

From: Owen Neal <Owen.Neal@sportengland.org>
Sent: 16 February 2026 16:14
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: LA APP REF: PL/2021/09013 - SITE ADDRESS: Land West of Westbury Road, WARMINSTER, BA12 8TN - SE REF: PA/21/SW/WSH/60370

Dear James,

Thank you for consulting Sport England on the above application for the erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved.

Sport England has previously commented on a very similar application (app ref: PL/2021/09013), which was subsequently dismissed on appeal.

Sport England initially objected to this application (app ref: PL/2021/09013) on the grounds that no contribution was being made to meet the demand for sport generated by the new development. Sport England set out its considerations in relation to the likely contributions that could be expected from a development of this size, using our Sports Facilities Calculator (SFC).

In line with the approach taken with the previous application (app ref: PL/2021/09013), Sport England argues that the proposed development under the current application for 205 dwellings will likely generate demand for the following quantum of sports facilities, based on an occupation ratio of 2.5 persons per dwelling ($205 \times 2.5 = 513$ persons). Sport England wishes to be clear that the following is indicative and is not intended to be a prescriptive list of sports facilities.

Results

Date generated: 16/02/2026

Swimming Pools		Sports Halls	
Demand adjusted by	0%	Demand adjusted by	0%

Square meters	5.56
Lanes	0.1
Pools	0.03
vpwpp	34
Cost	£120,182

Courts	0.12
Halls	0.03
vpwpp	37
Cost	£93,575

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.01
vpwpp	10
Cost if 3G	£16,963
Cost if Sand	£15,337

Outdoor Tennis Courts	
Demand adjusted by	0%
Courts	0.07
vpwpp	10
Cost	£7,549

Indoor Bowls Centres	
Demand adjusted by	0%
Rinks	0.01
Centres	0
vpwpp	1
Cost	£4,277

On this basis, Sport England wishes to raise an objection to the application, as the proposal does not accord with our Planning for Sport principles:

- Support new provision including allocating new sites for sport and physical activity which meets identified needs.
- Ensure a positive approach to meeting the needs generated by new development for sport and physical activity provision.

Sport England therefore seeks to secure off-site contributions to meet the demand for sport generated by the development. Sport England would welcome reconsideration of the applicant's position in line with the previous application (app ref : PL/2021/09013).

Yours sincerely,

Owen Neal (MRTPI)

Planning Manager (Hampshire; Surrey; Wiltshire/Swindon)