

**From:** noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Planning.Central@sportengland.org  
**Sent:** 20 August 2025 08:17  
**To:** Planning <planning@uttlesford.gov.uk>  
**Subject:** >> UTT/25/2203/SO Land North Of Birchagner and South of Stansted CM24 8TU

Thank you for consulting Sport England on the above application.

### **Non-statutory planning advice**

The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, therefore, we have not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of the proposal. General planning guidance and advice can be found on our website:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning\\_applications](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications)

### **Loss of sports facilities**

If the proposal involves the loss of any sports facility, then full consideration should be given to whether the proposal is in accordance with the National Planning Policy Framework (NPPF), is in accordance with local plan policies to protect sport and recreation, and whether it meets any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

### **New sports facilities**

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendation set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. If they are fit for purpose, such facilities should be designed in accordance with design guidance notes produced by the relevant sport National Governing Body.

Design Guidance notes: <http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

### **Meeting the needs of new housing**

If the proposal involves the provision of additional **housing**, then it will generate additional demand for sport. If the local authority does not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place. Our Sports Facility Calculator is a tool that can be used to estimate the demand for key community sports facilities from a new population and convert that demand into sport facility requirements and costs. Guidance on how to use the tool is available on the link below.

Sports Facility Calculator: <https://www.activeplacespower.com/>

### **Other relevant guidance, tools and contacts**

#### Active Design

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should be given to how new development, especially new housing, will provide opportunities for people to lead healthy lifestyles and active communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#active-design-guidance/active-design>

#### Planning conditions

We maintain a list of model planning conditions covering issues such as - creation of new playing field, compliance with planning notes, sports lighting and community use.

#### Community Use Agreements (CUA)

Central Government wishes to see the availability of sports facilities to the wider community when they're not being used by their user, as they see schools being at the heart of local communities. To help with this ambition we have developed a model CUA use agreement.

Planning Conditions and Community Use Agreements: <https://www.sportengland.org/guidance-and-support/facilities/conditions-and-community-use-agreements>  
<https://www.sportengland.org/guidance-and-support/facilities/conditions-and-community-use-agreements>

National Governing Bodies of Sport

Although Sport England is not in a position to provide a detailed response on this occasion, where relevant you will receive advice provided by recognised sport National Governing Bodies (NGBs), a list of which is available on our website. For more information on NGBs: [https://www.sportengland.org/guidance-and-support/national-governing-bodies?section=expertise\\_advice](https://www.sportengland.org/guidance-and-support/national-governing-bodies?section=expertise_advice)

*Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or other functions that may relate to the site.*

Yours sincerely,

**Planning Technical Team**

E: [planning.central@sportengland.org](mailto:planning.central@sportengland.org)

