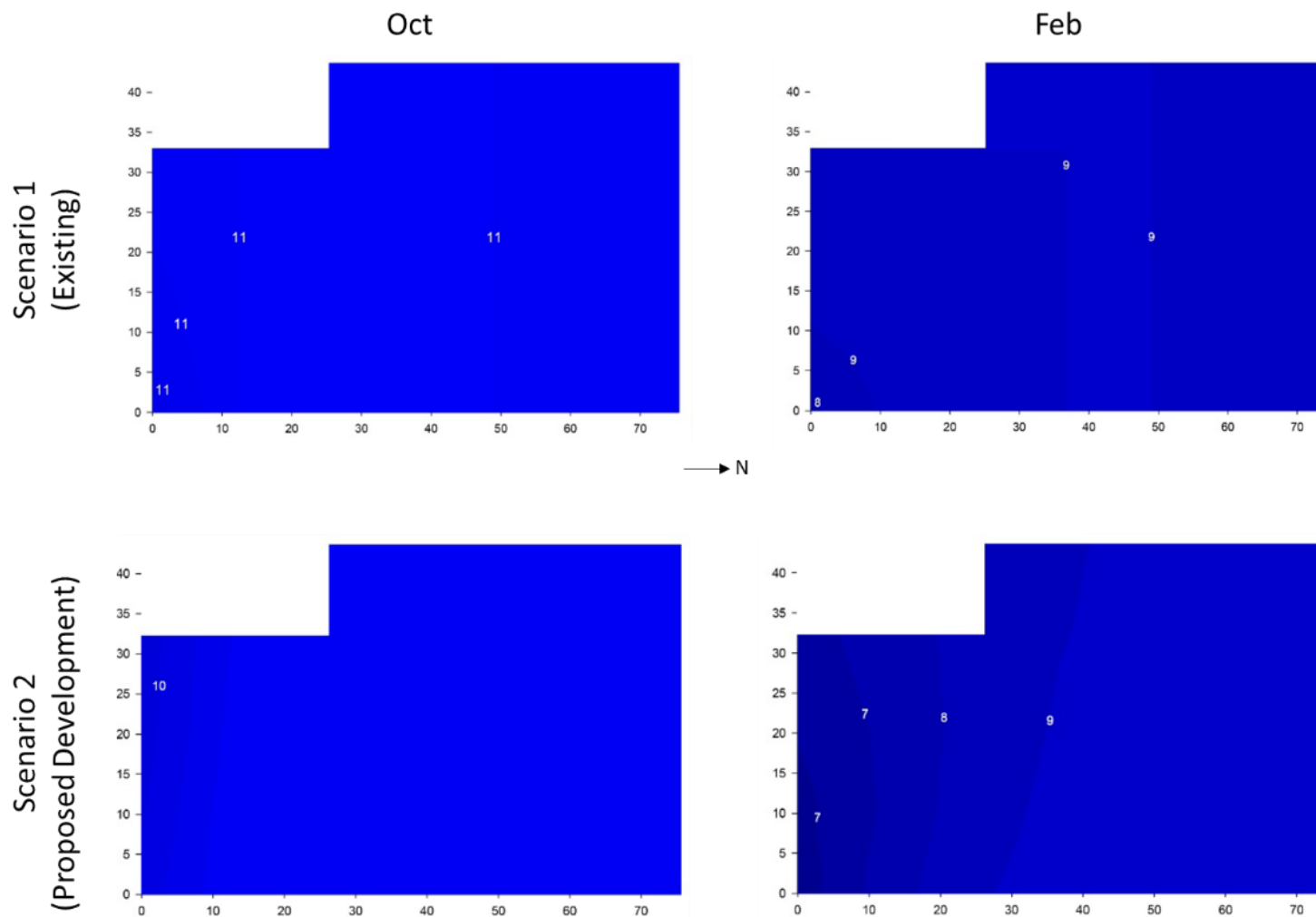


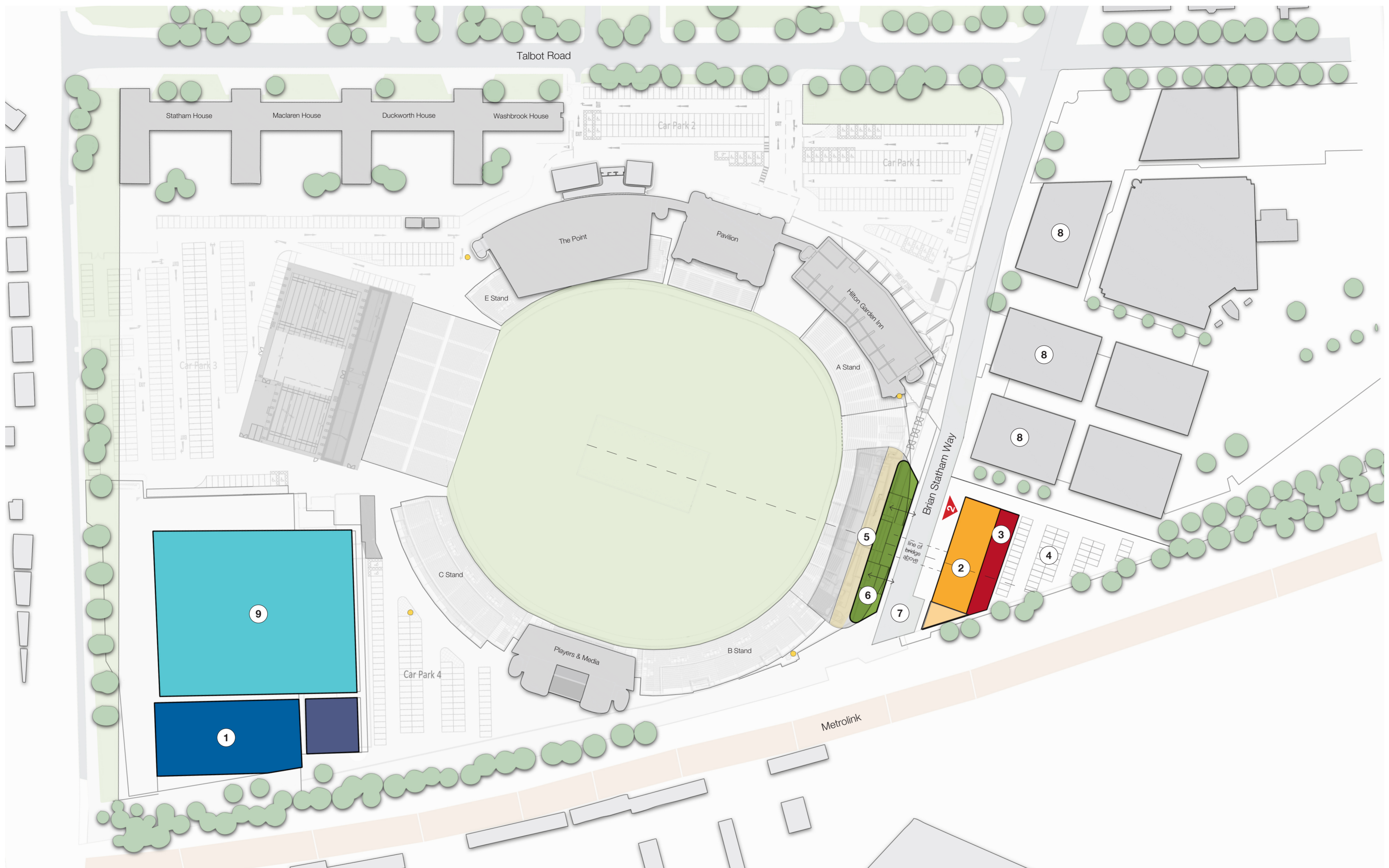
Figure 1 Selected light model output from STRI Report (Appeal Ref APP/Q4245/W/20/3258552-Exhibit 1) illustrating critical months of October and February for grass establishment in cricket nets. Scenario 1 is existing. Scenario 2 is the Proposed Apartments. Contour units are mol/m²/day.

