

North Lincolnshire District Council

FAO: Dean Watson

By email only

Date: 19th March 2025

Planning Practice Guidance: Non-statutory consultees - Paragraph 022

Reference ID: 15-022-20140306

Application Reference: PA/2025/254

Site: Land East of M181/A1077(M), Burringham, Scunthorpe, DN17 1US

Proposal: Hybrid planning permission comprising of outline, with all matters reserved for up to 550 dwellings, a local centre (use Class E), associated landscaping, drainage and other infrastructure works. Full Planning permission for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian and cycle link to Scotter road, a pumping station, earthworks and off-plot drainage, ecological and associated landscaping and infrastructure works

Sport England Reference: PA/25/Y/NL/70067

Thank you for consulting Sport England on the above proposal.

Sport England – Non-Statutory consultee 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 the creation of 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 comments are made in relation to two key elements:

1. Additional Demand for Sports Provision
2. Active Design and creating an Active Environment (advisory comments)

1. Additional Demand for Sports Provision

The proposal is understood to include a residential development of up to 550 dwellings. The population of the proposed development is estimated to be 1,298 (using a 2.36 average occupancy rate taken from North Lincolnshire Playing Pitch Strategy January 2020 (Table 8.14)). 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 paragraphs 96 and 98 of the NPPF, Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development.

Sport England note and welcome the inclusion of 'recreation/playing pitch contribution' in Section 106 Heads of Term, Section 9.0 of the Planning Statement. The level and nature of any provision should be informed by a robust evidence base such as an up to date Built/Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment and in consultation with the Council's Active Communities team.

Pitch Sports

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 1,298 (using a 2.36 average occupancy rate) additional demand will be generated and includes:

1. The combined additional demand for peak period matches and training sessions equates to 1 pitch equivalent (rounded down from 1.31) at an indicative capital cost of £193,912 and lifecycle costs per annum of £25,381. Broken down into pitch types this equates to:

- 1a. Natural Turf provision and improvements for adult, youth and mini football pitches, rugby union pitches and cricket (to accommodate match play during peak period) – indicative costs amount to a total £118,292 with lifecycle costs per annum £22,938.
 - 1b. Artificial Grass Pitch provision/improvements to accommodate training over the week with an indicative cost of £75,619 and lifecycle costs per annum of £2,443.
2. This additional demand would generate the need for 2 additional changing rooms (rounded up from 1.54) at an indicative cost of £281,525.
 3. The majority of additional demand would be generated for football, thus new pitch provision of these natural grass pitches may be required, together with qualitative improvements to existing rugby union and cricket facilities. Improvements to, or contribution towards new artificial grass pitches within the locality of Scunthorpe including Burringham and Gunness may also be required as set out in the Playing Pitch Strategy.
 4. Any shortfalls in existing provision are likely to be exacerbated by the new residents moving into the area and therefore using the latest Playing Pitch Strategy 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 Section 106 Agreement.

The total indicative cost for outdoor sport improvements/new provision (pitch and changing rooms) = £475,437 (excluding lifecycle costs)

The indicative cost for providing qualitative improvements is taken from Sport England's 3rd quarter 2024 facility cost updates.

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance>

Please note, that the above figure is only indicative as the Council is currently reviewing their Playing Pitch Strategy. Therefore, it is strongly advised that the Local Planning Authority and the applicant work with the Council's Active Communities team to obtain a more accurate cost analysis, which may also include works that may be required on specific sites. The cost analysis can then inform the requirement for a developer contribution secured via a Section 106 Agreement and detailed in a Sports Strategy by planning condition.

Other Sports

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 1,298 in this local authority area will generate a demand for.

Swimming Pools	
Demand adjusted by	0%
Square meters	13.65
Lanes	0.26
Pools	0.06
vpwpp	83
Cost	£259,595

Outdoor Tennis Courts	
Demand adjusted by	0%
Courts	0.17
vpwpp	26
Cost	£16,636

Sports Halls	
Demand adjusted by	0%
Courts	0.33
Halls	0.08
vpwpp	97
Cost	£217,213

Indoor Bowls Centres	
Demand adjusted by	0%
Rinks	0.02
Centres	0
vpwpp	4
Cost	£9,731

*Vpwpp = visits per week in the peak period

The table above shows that additional visits to sports halls, swimming pools, indoor bowls and outdoor tennis courts will be generated. The applicant, in consultation with the Council's Active Communities team should assess whether:

- Existing facilities within the concerned area 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

Total indicative cost for other sports improvements = £503,175 (excluding lifecycle costs)

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/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>

Consultation with the National Governing Bodies of Sport (NGBs)

As part of the assessment of this consultation, Sport England has sought the views of various National Governing Bodies of Sport. Those who have responded are summarised below:

Football Foundation (FF)

