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**From:** Bob Sharples [REDACTED]  
**Sent:** Tuesday, April 11, 2023 11:54 AM  
**To:** Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>  
**Cc:** Martin Kimberley [REDACTED]  
**Subject:** App Ref: P/OUT/2023/01166 - Land to the south of Ringwood Road - Sport England Ref: PA/23/SW/DSC/64273

Dear Ursula,

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: creation of a site for one or more playing pitches and a residential development of 300 dwellings or more.

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:

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

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:

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

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 a mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural greenspace (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road).

## **Assessment**

The planning statement does not mention any formal sports provision. I note in the planning statement in Section 6 *Planning obligations* it does say there are to be contributions secured towards sports and recreation but there are no details in the document or on the drawings which is disappointing.

The population of the proposed development is estimated to be between 4,250 - 5950 based on between 2.5 -3.5 residents per dwelling. 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 deficiencies in facility provision. In accordance with the NPPF, Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development.

You may be aware that Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC indicates that a population of 4,250 in Dorset will generate a demand for the following:

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

<b>Area of Interest:</b>	<b>Dorset UA</b>	<b>Population:</b>	<b>4,250</b>
<b>Population Profile:</b>	<b>Dorset UA</b>	<b>Date generated:</b>	<b>11/04/2023</b>
<b>Build Costs:</b>	<b>Q3 2022</b>	<b>BCIS:</b>	<b>July 2022</b>
<b>Population:</b>	<b>Population: Projection for 2022, 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 2020-based Demographic Projections - ward populations, identified capacity scenario, © Greater London Authority, 2020.</b>		

Facility Requirements:

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.10
vpwpp	72
Cost if 3G	£112,402
Cost if Sand	£101,673

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.10
Centres	0.02
vpwpp	16
Cost	£45,304

Sports Halls	
Demand adjusted by	0%
Courts	1.12
Halls	0.28
vpwpp	329
Cost	£809,016

Swimming Pools	
Demand adjusted by	0%
Square meters	43.27
Lanes	0.81
Pools	0.20
vpwpp	263
Cost	£899,231

The SFC indicates that a population of 5,950 in Dorset will generate a demand for the following:

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

**Area of Interest:** Dorset UA                      **Population:** 5,950  
**Population Profile:** Dorset UA                      **Date generated:** 11/04/2023  
**Build Costs:** Q3 2022                      **BCIS:** July 2022  
**Population:** Population: Projection for 2022, 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 2020-based Demographic Projections - ward populations, identified capacity scenario, © Greater London Authority, 2020.

*Facility Requirements:*

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.14
vpwpp	101
Cost if 3G	£157,363
Cost if Sand	£142,342

Indoor Bowls	
Demand adjusted by	0%
Rinks	0.14
Centres	0.02
vpwpp	23
Cost	£63,425

Sports Halls	
Demand adjusted by	0%
Courts	1.57
Halls	0.39
vpwpp	461
Cost	£1,132,623

Swimming Pools	
Demand adjusted by	0%
Square meters	60.58
Lanes	1.14
Pools	0.29
vpwpp	368
Cost	£1,258,924

It is up to the Dorset to decide what level of contributions towards which built sports facility typology. Sport England has merely provided the robust justification on the level contributions which can be sought. On the estimated higher population, consideration could be given to one of Sport England's Local Leisure Buildings.

We are aware of the following limitations of the built facilities in the area:

- Indoor court space already over Sport England recommendations 80% of max capacity (East Dorset area)
- Lack of non-dual use indoor space
- Already a shortage of pool space (QE leisure centre (Wimborne), Dorset Council served notice on their subsidy and so it has less than 12 months to run in its current arrangement. Very unlikely that the school will be able to maintain the current level of provision and so possible reduction/loss of swimming pool and reduction of sports hall access.
- Likely limited local availability of gym or dance offers

There is a similar calculator available for playing pitches which can be used to determine the level of contributions towards, football, rugby, cricket and hockey pitches. And again there is no contributions towards playing fields to meet the new residents' needs.

We are aware of that there is a shortfall of 2.5 youth 11v11 grass pitches (East Dorset area) and a shortfall of 3 full size 3G pitches (East Dorset area). Further work should be done around playing field provision with reference to the adopted playing pitch strategy.

As stated above the occupiers of new development will generate demand for sporting provision. Therefore in order to create a sustainable community there should be either formal sports facilities created on site or provision needs to be made off site.

**Conclusion**

In light of the above, and therefore Sport England wishes to **object** to this application as submitted.

Sport England would be happy to meet with officers and the applicants to investigate ways of overcoming our objection.

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

Yours sincerely,

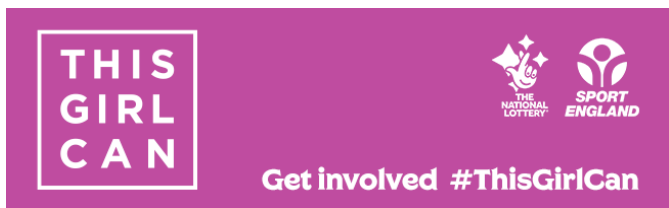
Bob

**Bob Sharples** RIBA MRTPI ARB  
Principal Planning Manager - South Team

Planning & Active Enviroments

M: [REDACTED]

E: [REDACTED]



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](#)

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