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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, provided a detailed response in this case, but would wish to give the following advice to aid the assessment of 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

Loss of sports facilities

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

New sports facilities

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendation 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 seen 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 support communities. Sport England's Active Design guidance can be used to help with this when developing or assessing new developments. 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/tools-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 conditions, 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 the user, as they see schools being at the heart of local communities. To help with this ambition we have developed a model CUA agreement.

Planning Conditions and Community Use Agreements: <https://www.sportengland.org/guidance-and-support/planning/planning-sport/planning-applications>

National Governing Bodies of Sport

Although Sport England is not in a position to provide a detailed response on this occasion, where relevant you can seek advice provided by recognised sport National Governing Bodies (NGBs), a list of which is available on our website: NGBs: 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 any other functions that may relate to the site.

Yours sincerely,

Planning Technical Team

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