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

F. Appendix 6

Appendix 6
LCCC 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

G. Appendix 7

APPENDIX 7

SPORT ENGLAND ADDITIONAL DEMAND FOR SPORT
CORRESPONDENCE TO LPA 19/8/20

From: [Fiona Pudge](#)
To: [Harrison, Debra](#)
Cc: [Farrand Paul](#)
Subject: RE: App Ref: 100400/OUT/20 - Former B&Q Site M32 OZW - Sport England Ref: PA/20/NW/TF/56065
Date: 19 August 2020 12:07:00
Attachments: [20200819_56065 PPC Report Revised.xlsx](#)
[20200819_56065 SFC Report Revised.docx](#)

Hi Debra

The link for future reference is below. Items on our website keep getting moved around but it's no excuse for me not checking the link before I sent it:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>

I've rerun the figures based on the 568 provided by you and attached the outputs for both indoor sport and pitch sports. Summary of revised indicative costs are as follows:

Total indicative cost for outdoor sport (excluding lifecycle costs) = £251,203

Total indicative cost for indoor sport (excluding lifecycle costs) = £198,713

Let me know if you need assistance with interpretation although Paul has become familiar with it over the last couple of years.

Kind Regards

Fiona Pudge Planning Manager **T:** 07747 763534 **M:** 07747 763534

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: Harrison, Debra <Debra.Harrison@trafford.gov.uk>

Sent: 18 August 2020 15:06

To: Fiona Pudge <Fiona.Pudge@sportengland.org>

Cc: Farrand Paul <Paul.Farrand@trafford.gov.uk>

Subject: RE: App Ref: 100400/OUT/20 - Former B&Q Site M32 OZW - Sport England Ref: PA/20/NW/TF/56065

Hi Fiona,

Thanks for this.

Please could you send me a new link to the sports facility calculator, the link in the email doesn't work.

I'm not sure if the link will allow me to re-run the figures you have quoted, but if not please could you provide the costs based on a population yield of 568 as this would be consistent with the population yield formula in the adopted SPD1 and the amended Health and Education Capacity Assessment which also uses the formula set out in SPD 1.

Kind regards
Debra

Debra Harrison
Major Planning Projects Officer

Planning and Development
Place Directorate
Trafford Council – Trafford Town Hall – Talbot Road – Stretford – M32 0TH
T (Direct Dial): 0161 912 1930 / 07890518398
T (Planning General Enquiry Line): 0161 912 3149
F: 0161 912 3128
E: Debra.Harrison@trafford.gov.uk

Trafford Council is a well-performing, low-cost council delivering excellent services to make Trafford a great place to live, learn, work and relax. You can find out more about us by visiting www.trafford.gov.uk.

The Planning and Development Service privacy notice can be viewed [here](#).

From: Fiona Pudge [<mailto:Fiona.Pudge@sportengland.org>]
Sent: 18 August 2020 12:28
To: Harrison, Debra
Cc: Farrand Paul
Subject: RE: App Ref: 100400/OUT/20 - Former B&Q Site M32 OZW - Sport England Ref: PA/20/NW/TF/56065

Hi Debra

I have provided the following assessment using Sport England's Strategic Planning Tools which I hope you find useful. This information is provided in a non statutory advisory capacity and does not affect the statutory objection previously lodged.

The proposal is understood to be an outline planning application which includes residential development comprising 333 residential units.

The population of the proposed development is estimated to be 873 (using a 2.62 average occupancy rate taken from Trafford's Playing Pitch Strategy 2019). Sport England has defaulted to using the average occupancy rate because the figures in the Education and Health Capacity Assessment provided by the applicant have been miscalculated. This additional population will generate additional demand for sports facilities as set out in the section below. The Trafford PPS Assessment Report shows pitches of all types and sizes are either operating at capacity or overplayed within the Analysis Area (North), with the exception of adult football where there is minimal spare capacity. This indicates there is limited capacity to accommodate the additional demand generated from this development. If this demand is not met then it may place additional pressure on existing sports facilities, thereby creating deficiencies in facility provision.

The Proposal and Impact on Existing Sports Facilities

Outdoor Sport:

Sport England has developed a Playing Pitch Calculator (PPC) which was used to estimate the additional demand for different pitch types that could be generated from housing growth across the Local Plan period as part of the PPS. This calculator has been used in this instance to estimate the additional demand for pitch types arising from this development. Based on a proposed population of 873 (using a 2.62 occupancy rate) additional demand will be generated and includes:

1. The combined additional demand for peak period matches and training sessions equates to one pitch equivalent at an indicative capital cost of £162,068 and lifecycle cost of £21,004. 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 £88,101 with lifecycle costs of £18,396 (to accommodate match play during peak period).
 - 1b. Improvements/contribution towards an Artificial Grass Pitch indicative costs amount to £73,968 with a split of £44,081 for 3G and £29,887 for sand based (to accommodate training over the week).
2. This additional demand would generate the need for an additional changing room at an indicative cost of £218,192.
3. 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. But that should be properly determined using evidence of overplay and spare capacity of existing pitches within the Analysis Area (North) as set out in the PPS.
4. Shortfalls in existing provision are likely to be exacerbated by the new residents moving into the area and therefore using the latest PPS 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.

