

From: Roy Warren <Roy.Warren@sportengland.org>

Sent: 22 July 2021 14:34

To: Planning <planning@welhat.gov.uk>

Subject: Planning Application No: S6/2015/1342/PP - Land North East of King George V Playing Fields, Northaw Road East, Cuffley EN6 4LU

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For the attention of Mark Peacock

Dear Mr. Peacock

Planning Application No: S6/2015/1342/PP - Land North East of King George V Playing Fields, Northaw Road East, Cuffley EN6 4LU (Sport England Ref: E/WH/2015/40173/N)

Thank you for consulting Sport England on the amendments to the above planning application.

It would appear that the amendments relate to an updated Planning Statement rather than any significant amendments to the development proposals. I can advise that there is nothing specific in the updated Planning Statement that Sport England would wish to comment on and that the advice provided in our original response to the consultation dated 1st July 2015 as supplemented by emails dated 3rd and 21st October 2016 would in broad terms remain as Sport England's position on the planning application. However, as around six years have elapsed since our original response was made I would wish to use this opportunity to provide an update to a few of the points made in the original response to account for some changes in the intervening period although they do not change the thrust of the advice.

Evidence Base

In our 2015 response, reference was made to the Council's Sports Facility Study (2011) which was supplemented with a Sports Facility Strategy (2012) which provided the Council's evidence base for community sports facilities at the time. This evidence base has now been superseded by the

Council's Playing Pitch Strategy and Built Facility Strategy (2019) which forms part of the emerging local plan's evidence base and provides an assessment of current and future outdoor and indoor community sports facility needs to support the delivery of the local plan and development management. The strategies have identified deficiencies in a range of outdoor and indoor sports provision across the Borough including the Southern Villages analysis area which includes Cuffley. For example, the Playing Pitch Strategy has identified current and/or future deficiencies for junior and mini football pitch types in the Southern Villages analysis area. Furthermore, the strategies audited all of the sports facilities in the district and identified that the adjoining King George V Playing Field was a key site for football as it is the home site for the adult and junior teams from Cuffley FC and Cuffley Youth FC. However, it was identified that the pitches suffered from severe drainage problems which affected the capacity and quality of the pitches as well as the clubhouse being in need of refurbishment.

The updated evidence base would therefore support the proposal to provide an extension of the King George V Playing Field if the extension was to be used for marking out additional pitches as it would potentially offer more playing pitch capacity for local football teams. The deficiency of playing pitches identified in the strategy (in the analysis area covering Cuffley) would also justify a financial contribution being secured towards outdoor sports provision. As advised in our original response, if the playing field extension was to be used for marking out playing pitches at least part of any contribution should be used towards constructing the area to a standard suitable for playing pitch use.

As well as outdoor sports facilities, the Council's Built Facility Strategy has identified quantitative and/or qualitative/accessibility deficiencies in a range of indoor sports facilities including swimming pools and sports halls. The latest evidence base would therefore continue to justify an appropriate financial contribution being secured towards indoor sports facilities.

Financial Contributions

When the planning application was submitted in 2015, the Council's evidence base or planning policy documents did not set out an approach for calculating financial contributions towards outdoor sports facilities. Therefore, no advice was provided on how a financial contribution should be calculated towards outdoor sports facilities. However, the Council's new Playing Pitch Strategy uses Sport England's Playing Pitch Calculator strategic planning tool to provide an estimate of the demand generated for outdoor sports provision by a new population and the strategy recommends that this be used to help inform developer contributions. Team data from the Council's Playing Pitch Strategy is applied to the Playing Pitch Calculator which can then assess the demand generated in pitch equivalents (and the associated costs of delivery) by the population generated in a new residential development. I have used the latest version of the calculator for estimating the demand generated by a new population in Welwyn Hatfield district of 303 (121 dwellings at a typical occupancy ratio of 2.5 persons per dwelling) and I attach the EXCEL spreadsheet which provides the full data. In summary for natural turf pitches, this development would generate demand for the equivalent of 0.07 adult football pitches, 0.11 youth football pitches (including 9v9), 0.09 mini soccer pitches, 0.02 rugby union pitches and 0.02 cricket pitches. In relation to artificial grass pitches, the calculator estimates the development generates a demand for 0.01 hockey pitches and 0.01 3G football pitches. The total capital cost of providing these pitches is currently estimated to be £45,767 and the total lifecycle (maintenance) cost would be £6,428 per annum. In terms of changing room provision to support the use of this pitch demand, the calculator estimates that the total demand generated will be equivalent to 0.38 changing rooms which would currently cost £69,966. Consideration should be given by the Council to using the figures from the Playing Pitch Calculator as a starting point for informing the level of a financial contribution towards outdoor sports facilities.

Advice was provided in our original response on the demand generated for indoor sports facilities using Sport England's established Sports Facilities Calculator (SFC) tool. However, as the demand and costings data will have changed over the intervening six years, I have updated the estimated demand that this development will generate using the latest version of the SFC. The SFC indicates that a population of 303 in Welwyn Hatfield district will generate a demand for 0.02 sports halls (£57,934), 0.01 swimming pools (£60,194) and 0.02 rinks of an indoor bowls centre (£7,138). The attached WORD document provides more detail of the calculations. Consideration should be given by the Council to using the figures from the Sports Facility Calculator as a starting point for informing

the level of a financial contribution.

Further details of both the Playing Pitch Calculator and the Sports Facilities Calculator are on our website at <https://www.sportengland.org/facilities-and-planning/planning-for-sport/planning-tools-and-guidance/>.

In summary, while Sport England’s position on the planning application remains as set out in our response dated 1st July 2015, the updated advice set out above should be treated as supplementing this response

I hope that these comments can be given full consideration when a decision is made. I would be happy to discuss the response with the local planning authority and/or the applicant as the determination of the application progresses. Please contact me if you have any queries

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

Yours sincerely,

Roy Warren

Planning Manager

M: 07769 741137

E: Roy.Warren@sportengland.org



Sport England



This Girl Can



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