

From:
To: [Localdevelopment](#)
Subject: Draft Gamston / North of Tollerton consultation response
Date: 05 November 2025 17:01:03
Attachments: [28.01.25 - 20.03244.OUT - Sport England Response.pdf](#)

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Dear Planning Policy

Thank you for consulting Sport England on the East of Gamston/North of Tollerton Development Framework SPD (October 2025).

Sport England is a Non-Departmental Public Body and the Government's strategic lead for community sport. We provide advice and support to local planning authorities and other bodies preparing development plans and planning policy documents on community sport and physical activity related matters. We are also a statutory consultee on planning applications affecting playing fields and therefore we engage in the planning policy process to complement this role.

Sport England has been consulted on the outline planning application for the site (LPA ref 20/03244/OUT) and has provided detailed comments on both the indoor and outdoor sporting provision proposed as part of this (comments dated 12.1.2024, 7.8.2024 and 28.1.2025). I have attached the latest response (dated 28.1.2025) as this summarises the outstanding issues. Sport England's comments in relation to the draft SPD primarily focus on the content provided at page 61 (Sports Provision). The concerns raised through the planning application process remain pertinent to the content of this section and the SPD overall, specifically that the proposal does not demonstrate that adequate provision will be made to address demand generated by the development for indoor and outdoor sports provision.

In summary:

- Concern remains that no further information has been provided in relation to the provision of indoor sports facilities. Sport England has previously provided detailed outputs from our Sports Facilities Calculator (SFC) on the demand generated from the increase in population that would be generated from the development. The draft SPD only refers to provision of a sports hall at the proposed secondary school. Concern remains whether this would be sufficient to meet the needs generated as per the SFC. The draft SPD should contain more detail on the exact provision of on site and the provision off site for indoor sports facilities, referring back to the outputs of the SFC. This can be used to evidence that the proposed development makes the adequate provision Sport England have requested.
- Provision of outdoor sports facilities is welcomed, however, concern remains over the types of pitches being provided and overall numbers. I would again refer to Sport England's previous responses to the outline application and suggest the SPD take greater account of the outputs of the Playing Pitch Calculator as provided as part of the planning application response. Again, this can then be used to show how the proposed development makes the adequate provision for outdoor sport Sport England have requested.

In addition to the above I would also make to wish the following comments on the draft SPD:

Page	Section /para	Comment
17	Vision/Strategic Infrastructure and Phasing/2.14	Sport England would wish to see on site and off site costs for both indoor and outdoor community sport provision (playing pitches, sports halls, swimming pools) included in the Gamston SUE IDP.
49	Secondary School	Sport England would welcome the opportunity to discuss more detailed layouts for the formal provision of outdoor sports facilities for the secondary school. A mechanism for the inclusion of a Community Use Agreement (CUA) for the sporting facilities provided would be encouraged. Opening

		<p>school facilities to wider community use can help with creating more cohesive and sustainable communities. More detail is available on our website, including a link to Sport England's model CUA template.</p> <p>Our Design Guidance Notes contain more detailed guidance on the design of outdoor and indoor facilities and other issues such as sports lighting.</p>
51	Primary Schools	As per comment above, Sport England would welcome further discussion through pre-application advice on any draft proposals for layouts of indoor and outdoor sporting provision.
60, 61	Sports and Play Sports Provision	<p>The start of this section (page 60) states that requirements for play and sports facilities will be informed by the Council's Play Strategy. The next section (page 61) goes into more detail on "sports provision", stating an approach informed by the Playing Pitch Strategy and associated calculator and Sports Facilities Calculator.</p> <p>Sport England would request that clarification is given here as these two approaches would contradict each other. Suggest "Sports" is removed from page 60?</p>
60 4.40	Community Hall	It is unclear from the description whether the community hall that is proposed is intended as a multi use hall capable of accommodating indoor sport. If it is included under the sports provision section so it is assumed this will include sporting provision? If so more detail required. If it is not intended for the community hall to include indoor sport then this should be removed.
4.41	Central Sports Facility	We would welcome inclusion under this section of detail on active design measures to encourage access to the central sports hub from non vehicle modes. For example, inclusion of details on cycle parking, cycle and walking routes etc. Further detail on active design and Sport England's active design guidance can be found on our website

Sport England would welcome further dialogue with the authority should you wish to discuss the above response further.

