

## Smith, Kate

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**From:** Smith, Nigel  
**Sent:** 18 March 2019 10:15  
**To:** Planning Department  
**Subject:** FW: App Ref: OUT/2019/0484 - Land at Thompsons Farm - Sport England Ref: 51720

**Categories:** Consultation Responses

Please attach to consult response – Sport England

regards

Nigel Smith  
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**Phone: 024 7683 2057/2058 or email: [buildingcontrol@coventry.gov.uk](mailto:buildingcontrol@coventry.gov.uk)**

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**From:** Rajvir Bahey [mailto:Rajvir.Bahey@sportengland.org]  
**Sent:** 14 March 2019 11:21  
**To:** Smith, Nigel <Nigel.Smith@coventry.gov.uk>  
**Subject:** App Ref: OUT/2019/0484 - Land at Thompsons Farm - Sport England Ref: 51720

Dear Nigel Smith,

Thank you for consulting Sport England on the above application.

### **Sport England – Non Statutory Role and Policy**

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications:  
<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to a residential development over 300 dwellings.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the

needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website:

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

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

### **The Proposal**

The proposal is for outline planning permission for up to 500 dwellings at land at Thompson Road. The draft heads of terms contained within the submitted Planning Statement includes off site sports provision but no financial figure is provided.

### **Assessment against Sport England's Objectives and the NPPF**

#### Indoor sporting provision and AGP's

The population of the proposed development is estimated to be 1,250 based on an average household occupancy rate of 2.5. This additional population will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating or exacerbating deficiencies in facility provision. In accordance with the NPPF, Sport England seeks to ensure that the development meets any new community sports facility needs arising as a result of the development.

You may be aware that Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC indicates that a population of 1,250 in this local authority area will generate a demand for:

Pools: 13.58 sqm of pool space costing £237,538

Halls: 0.37 courts costing £227,334

Artificial Grass Pitches: 0.05 pitches costing £45,950 for 3G or £41,426 if sand.

Sport England accepts that the need for this scale of investment would fall away if it were shown that existing sports facilities were of sufficient quantity and quality to be able to absorb this new growth.

The Council's Aquatic Strategy and Indoor Facilities Strategy highlights the importance of pool provision within the north west of the city and meeting demand for housing growth in this part of the city. The strategies highlight that the current pool at President Kennedy, in close proximity to the application site, has a limited role in meeting the anticipated increase in demand for pool provision, given its current condition and hours of availability. Therefore investment at President Kennedy provides the opportunity to improve the quality and accessibility of pool provision, although further work is required to determine the most suitable option e.g. a refurbishment/rebuild or a replacement of the current pool.

It is also appropriate to seek contributions towards sports halls. With reference to the city's indoor facility strategy, it should be noted that most of the supply is on school sites with variable hours and most is in poor or very poor conditions. It may be appropriate to consider a contribution to the sports hall at President Kennedy. I would advise a discussion with Steve Willes from the City Council, on this matter.

With regard to Artificial Grass Pitches, (AGPs) the Playing Pitch Strategy and Action Plan has a statement that there is a need for consolidation of the existing stock for both hockey and football. This will result in some sand dressed surfaces being resurfaced to 3G to allow better use for football. It should be noted that the Council's emerging Playing Pitch Strategy and Action Plan indicates a need for further 3G football and rugby provision.

Playing Pitches

In accordance with Local Plan Policy GE1 a key element of Coventry’s approach to green infrastructure will be the continued development of a network of green spaces, water bodies, paths and cycle ways, with priority given to those parts of the city where there is an identified deficiency of green space. The Council’s Playing Pitch Strategy identifies that there is a shortfall in playing pitches provision or the need to improve the existing stock and in viewing the submitted documents no on site playing pitch provision is proposed with the draft heads of terms highlights off site sports provision.

Below are the headlines from the various playing pitch sports contained within Coventry City Council’s published Playing Pitch Strategy and Action Plan.

Football: a number of pitches are overplayed and there is a need to try and get more access to sites which do not have community access and to create changing and ancillary accommodation;

Cricket: the need to create new cricket pitches;

Rugby: the need to gain access to sites with no community use, improve club facilities, provide access to training via 3G International Rugby Board compliant AGPs;

Hockey: the improvement of the existing provision (see AGP comments above);

Tennis: improvement of existing facilities and need to gain access to school sites

As part of the Council’s emerging Playing Pitch Strategy and Action Plan a playing pitch new development calculator is provided to ascertain the playing pitch demand generated from new developments.

The calculator indicates that a population of 1,250 envisaged from the proposed development will generate a demand for:

	Match Equivalent Sessions*	Estimated pitch provision	
Adult football =	0.19	0.19	pitches at a capital cost of
Youth =	0.32	0.32	pitches at a capital cost of
Mini Soccer =	0.22	0.22	pitches at a capital cost of
Rugby Union =	0.11	0.11	pitches at a capital cost of
Rugby League** =	0.01	0.01	pitches at a capital cost of
Hockey =	0.11	0.03	pitches at a capital cost of
Cricket =	2.85	0.06	pitches at a capital cost of
	<b>Total</b>	<b>0.93</b>	

\* Estimated demand in match equivalent sessions during the weekly peak period (across a season for Cricket) \*\* Rugby League reflect Council’s specific timeframe e.g 5 or 10 years

[Source of costs: Capital Cost - Sport England Facilities Costs Second Quarter 2018](#)  
[Lifecycle Costs - Based on a % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents \(April 2012\)](#)

In meeting the identified demand generated from the proposed development the Council should review its playing pitch strategy to understand the nature of playing pitches sites within an appropriate catchment of the new population and issues in the area where an off site contribution should be directed towards.

The costs provided above are indicative and appropriate local work should be undertaken to determine more accurate costings. The above figures do not incorporate ancillary provision such as changing accommodation for 1

pitch a two team changing facility would also be expected at a cost of £255,000 based on Sport England Facilities Cost Quarter 2 2018.

**Conclusion**

Sport England supports the proposal subject to an off site contribution for sport provision being secured, reflective of the above costs for indoor sports provision, AGP and playing pitches, with it meeting Sport England Objective Provide.

If this application is to be presented to a Planning Committee, Sport England would like to be notified in advance of the meeting date(s) and the publication of any agenda(s) and report(s). Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

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

Yours sincerely,

**Rajvir Bahey**

Planning Manager

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