- *Despite existing provision of 3G FTPs, there is high demand for additional provision in the central Scunthorpe area, with several teams requiring access to a 3G FTP to support training and matches, and to also support recreational demand.*
- *In terms of grass pitch improvements, ten priority projects for potential investment have been identified through the LFFP. Prioritisation was based on a rationale of selecting sites in the poorest condition, those that have multiple pitches, and with established community use.*
- *Of the 30 key grass pitch sites in North Lincolnshire with three or more full-size pitch equivalents (or with fewer than three pitches but of strategic importance), 23 sites have suitable changing rooms, whilst seven sites require improvement/replacement.*
- *The FF and Lincolnshire FA recommends encouraging off-site contributions to be made to meet the level of need generated by the development*
- *There is a known shortfall of football facilities within the Scunthorpe sub area (as shown in the 2020 PPS and 2022 LFFP for North Lincolnshire) and local partners are currently exploring the optimal site for this.*
- *The FF and Lincolnshire FA recommends encouraging off-site contributions to be made to meet the level of need generated by the development, with these contributions being allocated for use by projects within a reasonable catchment of the proposed development. This would therefore grant a level of contributions appropriate for the development but also ability for a site to be determined following further consideration and consultation with local partners.*
- *Interest has been identified by the Rugby Football League for potential access to support future rugby league training in highly populated areas of North Lincolnshire, particularly noting teams previously playing locally, therefore consultation with the governing body is recommended once a project is developed to consider scope for rugby league activity at a potential 3G facility.*

Rugby Football League (RFL)

- *Rugby League activity within the local vicinity takes place at Scunthorpe Rugby Club, primarily at the Training Ground but there is also use of the clubhouse/ancillary provision at the main site.*

- *Therefore any off site contributions towards rugby league should be focussed towards this site to ensure that pitch provision continues to be of a standard that can withstand year round usage from both rugby codes.*

Rugby Football Union (RFU)

- *There are two rugby clubs; Scunthorpe RUFC (less than a mile from the development) and Barton & District RFC (12 miles from the development), located in North Lincolnshire. Barton & District run 1 adult men's team. Scunthorpe RUFC run 4 adult men's teams, a women's team and 12 teams from U7-U18 across boys and girls. This equates to 150 adult male, 35 adult female and 271 U7-U18 boys and girls playing across the area. Both clubs have key growth aspirations, particularly around women & girls participation, with Scunthorpe RUFC developing a junior girls section and pushing for a 2nd women's team. Barton & District RFC plan to develop a new age grade section.*
- *Scunthorpe RUFC is overplayed by 5.7 MES and has a mid-week deficit of -4.2 MES. With future growth aspirations based on current population, the site is not set up to meet any extra demand. Changing Room provision is also under capacity and does not provide the necessary segregation for the club's flourishing inclusive offer.*
- *Scunthorpe RUFC plans to develop and extend its changing provision to comply with RFU and Sport England guidance. The total project costs would be around £200,000-£400,000. The club also have plans to develop the kitchen space, as demand at the club has outgrown what the space can now provide. Barton & District RFC need to extend and develop their changing facilities, they have no dedicated match official rooms, and the club have aspirations to start youth rugby. The rooms are not RFU compliant, posing a safeguarding and privacy issue—total project costs in the region of £100,000-£250,000.*
- *We would welcome off-site contributions to support both rugby union sites with the extra demand. Neither site is currently equipped to facilitate this.*

England and Wales Cricket Board (ECB)

- *On-site wouldn't been required for cricket*
- *Scunthorpe Town CC (DN16 2AG) and Appleby Frodingham CC (DN16 1AA) would both benefit from a financial contribution as both clubs will seek to improve and future proof their facilities. No specific projects known currently.*

England Athletics (EA)

- *There is a demand for T&F athletics in the area which is serviced by the track & field facilities at Quibell Park Stadium, home of Scunthorpe Harriers Athletic Club. The area also has a road running club: Scunthorpe & District*

Running Club based at nearby Brumby Hall. The collective membership (excluding juniors) is over 300 members.

- *Potential for an ActiveTrack as part of the housing development although the priority for EA would be investment in / protection of the existing T&F facility at Quibell Park which is approaching the end of its lifecycle*
- *The facility is approaching end of life and requires circa £250k investment for a track resurface.*

England Netball (EN)

- *There is a shortage of facilities generally in North Lincs and demand for netball in the area is growing.*
- *It is considered that there is a need for two floodlit netball courts.*
- *Scunthorpe does have facilities at The Pods but they are slightly smaller courts than our technical guidance. Increasing these to full size would support netball growth.*

England Golf (EG)

- *Potential for a pitch & putt/short course facility as part of the housing development as the supply of this type of entry level short course facility is low within the local authority.*
- *England Golf would therefore suggest that the increase in population expected to come with 550 new dwellings is only likely to add to the strong demand already within the area and a new or expanded sports provision should be considered to match this demand.*

Sport England suggest that there is a need for the local planning authority and the applicant to consider the detailed sporting needs that will arise from this significant development, especially those identified by the National Governing Bodies for Sport, outlined above. It should be considered whether these should be delivered on site or through off site contributions or a mixture of both. The NGBs have also identified local clubs and sites that could benefit from a financial contribution.