Kind regards

Liz

Liz Beardsley

Planner

T:

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Rushcliffe Borough Council

FAO: Paul Taylor

By email only

28th January 2025

Planning Practice Guidance: Non-statutory consultees

Paragraph 022 Reference ID: 15-022-20140306

Application Reference: 20/03244/OUT

Site: Land East of Gamston and North of Tollerton, Tollerton Lane, Gamston, NG12 4GD

Proposal: Outline Planning Application for the first phases of a Sustainable Urban Extension at Land East of Gamston and North of Tollerton, comprising up to 2,250 dwellings, a primary school, a local centre (Class E a, b, c, d, e, f and g) and hot food takeaway (sui generis), strategic green infrastructure and associated buildings, children's play areas, strategic infrastructure including drainage and engineering and demolition works. Full details sought for the principal vehicular accesses off A52 and Tollerton Lane with all other matters reserved.

Sport England Reference: PA/21/EM/RF/57387

Thank you for consulting Sport England on the additional information submitted in relation to the above proposal.

Sport England commented on this application by formal responses dated 12th February 2021 and 12th January 2024. Sport England advised that it was unable to support this application as the proposal did not demonstrate that adequate provision will be made to address demand generated by the development for indoor and outdoor sports provision. The response below should be read alongside our previous comments.

The updated information includes an update to the Green Infrastructure Strategy and Design and Assess Statement.

In respect of sports provision the main alterations are:

- A reduction in the size of the Sports Central (Wellington Park) playing field. This is now shown to accommodate two football pitches and a cricket pitch. The majority of the Sports Central playing field falls within the

boundary for this planning application but the western section of the playing field, which includes the pavilion and car park, falls outside.

- An increase in size of the Sports East (Lancaster Fields) playing field. This is now shown to include 7 football pitches and a cricket pitch. The northern part of this playing field falls within the boundary for this planning application, this section is shown to include three football pitches, a pavilion and part of the parking area.

Indoor Sports Facilities

Our previous comments provided guidance on the approach to ensuring the proposal meets the demand generated by the development for indoor sports facilities either through on-site provision or off-site contributions. These comments set out how Sport England's Sports Facilities Calculator can be used alongside the Council's Leisure Facilities Strategy to determine what is needed. Our previous comments provided details of the demand generated for indoor sports facilities for this phase of the development using Sport England's Sports Facilities Calculator.

No further information has been provided on the provision for indoor sports facilities. The additional information therefore does not alter our previous comments, that the proposal does not demonstrate that adequate provision will be made to meet the demand generated by the development for indoor sports facilities. It is noted the Planning Statement refers to the Infrastructure Delivery Plan (May 2018) prepared to support the Rushcliffe Local Plan Part 2 which includes reference to indoor sports provision for the Land East of Gamston. We would expect the proposal to clearly set out how demand generated for indoor sports provision would be met, either through on site provision or off-site contributions.

Outdoor Sports Facilities

Our previous comments outlined how Sport England's Playing Pitch Calculator can be used to determine the demand generated by the development for playing pitches. This should be used alongside the Council's Playing Pitch Strategy to determine how demand generated should best be met through onsite and/ or offsite contributions. Our previous comments highlighted that it was unclear how demand for hockey, cricket and rugby would be met. They also queried the need for 12 tennis courts and raised concerns over the plans showing football pitches overlapping cricket wickets.

The Planning Statement advises that the sports provision proposed for the SUE as a whole meets the majority of the requirements for the site outlined in the Playing Pitch Strategy but does not provide any further detail on how the provision proposed has been determined.

The Green Infrastructure Strategy advises that the sports facilities provided will include approximately 14 football pitches, 2 cricket pitches, 6 MUGAs and 12 tennis courts alongside sports pavilions with associated facilities.