Total indicative cost for outdoor sport (excluding lifecycle costs) = £380,260

The indicative cost for providing qualitative improvements is taken from Sport England’s Sports Facilities Cost Second Quarter 2020.

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance>

Once the applicant, after consultation with the Council, has established how best to provide the additional capacity, a more accurate cost analysis should be undertaken based on works required at specific sites. The cost analysis can inform the requirement for a commuted sum.

Indoor Sport:

In relation to indoor sports provision you may be aware that Sport England’s Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC indicates that a population of 996 in this local authority area will generate a demand for.

Sports Halls		Swimming Pools	
Courts	0.24	Lanes	0.17
Halls	0.06	Pools	0.04
Vpwpp*	71	Vpwpp	55
Cost	£147,050	Cost	£158,367

*Vpwpp = visits per week in the peak period

The table above shows that additional visits to halls and swimming pools will be generated. The applicant, in consultation with the Council should assess whether:

- Existing facilities within the Analysis Area (North) can accommodate the additional demand; or
- Improvements to existing facilities are required to build in the additional demand; or
- A contribution towards planned new provision is required

Again the costs are indicative and any improvements/new provision required should be informed by a more accurate cost analysis.

More information on the SFC can be found on our website at: <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility-calculator/>

Total indicative cost for indoor sport (excluding lifecycle costs) = £305,417

The calculations for the outdoor and indoor sports demand and costs can be supplied on request. Please contact the undersigned.

Design and layout – Active Environments and BREEAM

Sport England, in conjunction with Public Health England, has produced ‘**Active Design**’ (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government’s desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments. The document can be

downloaded via the following link:

<http://www.sportengland.org/activedesign>

Sport England and BRE Global have worked together to map the individual issues and criteria in each BREEAM Scheme with the Active Design principles outlined by Sport England.

The built environment can have major impacts on people's health and wellbeing, designing the Principles of Active Design into new, emerging and established areas of the built environment is becoming increasingly desirable at national and local planning levels. BREEAM, HQM and CEEQUAL are schemes which can be used to ensure that the high level principles of active design are met and implemented where possible during each stage of a projects lifecycle.

<https://www.breem.com/engage/research-and-development>

Sport England strongly recommends the application incorporates the key principles of Active Design in order to accord with the GM Moving Strategy , the draft GMSF policy GM-E5 (Health Policy), and Sport England Planning for Sport Principles:

<http://www.sportengland.org/planningforsport>

Conclusion

Sport England makes no comment in relation to the principles around housing needs and has focussed on ensuring, if development goes ahead, that sufficient community infrastructure for indoor and outdoor sports facilities are provided to support the increase in population associated with the development.

Given that the Analysis Area (North) sports provision is currently operating at capacity with some deficiencies, it is Sport England's opinion that the development would, if permitted, create a need for a contribution to sports facilities. Such a contribution should be secured by S106 and invested in improving sports facilities within the sports catchment of the proposal. The details above provide an idea of the level of contributions. Sport England's costings for new sports facilities can be found on our website.

Kind Regards

Fiona Pudge Planning Manager **T:** 07747 763534 **M:** 07747 763534

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: Harrison, Debra <Debra.Harrison@trafford.gov.uk>

Sent: 18 August 2020 11:34

To: Fiona Pudge <Fiona.Pudge@sportengland.org>

Subject: RE: App Ref: 100400/OUT/20 - Former B&Q Site M32 OZW - Sport England Ref: PA/20/NW/TF/56065

Hi Fiona,

Thank you for your response below, which will be passed on to the applicant to be addressed.

