

West Oxfordshire District Council  
**MEMORANDUM**

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**From: WODC – Leisure and Sports Facilities**

Leisure  
Woodgreen  
Witney  
Oxon

**To: David Ditchett**

Principal Planner  
david.ditchett@westoxon.gov.uk

**CONSULTATION RESPONSE**

Date: AMENDED 16.6.23

APPLICATION NO:	22/03240/OUT
PROPOSAL:	Outline planning permission for the development of up to 134 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.
LOCATION:	Land South Of Burford Road Minster Lovell
APPLICANT:	Catesby Strategic Land Limited

After reviewing this application, in line with the Council's Facility Planning Models (FPM) for sports halls and swimming pools (conducted by Sport England in June 2021) and the Playing Pitch Strategy (2022) should this proposal be granted planning permission then the Council would require an off site contribution towards leisure and sports facilities in the catchment area.

134 new homes in the LA area is estimated to generate a population of 322 people (using the average household size for the area of 2.4).

*Sports Hall provision*

There are six sports halls within Sport England's 20 minute drive time catchment area to Minster Lovell, although of these four relate to educational stock, the nearest is Windrush Leisure Centre which is classified as aging stock and is also nearing Sport England's recommended capacity of 80%, at 71% and second is Carterton Leisure Centre which is at 65% capacity.

With the additional 134 dwelling in the Minster Lovell the Sports Facility Calculator (SFC) suggests the development will generate a need of an additional 0.09 badminton courts.

A need has been highlighted in the Council's FPM to look into a development plan for the future of the current main sports hall at the Windrush Leisure Centre. This is required due to the centres age and also the need to cater for increased demand in the area, including from housing growth in the catchment area

Based on Sport England's latest costings the SFC estimates that the cost of providing the identified need of 0.09 badminton courts is £65,588.

### *Swimming pool provision*

At present there is two indoor pools within the 20 minute drive time catchment area. The pool at the Windrush Leisure Centre was built in 1975 therefore is classified as an aging facility.

With the additional 134 dwelling in Minster Lovell the Sports Facility Calculator (SFC) suggests the development will generate a need of an additional 3.42 square meters of water space.

Based on Sport England's latest costings the SFC estimates that the cost of providing for the identified need of 3.84 square meters of water space is £72,519.

### *Outdoor pitch provision*

Based on the cost of provision and future maintenance of football pitches (the cheapest form of outdoor sports facility) over a 15-year period at the Fields in Trust standard of 1.6ha per 1,000 population.

A football pitch of 0.742ha, a provision cost of £105,000 (Sport England Facility Costs third Quarter 2022) and a commuted maintenance cost of £240,975 per pitch (Sport England Life Cycle Costings Natural Turf Pitches second Quarter 2021), would equate to £746,038 per 1,000 population or £1,790 per dwelling (at an average occupancy of 2.4 persons per dwelling).

Based on Sport England Facility costs and lifecycle costings the cost for providing the required playing pitch provision is £239,860.

### *Summary of Contributions*

The Council seeks to secure, by way of planning obligations off site contributions for:

- a. Sport Hall provision of £65,588 toward the cost of a replacement or improvement to Sports Halls in the catchment area
- b. Swimming pool provision of £72,519 towards the cost of a replacement or improvement to pools in the catchment area
- c. Outdoor pitch provision £239,860 towards improvements to pitch provision in the catchment area.

**Total request = £377,967 towards off site contribution towards leisure and sports facilities in the catchment area.**

Figures are index-linked to third quarter 2022 using the BCIS All in Tender Price Index published by RICS.

Rachel Biles  
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