We have attached a copy of a Playing Pitch Calculator Report for a development of 4000 homes (population of 9,200) within this local authority area. In summary this identifies a demand for 19.1 grass pitches and 1.18 artificial grass pitches. Estimates are also provided for capital and lifecycle costs and demand for changing rooms and associated costs. As outlined above, the PPC should be used alongside the Council's PPS to determine how demand generated should best be met either through on-site provision or off-site contributions.

This application includes the Sports West playing field, part of the Sports Central playing field and part of the Sports East playing field. We would wish to highlight that the Green & Blue Infrastructure Plan (Drawing no RG-M-46 Rev K) appears to contain an error as the Sports Central playing field is not shown as a Formal Sports area.

As part of the assessment of this additional information, Sport England has sought the views of the National Governing Bodies for Sport. The comments received have been summarised as:

RFU:

- *The latest PPS does identify a need for a WR22 AGP to support the Rugby clubs at West Bridgford RFC, Nottingham Corsairs RFC, Nottingham RFC and Nottingham Moderns RFC. These clubs have pitch deficits, are land locked, meaning they have no facility to expand the playing/training options. The clubs are also subject to loss of facility due to flooding.*
- *Therefore the RFU would look for a provision off site to construct a fully match compliant WR22 AGP to service all of these clubs .*
- *The sports provision proposed does not support any of the Rugby clubs within the locality.*

ECB:

- *Would appear that two Non-Turf pitches between senior football pitches is the proposal here which doesn't provide cricket with any new grounds for club / league cricket.*
- *The PPS is outdated and in need of a refresh in order to provide the up to date supply and demand analysis.*
- *Cricket pitches between senior football pitches doesn't work without full-time ground management.*
- *Not enough detail provided to properly feedback on this proposal.*

FF:

- *Detailed plans of the pitches to confirm the dimensions would be required to confirm the pitches would meet the needs for football. The FF are*

provisionally satisfied with the provision, however confirmation of the exact provision is required.

- *The development of an AGP as mentioned in the DAS would be welcomed to address future need for football in Rushcliffe, as a shortfall has been identified in the West Bridgford and Ruddington sub-area in the Rushcliffe PPS (Updated 2022):*
 - *2022 Shortfall: 2 Full sized AGPs*
 - *2028 Shortfall: 3 Full sized AGPs*
- *The FF are supportive of the proposal to situate an AGP along with a 'Sports Hub' building at Wellington Park.*
- *The FF and Nottinghamshire FA expects that the proposal would meet the generated demand for football, as the Rushcliffe area has seen a strong level of growth in affiliated football since 2019, as highlighted below with the latest 2024/25 affiliation data included alongside PPS data from 2019 and 2022:*

2024/25 affiliation data for Rushcliffe:

9 v 9	Mixed	Female	Male
Under 12s	34	11	2
Under 11s	35	9	1
Total	69	20	3

7 v 7	Mixed	Female	Male
Under 10s	36	11	3
Under 9s	37	17	5
Total	73	28	8

5 v 5	Mixed	Female	Male
Under 8s	37	8	2
Under 7s	32	6	0
Total	69	14	2

Affiliation data 2019-2025

Football Teams	2019	2022	2025	Difference (-/+)
Boys 9v9 (10-11yrs)	52	67	72	+20
Girls 9v9 (10-11yrs)	10	15	20	+10

Mixed 7v7 (8-9yrs)	60	70	73	+13
Mixed 5v5 (6-7yrs)	41	54	69	+28

- *This growth shows the demand for youth pitches, which the proposal would provide to support the expected future shortfall in 2028 (from the Rushcliffe PPS 2022):*
 - *2022 Shortfall: 5.5 Adult MES*
 - *2028 Shortfall: 9 Adult MES, 3.5 Youth 11v11 MES*
- *The FF would require scaled drawings of the proposed pitches (including dimensions of the pitch and run-off areas) and further details into the 'Sports Hub' being provided, as the plans provided lack detail to confirm if the facilities meet guidelines.*
- *The FF requires the below in order to provide further comment:*
 - *The Sport Facility Assessment and Requirements report referenced within the DAS.*
 - *Who will be responsible for the management and maintenance of the site.*
 - *Detailed pavilion plans with scaled and labelled floor plans. The FF recommends using the key considerations for changing pavilion design as guidelines: <https://footballfoundation.org.uk/changing-pavilion-design-key-considerations>*