It will be important that proposed sports facilities to be provided within the development are designed to meet appropriate design standards to be fit for purpose. Sport England has prepared useful design guidance on the design of sports halls, swimming pools, artificial sports surfaces and pavilions, links to which are provided below:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/natural-turf-for-sport/>

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/sports-halls/>

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/swimming-pools/>

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/clubhouses/>

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/artificial-sports-surfaces/>

2. Active Design and creating an Active Environment (advisory comments)

Last year Sport England, in conjunction with Active Travel England (ATE) and the Office for Health Improvement and Disparities (OHID), produced '[Active Design](#)', a guide to planning new developments that create the right environment to help people get more active. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity through their everyday lives.

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 which is consistent with section 8 of the NPPF. The Houlton: Large scale residential-led development case study found at pages 70-75 of the Active Design guide is of particular relevance to this site as to how a large scale residential development can effectively use the ten principles. Sport England would welcome if this proposal could clearly demonstrate the use of these principles.

Furthermore, Sport England notes that the proposal would include a network of active travel infrastructure and deliver 6.1 ha of blue/green infrastructure. Sport England believe that there is an opportunity that this infrastructure could be designed and constructed to include an 'active track' that could in turn promote greater physical activity for the occupants. Please refer to the [Sowerby Sports Village](#) case study for further information.

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.

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 Section 106 and invested in improving/creating new sports facilities within the sports catchment of the proposal. The details above provide an idea of the level of contributions that might be required although the type, size, location and costs of sports provision should be informed by a Sports Strategy for the application.

In accordance with paragraphs 96 and 98 of the NPPF and Sport England's Planning for Sport principles, Sport England have a conditional withdrawal to the

proposal, which is for a suitable Section 106 Agreement securing a fully evidenced contribution is secured, in consultation with Sport England and the relevant NGBs. The detail of where, how and when the contribution will be invested should be informed by a Sports Strategy that could be secured by planning condition. Suggested wording:

1. Prior to any reserved matters application being submitted a Sports Strategy for the development shall be submitted and approved by the Local Planning Authority, after consultation with Sport England. The Sports Strategy shall inform any forthcoming Reserved Matters application and include:

1. Size, type and location of sports facilities to include:

a. On and Off site sports provision (new and enhancements) informed by the most up to date Cheshire West and Chester Playing Pitch Strategy and any other relevant sports strategy;

b. Evidence of demand and rationale for the mix of sports facilities proposed; and

2. Management and Maintenance arrangements for the sports facilities.
Reason: To provide sustainable sports facilities that are fit for purpose that support the development and to comply with [insert relevant local plan policy], and Section 8 (promoting Healthy Communities) of NPPF

Informative: the applicant is advised to engage a Sports Facility Specialist/Consultant to carry out the Sports Strategy for the development. The Council's up to date Playing Pitch Strategy and any indoor Sports Facility Strategy, adopted at the time of the reserved matters application being submitted, should be used to help inform the developments Sports Strategy.

Additionally, the following planning condition could be imposed that ensures that the proposal incorporates the 10 principles of Active Design:

2. Prior to the submission of any Reserved Matters application, a site-wide Active Environment Strategy with details of pedestrian and cycling networks to be provided through the site and which shall incorporate the principles of Active Design set out within Sport England's Active Design Guidance (Active Design: Planning for health and wellbeing through sport and physical activity), shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The design of the development shall be prepared in accordance with the approved Active Environment Strategy.

Reason: To promote active travel and create an active environment through the provision of a network of safe, secure, convenient and attractive walking and cycling routes, informal spaces and facilities that encourage physical activity, and ensure this forms an integral part of the proposed development having regard to Policies [insert relevant local plan policy], Section 8 (promoting Healthy Communities) of NPPF

Informative: The applicant is advised to refer to Sport England's 'Active Design Guidance' the Active Design checklist and Active Design User Guide and Sport England's Strategy 'Uniting the Movement' and 'Planning for Sport' guidance. The Strategy should include a statement, based on the Active Design checklist, that clearly sets out how Active Design has been incorporated into the design to create an Active Environment.

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

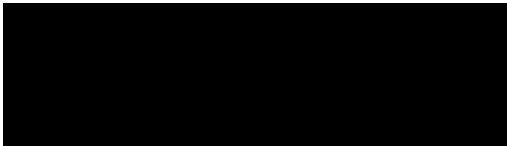
<http://www.sportengland.org/activedesign>

<https://www.sportengland.org/why-were-here/uniting-the-movement>

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:

planning.north@sportengland.org

Yours sincerely,



Christopher Carroll

Planning Manager