

By email only

Date: 23<sup>rd</sup> September 2025

FAO Sarah Kasparian

**Application Reference:** 24/01013/OP

**Site:** Land Surrounding Burloes Cottages, Newmarket Road, Royston, Hertfordshire

**Proposal:** Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive.

**Sport England Reference:** PA/24/E/NH/67724

Further to recent correspondence with the Council I am writing to update our formal response dated 3<sup>rd</sup> June 2024 which was supplemented by our more informal advice dated 2<sup>nd</sup> December 2024 and 6<sup>th</sup> January 2025 as follows:

*Community Sports Facility Provision*

*Evidence Base*

The Council's new Playing Pitch Strategy and Indoor Sports Facility Strategy which are now at an advanced stage should be used as the evidence base for informing and justifying developer contributions from the development as they collectively provide up-to-date evidence of the local sports facility needs in the Royston area and the priority projects that developer contributions should be used towards.

*Financial Contributions towards Off-Site Sports Facility Provision*

The Playing Pitch Calculator and Sports Facility Calculator outputs that were appended to our advice dated 6<sup>th</sup> January 2025 would remain the most up-to-date estimates of the demand generated by the development (and the associated costings of meeting the demand) as the facility costings and playing pitch team data have not changed since then.

In terms of the facility types that contributions should be secured to and the projects that the contributions are identified for being used towards, based on the abovementioned strategies and recent feedback from the sports governing bodies I would request the following:

1. Natural Turf Football Pitches – £82,413 (capital cost to meet match play demand for adult, youth and mini football pitches combined): Provision of a new 3G artificial grass pitch that could be used for football match play as well as training – new 3G artificial grass pitch at Royston Town FC, Roysia School, King James Academy or a new sports hub site.
2. 3G Artificial Grass Pitches – £67,079 (capital cost to meet training demand for 3G artificial grass pitches) – new 3G artificial grass pitch at Royston Town FC, Roysia School, King James Academy or a new sports hub site.
3. Rugby Union – £67,328 (capital cost to meet match play/training demand and changing room demand combined): Royston Rugby Club, Heath Sports Club, Therfield Heath – projects to increase capacity in terms of pitch quality, changing facilities/social space or towards a relocated rugby club on a new sports hub site
4. Cricket – £33,407 (capital cost to meet match play/training demand): Royston Cricket Club, Therfield Recreation Ground – cricket practice nets and additional wickets for cricket square to provide additional match play and training capacity.
5. Hockey – £36,480 (capital cost to meet match play/training demand and changing room demand combined): new hockey club site (sand based artificial grass pitch and clubhouse facilities) on a new sports hub site.
6. Tennis – £11,880 (capital cost to meet demand for new tennis courts): Royston Tennis Club, Heath Sports Club, Therfield Heath – projects to provide new Padel or Pickleball courts, resurfacing work to existing courts, improved clubhouse facilities; gated access and floodlights. Alternatively, Priory Memorial Gardens (Royston Splash Park) to resurface existing courts.
7. Swimming Pools – £184,937 (capital cost for meeting new swimming pool demand): Royston Leisure Centre – new learner pool.

I can advise that if the financial contributions identified above were secured through a section 106 agreement then Sport England would **withdraw its previous objection** to this planning application set out in our original response dated 3<sup>rd</sup> June 2024.

If you would like any further information or advice please contact me.

Yours sincerely,

Roy Warren  
Planning Manager

E: [roy.warren@sportengland.org](mailto:roy.warren@sportengland.org)  
T: 07769 741137