LTA:

- *Unclear how many tennis courts are proposed. It appears the provision is multi sport. From a tennis perspective it is preferable to have dedicated tennis courts that are managed as such to allow ease of online booking and access, enabling individuals to play. Is there any information regarding how the courts are proposed to be managed?*
- *There is an under provision of floodlights in the borough, so would request that tennis courts are floodlit.*
- *The increase in population from this development would support the addition of 2 dedicated floodlit tennis courts. If 3 dedicated floodlit tennis courts could be provided this would better support the needs of a local club.*

EH:

- *It is not clear from the Design and Access Statement if the proposed all-weather floodlit pitches located at the sports central Wellington Park site, would be suitable for match play hockey, to accommodate the increase in hockey participation, generated from the huge increase in housing development. EH would request additional technical specifications regarding pitch size, lighting levels, surface, fencing etc.*

- *There is no mention of additional Hockey pitches or facilities in the Design and Access Statement. Sport England's Playing Pitch Calculator should be used to identify the future demand for hockey within the LA area.*
- *There are 4 Hockey Clubs within a short distance from the proposed housing development, these are – West Bridgeford HC 15 teams, 4.7 miles away, South Nottingham HC 5 teams, 8 miles away, Boots HC 11 teams, 2.5 miles away and Manning Ladies HC 1 team, 6.2 miles away.*
- *The Rushcliffe Playing Pitch Strategy was last reviewed in 2022 therefore it is currently 2 years out of date, however previous calculations for Rushcliffe indicate that there is a shortfall of 3.5 match equivalent sessions per week, possibly increasing to eight match equivalent sessions per week if the AGP at West Bridgeford School becomes inaccessible.*
- *It is strongly argued that a housing development of this size would need to mitigate for the demand for an additional floodlit compliant hockey pitch, within the Rushcliffe LA area. It should also be noted that the provision of off-site Section 106 contributions should be allocated for the improvement of the existing Hockey AGP's within Rushcliffe LA area.*
- *Previous EH comments should also still be considered.*

As noted in our previous comments, the on-site provision proposed within the SUE will meet some of the demand generated by the development for outdoor sports provision, particularly through provision for football, tennis and cricket. However, further detail on the design, layout and specification of the pitches/ courts proposed is required to fully assess this and there remain some issues with the proposed layouts provided. In addition, no detail has been provided on the proposed MUGA's and it is not clear where these would be located. The MUGA's could meet demand generated for other sports, including netball and basketball, but further information on the proposed use and design of the MUGAs is required to assess this further.

Overall, there remain a number of issues with the on-site provision proposed and the approach to meeting the demand generated for rugby and hockey remains unclear. Remaining issues include:

- There is no information about how demand generated for rugby and hockey will be met. If this demand is to be met through off-site contributions then we would expect this to be clearly set out, for example within a S106 Heads of Terms document.
- The Sports Central and Sports East playing fields still show football pitches overlapping with cricket wickets which is not a suitable arrangement. This issue needs to be addressed to ensure that there is sufficient space to accommodate the playing pitches proposed. In addition, the ECB has highlighted the need for full time ground management if the cricket pitches are located between adult football pitches.
- No detail has been provided on the size of the pitches/ courts proposed and there is insufficient information to demonstrate that these would comply

with design guidance. There is currently insufficient information to demonstrate that the sports provision proposed could suitably be accommodated on the playing fields proposed.