Aside from the objection below, Paul Farrand from our Policy Team has advised that with regard to outdoor sports facility provision and the Councils Playing Pitch Strategy, I should consult with Sport England to determine the demand generated from the proposed development as a starting point for agreeing how to accommodate any new demand which cannot be met through existing provision, which would be in the form of a commuted sum to deliver local improvements.

Whilst I acknowledge the current objection, the applicant has indicated that they will be appealing against non-determination of this planning application and we are aiming to take this application to September committee for determination. Therefore we need to address all issues, including potential developer contribution requests. Are you able to advise on this?

If you would like to discuss this, please call me on 07890518398.

Kind regards
Debra

Debra Harrison
Major Planning Projects Officer

Planning and Development
Place Directorate
Trafford Council – Trafford Town Hall – Talbot Road – Stretford – M32 0TH
T (Direct Dial): 0161 912 1930 / 07890518398
T (Planning General Enquiry Line): 0161 912 3149
F: 0161 912 3128
E: Debra.Harrison@trafford.gov.uk

Trafford Council is a well-performing, low-cost council delivering excellent services to make Trafford a great place to live, learn, work and relax. You can find out more about us by visiting www.trafford.gov.uk.

The Planning and Development Service privacy notice can be viewed [here](#).

From: Fiona Pudge [<mailto:Fiona.Pudge@sportengland.org>]
Sent: 17 August 2020 09:58
To: Harrison, Debra
Subject: RE: App Ref: 100400/OUT/20 - Former B&Q Site M32 0ZW - Sport England Ref: PA/20/NW/TF/56065

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

T: 07747 763534

M: 07747 763534

E: Fiona.Pudge@sportengland.org

Sport England



We are undefeatable



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: Fiona Pudge

Sent: 31 July 2020 16:33

To: debra.harrison@trafford.gov.uk

Subject: App Ref: 100400/OUT/20 - Former B&Q Site M32 OZW - Sport England Ref: PA/20/NW/TF/56065

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 it's 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

Sport England



We are undefeatable



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](mailto:Gaile.Walters)

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Louise Hartley, Sport England's Data Protection Officer directly by emailing DPO@sportengland.org

This email and its attachments are confidential and for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please do not read, print, re-transmit, store or act in reliance on it or any attachments. If you have received this communication in error please notify the sender immediately by e-mail or by telephone and then permanently delete the e-mail and any copies of it. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

The full Trafford Council email disclaimer can be viewed at: <http://www.trafford.gov.uk/emaildisclaimer.asp>
GCSX This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended

solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Louise Hartley, Sport England's Data Protection Officer directly by emailing DPO@sportengland.org

This email and its attachments are confidential and for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please do not read, print, re-transmit, store or act in reliance on it or any attachments. If you have received this communication in error please notify the sender immediately by e-mail or by telephone and then permanently delete the e-mail and any copies of it. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

*The full Trafford Council email disclaimer can be viewed at: <http://www.trafford.gov.uk/emaildisclaimer.asp>
GCSX This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation*

APPENDIX 7A
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:

