

Manchester City Council

FAO: Lucy Harrison

4th June 2024

**Town & Country Planning (Development Management Procedure) (England) Order 2015 /
National Planning Practice Guidance**

Application Reference: 137226/FO/2023

Site: PART OF PLOT C AND PLOT E, GREAT JACKSON STREET, MANCHESTER, M15 4NP

Sport England Ref: PA/23/NW/MC/65064

Thank you for consulting Sport England on the further information in relation to this application.

Summary:

Sport England **maintains its objection** to this application as the proposal will generate demand for sporting provision, and this is not adequately addressed in the current planning application.

It is essential that the provision is of the right type to meet demand that will be created by the occupiers of the new dwellings and no contribution is provided with this proposal. As such it fails to meet the requirements of Sport England's objective to provide and fails to meet Section 8 of the NPPF.

Sport England – Non-Statutory Role and Policy:

Additional Demand for Sport arising from the housing development

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. The guidance can be viewed on this [link](#).

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to **PROTECT** existing facilities, **ENHANCE** the quality, accessibility and management of existing facilities, and to **PROVIDE** new facilities to meet demand. Further information on Sport England's planning objectives can be found on this [link](#).

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. In accordance with Section 8 of the NPPF and the Sport England objective to 'Provide' Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development.

In this case Manchester have an up to date Built Facilities Strategy (2023), Indoor Bowls Assessment (2023) and Playing Pitch and Outdoor Sports Strategy Annual Monitoring Report (2023), which will provide the baseline data for the numbers of teams and supply of facilities and pitches and can be used to give an indication of the likely additional demand for them that this development would generate. These form part of the Council's Evidence Base for the Local Plan. The headline calculations as shown below should provide you with a basis to discuss the Council's sports facility requirements with Leisure/Outdoor Spaces officers but based on the specific requirements from the PPOSS and BFS in order to obtain the optimum financial contribution from the proposed development in this case.

Sport England uses Office for National Statistics data when using the Active Places Power Playing Pitch and Built Facilities Calculator as the basis for calculating facility requirements in the first instance.

The population of the proposed development is estimated to be 3,964 (using a 2.4 average occupancy rate taken from ONS Census 2021 – excluding studio and 1 beds which have been classed as 2 person dwellings). This additional population will generate additional demand for sports facilities as set out in Sport England's previous response sent 19th December 2023. Whilst those totals may differ using Sport England's most recent Cost Quarter, they should still be used as a baseline for discussions with the Council in terms of sports facility requirements.

The commentary from the applicant contained in the submitted "Response to Sport England Representation" dated April 2024, is noted. However this takes no account of the demand created by the proposed development for pitch sports, swimming pools, hall, tennis and bowls facilities as outlined in our previous response. In addition, Sport England's role is to provide comment specifically on how proposals impact sports facilities and it is not within our remit to consider the wider planning balance or site viability as part of the assessment of sports facility requirements and the total amount of financial contribution requested to meet demand.

Any on site outside recreational space and cycle provision is welcome as part of the aims of Active Design and encouraging people to lead active lifestyles, however this does not provide for wider sporting needs.

It is noted that sports facilities are not included in the submitted Section 106 Heads of Terms.

The applicant's proposals to meet the aims of Active Design principles are noted and as stated in our previous response, Sport England would encourage the LPA to discuss the scheme with GM Moving who would be happy to advise you further in these matters.

I hope the above is of assistance.

If you would like any further information or advice, please contact planning.north@sportengland.org

Kind Regards

[Redacted Signature]

Planning Manager

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