- The Strategy for Sports outlined in the Green Infrastructure Strategy makes reference to the potential for the Sports Central playing field to accommodate all weather, flood lit pitches. We would need to understand what type of artificial pitch is proposed to comment on the role this could play in meeting the demand generated, however we would query whether there is still space for an artificial pitch alongside the football and cricket pitches proposed now that the size of this playing field has been reduced.
- The proposal includes 12 tennis courts across the SUE. It is not clear whether these would be dedicated tennis courts or multi-sport areas. Our previous comments queried whether there was evidence of need for 12 tennis courts at the site. Comments received from the LTA advise that it would be better to have a smaller number of dedicated tennis courts which are floodlit.
- No detail has been provided on the proposed use or design of the proposed MUGAs.
- It is not clear how many tennis courts/ MUGA's would be provided within each of the playing fields. It is therefore not clear how many would fall within the on-site provision provided through this application. We would expect the number of tennis courts/ MUGA's to be provided within this application to be clearly set out and secured through a planning obligation.
- No detail is provided on the size of the sports pavilions to be provided and the facilities these would accommodate. We would recommend that the Council secures a minimum specification for the pavilions. Our [Clubhouse Design guidance](#) provides guidance on the design of pavilions and changing room facilities. In addition, our [Accessible and Inclusive Sports Facilities \(AISF\) guidance](#) provides guidance on designing facilities which are accessible and inclusive.
- Only parts of the Sports Central and Sports East playing fields are to be provided through this application. How will the delivery of these playing fields in full be secured within an appropriate timescale? For example, the pavilion and car parking for the Sports Central playing field fall outside this planning application boundary. How will the timing of delivery of these facilities work in relation to the delivery of the remainder of the playing field through the current application? It is also not clear how this playing field would be accessed by car prior to surrounding parcels being developed.

We note that this planning application only covers part of the SUE and that a separate application has also been submitted through planning application 24/00347/Hybrid which would also deliver some of the proposed on-site sports provision. In addition, part of the Sports Central playing field and the Secondary School provision will be delivered through further applications. We are also aware that the Council intends to produce a Supplementary Planning Document for the site. As outlined above, the delivery of parts of the playing fields through different planning applications raises complications in the delivery of on-site provision. This

highlights the need for a comprehensive strategy for the delivery of sports provision across the whole SUE which clearly sets out the on-site provision (including ancillary facilities) and off-site contributions required to meet the demand generated by the development for both indoor and outdoor sports provision and provides an appropriate approach to the phasing of the delivery.

Sport England's Position

The additional information does not address our previous comments, set out in our response dated 12th January 2024, therefore Sport England remains unable to support the application. For the reasons outlined above, the proposal does not demonstrate that adequate provision will be made to address demand generated by the development for indoor and outdoor sports provision. It therefore does not accord with Sport England's Planning Objective 'Provide'. As outlined above, there remain a number of unanswered questions regarding the design, layout, quantity, specification and delivery of the on-site provision. In addition, there is potential that some demand could be addressed through off-site contributions, but no information has been provided to outline any off-site contributions proposed to address the demand generated. Sport England would urge the Council to secure suitable contributions to indoor and outdoor sports facilities, alongside the on-site facilities proposed, to ensure that the development makes adequate provision for sport.

Without prejudice to the fact that Sport England is unable to support the application, if the local authority is minded to approve the application there are a range of matters which will need to be addressed to ensure that the detailed planning, design and layout of the sports facilities is acceptable in practice. Sport England has model planning conditions that can assist the Council in this regard which are available on the website at: https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

It is recommended that at least the following matters be addressed through a planning obligation/ condition:

- Submission and approval of the design and layout of all on-site sports facilities. See condition 9a of the model conditions schedule.
- Submission and approval of detailed pitch works, in accordance with a sports pitch feasibility assessment, including construction specifications for the natural turf playing fields to ensure that the construction and design of natural turf playing pitches is fit for purpose – see condition 10a of model conditions schedule.
- Securing a minimum specification through a planning obligation for the sports facilities to be provided at the formal open spaces, including ancillary facilities such as the sports pavilions.

- Securing in a section 106 agreement, details of the agreed management and maintenance arrangements for the sports facilities including details of long-term facility maintenance contributions.
- Securing in a S106 agreement details of any off-site contributions to indoor or outdoor sports facilities.
- Securing the completion of community use agreements for school site – see condition 16 of the model conditions schedule.

Any new sports facilities should be built in accordance with Sport England's technical guidance notes, which are available to view at:

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

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 would like any further information or advice, please contact the undersigned.

Yours sincerely,

Julia Baish

Planning Manager

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