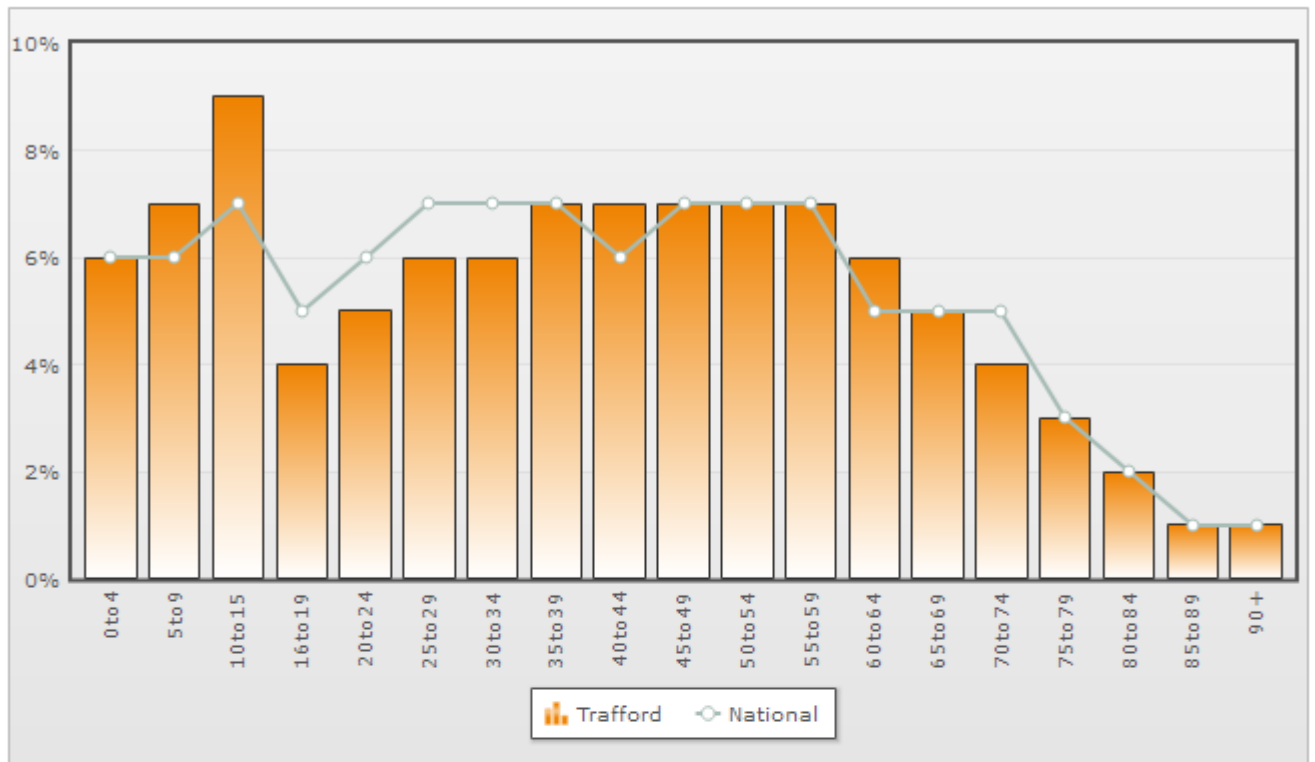
Sports Halls	
Demand adjusted by	0%
Courts	0.16
Halls	0.04
vpwpp	46
Cost	£95,675

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

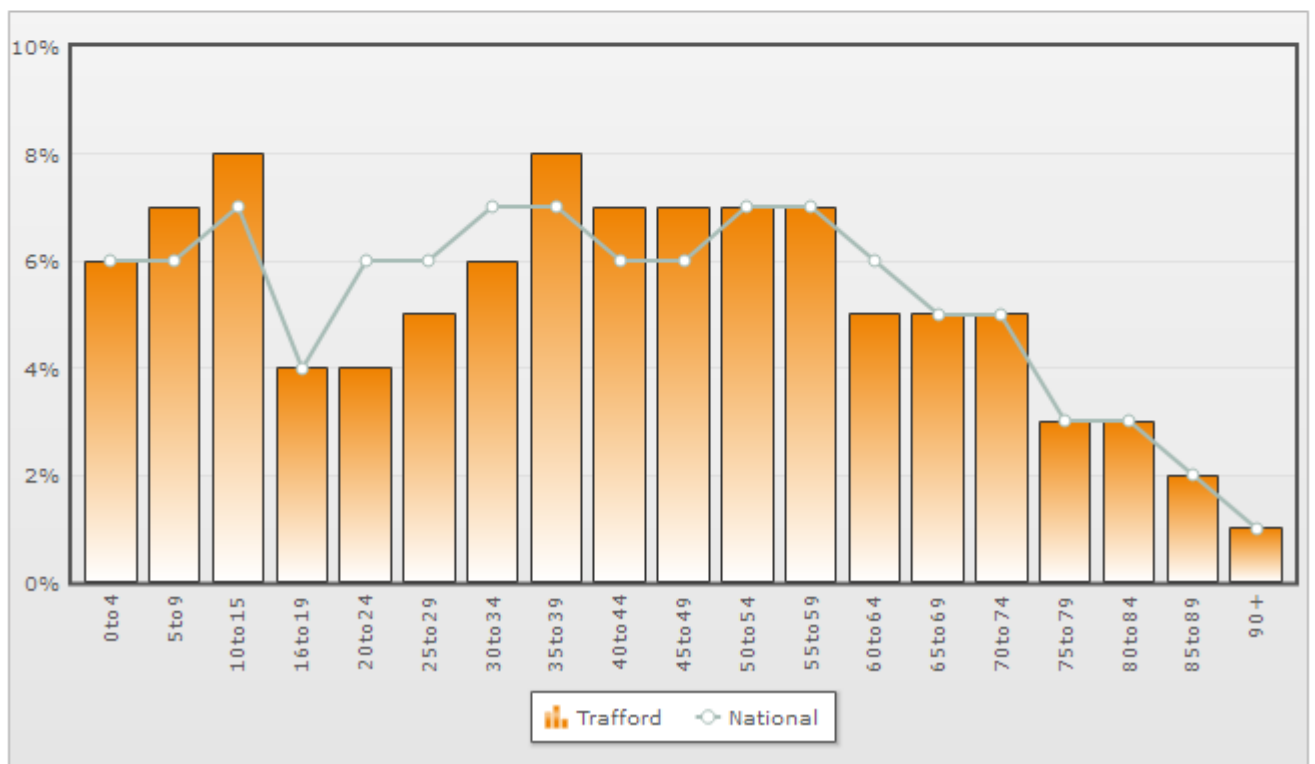
Population Profile:

