

OPD/13

ryan king

From: Dave McGuire [Dave.McGuire@sportengland.org]
Sent: 08 August 2012 11:50
To: ldf
Subject: Olympia Mill draft SPD
Attachments: OLympia Mill draft SPD.doc

Dear Sir / Madam

Please find Sport England's response to the consultation on the draft SPD.

regards

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Policy and Strategy Team,
Selby District Council,
Civic Centre,
Doncaster Road,
Selby YO8 9FT

Dear Sir / Madam

Re Olympia Park Draft Supplementary Planning Document (SPD)

I am writing with regard to the above document and your recent consultation letter. Thank you for seeking Sport England's views on this matter.

The SPD consultation follows closely on the heels of a planning application consultation to Sport England for what, ostensibly, is the same development. Normally we would have expected to have been consulted on the draft SPD first, but nonetheless since the purpose of the SPD is set out at 1.3 (bullet point 4) to be; *"Clarify the Councils requirements for future planning Applications"*, Sport England will use the consultation to reiterate the issues raised in the application response.

Sport England has a statutory role in the planning system in respect of playing field, and the SPD site as defined in figure 1 includes an area of playing field. The playing field area is situated to the north of properties which front Ousebank. The planning system's definition of playing field is the whole of a site which includes a playing pitch of 0.2 Ha or more. Using this definition, Sport England has calculated this playing field to have an area of 3.84 Ha. The playing field contains;

- Two bowling greens
- 2 full size football pitches
- 1 mini soccer pitch
- changing rooms (temporary structure)
- car parking provision

Sport England's playing field policy 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 last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."

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The Masterplan which accompanies the SPD indicates that the current playing field area will be developed for housing. The same Masterplan also suggests that outdoor sports provision will be relocated to a more central site further to the north.

For such a relocation to meet one of the exceptions to Sport England's presumption against playing field loss it must;

- Be of equivalent or better quantity
- Be of equivalent or better quality
- Be subject to equivalent or better management arrangements, and;
- Be ready for use prior to the loss of the original site.

The area proposed in the Masterplan would appear to large enough to satisfy the first requirement but thereafter there is insufficient detail in the SPD and Masterplan to clarify whether the remaining requirements will be met. Of particular concern in this respect is the need to contend with overhead electricity infrastructure.

In light of the above Sport England has concerns that the SPD and Masterplan as currently detailed do not meet Sport England's playing field policy.

Sport England also has a specific role in the planning system in ensuring major new developments are appropriately served by sports facilities. The occupiers of any new development, especially residential, will generate additional 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 be required to contribute towards meeting the demand they generate through the provision of on-site facilities and/or providing additional capacity off-site.

In Selby's case the Playing Pitch Strategy does not conclude that there is a surplus of playing pitch capacity which can absorb new development. Similarly Selby does not have a built facilities strategy which suggests that the local sports facilities which residents of the development might be expected to utilise have sufficient capacity to absorb the increase in use that will arise from this development.

Given the District Valuer's conclusion that;

“the scheme is considered to be physically and commercially viable, and will create a positive land value with a surplus for funding infrastructure and other requirements”.



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Sport England considers that it is a significant omission that the scope of planning obligation that will be sought from the development at section 5.6 does not include contributions towards quantitative and qualitative enhancements to built sports facilities that will serve this development.

Sport England has developed a Sports Facility Calculator to help Local Authorities assess the scale of demand (for built sports facilities) that will be generated from developments. The Sports Facility Calculator can be viewed and used at the link below;

http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_facility_calculator.aspx

Using an assumed net population of 2,364 (based on an average occupancy rate of 2.4), the SFC recommends that a development of this scale will generate demand for built sports facilities to the value of £762,000.

In other words if there is no planning contribution from this development (towards built sports facilities) then the Council is essentially subsidising the sporting needs arising from this development to the tune of £762,000.

Sport England would be happy to work with the developer, site owner and Local Authority to consider how our concerns might be met.

We trust that you will give the issues we have raised your fullest consideration.

Should you require further advice and information, then please contact me using the details below.



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Yours sincerely

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