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 7B

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
---	-----

Population

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

	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?	
Sport age groups	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 period 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	38.00	
N/a	N/a	N/a	N/a	N/a	As above	
N/a	N/a	N/a	N/a	N/a	As above	
N/a	N/a	N/a	N/a	N/a	As above	
N/a	N/a	N/a	N/a	N/a	As above	
N/a	N/a	N/a	N/a	N/a	As above	
N/a	N/a	N/a	N/a	N/a	As above	
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	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	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	
0.01	0.01	N/a	7.5	0.5	N/a	
0.01	Added to above	N/a	Above for senior & 14-16yrs	As above	N/a	
0.01	0.01	N/a	Above for senior & 14-16yrs	1	N/a	
0.00	Added to above	N/a	Above for senior & 14-16yrs	As above	N/a	
0.00	Added to above	N/a	4	1	N/a	
0.00	Added to above	N/a	Above for all 11-13yrs & U10s	As above	N/a	
0.00	Added to above	N/a	Above for all 11-13yrs & U10s	As above	N/a	

Pitch provision?			Q7. How many pitches are required to for home matches and training		
A6. Natural grass pitches required per pitch type	A6. Artificial Grass Pitches (Sand) required.	A6. Artificial Grass Pitches (3G) required.	A7. Natural grass pitches required per pitch 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	

to meet the estimated demand	Q8a. How much may it cost to provide the new natural grass pitch provision?		Q8b. How much may it cost to provide the new artificial grass pitch provision?	
A7. Artificial Grass Pitches (3G) required.	Estimated capital cost to provide the new provision (without regional variation)	Estimated capital cost to provide the new provision (with regional variation)	Estimated capital cost to provide the new provision (without regional variation)	Estimated capital cost to provide the new provision (with regional variation)
0.03	10,112	9,809	29,717	28,825
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	12,753	12,370	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	8,661	8,401	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
Included in above	3,093	3,000	Included in above	Included in above
Included in above	1,874	1,817	Included in above	Included in above
N/a	15,065	14,613	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	8,286	8,037	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	616	597	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	Included in above	Included in above	N/a	N/a
N/a	N/a	N/a	20,291	19,682
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above

Q9a. What might the lifecycle costs of the new natural grass pitch provision be?			Q9b. What might the lifecycle costs of the new natural grass pitch provision be?	
Pitch sinking fund cost (annual)	Pitch maintenance cost (annual)	Lifecycle costs for the new pitch provision (annual)	Pitch sinking fund cost (annual)	Pitch maintenance cost (annual)
432	1,638	2,070	951	149
Included in above	Included in above	Included in above	Included in above	Included in above
831	3,531	4,362	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
0.00	0.00	0.00	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
193	819	1,012	Included in above	Included in above
Included in above	Included in above	Included in above	Included in above	Included in above
716	2,236	2,952	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
378	1,342	1,720	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
27	105	132	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
Included in above	Included in above	Included in above	N/a	N/a
N/a	N/a	N/a	512	98
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	Included in above
N/a	N/a	N/a	Included in above	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 7C

SPORT ENGLAND FACILITIES COSTS Q2 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 pitchesare 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