

# Planning And Regulation

Director, Planning & Regulation – Alex Robinson



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NHDC

Our Ref. 26/00116/CONSUL  
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Email response

Date 26 May 2026

Dear Naomi,

Application **25/03080/HYA**  
Proposal **Hybrid Application: Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.**  
Location **GA2 Land North-East Of Great Ashby, Stevenage**

I write further to your consultation request in respect of the above planning application, as neighbouring Planning Authority, please find below my response.

The response format will cover the S106 requirements considered appropriate given the proximity of the site to the Borough boundary of Stevenage, and nearby local facilities within Stevenage that future occupiers of the development would likely use above those within NHDC.

Having liaised with colleagues in Planning Policy and further to the Council's newly updated Sports Facilities Strategy (2025/26) I can confirm that the Sports England calculator captures the demand imposed by the development. These are shown below for reference.

|                                 | Number of Pitches | Capital Cost    | Lifecycle cost (per annum) | Changing rooms (number) | Changing rooms (cost) |
|---------------------------------|-------------------|-----------------|----------------------------|-------------------------|-----------------------|
| <b>Total</b>                    | <b>2.7</b>        | <b>£508,648</b> | <b>£66,644</b>             | <b>3.39</b>             | <b>£769,660</b>       |
| <b>Natural Grass Pitches</b>    | <b>2.55</b>       | <b>£319,279</b> | <b>£61,541</b>             | <b>3.09</b>             | <b>£701,242</b>       |
| Adult Football                  | 0.34              | £42,408         | £8,354                     | 0.67                    | £152,115              |
| Youth Football                  | 0.99              | £103,821        | £20,972                    | 1.39                    | £315,440              |
| Mini Soccer                     | 0.7               | £23,146         | £4,583                     | 0                       | £0                    |
| Rugby Union                     | 0.23              | £43,604         | £8,067                     | 0.45                    | £102,780              |
| Rugby League                    | 0.03              | £5,676          | £1,050                     | 0.07                    | £15,609               |
| Cricket                         | 0.25              | £100,624        | £18,515                    | 0.51                    | £115,299              |
| <b>Artificial Grass Pitches</b> | <b>0.15</b>       | <b>£189,369</b> | <b>£5,103</b>              | <b>0.3</b>              | <b>£68,418</b>        |
| Sand Based                      | 0.04              | £48,327         | £1,256                     | 0.09                    | £19,935               |
| 3G                              | 0.11              | £141,042        | £3,847                     | 0.21                    | £48,483               |

| Swimming Pools     |          |
|--------------------|----------|
| Demand adjusted by | 0%       |
| Square meters      | 16.83    |
| Lanes              | 0.32     |
| Pools              | 0.08     |
| vpwpp              | 102      |
| Cost               | £399,993 |

| Sports Halls       |          |
|--------------------|----------|
| Demand adjusted by | 0%       |
| Courts             | 0.37     |
| Halls              | 0.09     |
| vpwpp              | 110      |
| Cost               | £307,776 |

| Outdoor Tennis Courts |         |
|-----------------------|---------|
| Demand adjusted by    | 0%      |
| Courts                | 0.2     |
| vpwpp                 | 31      |
| Cost                  | £25,231 |

| Indoor Bowls Centres |         |
|----------------------|---------|
| Demand adjusted by   | 0%      |
| Rinks                | 0.03    |
| Centres              | 0       |
| vpwpp                | 4       |
| Cost                 | £13,424 |

From a local level perspective, the contributions would be best directed towards high priority or highly recommended projects highlighted in the Council's newly updated Sports Facilities Strategy for Indoor and Outdoor Sports (2025/26).

To mitigate the additional demand for football / rugby / cricket generated by the development, contributions should be directed towards projects identified in Part 6: Action Plan of Stevenage's Playing Pitch and Outdoor Sport Strategy (PPOSS) Action Plan (2025). The below table identifies the current capacity of sport pitch provision in Stevenage and highlights more specifically the sports and pitch provision where contributions should be sought.

Summary pitch sports (Stevenage)

| Sport              | Pitch type          | Current capacity total in MES <sup>(1)</sup>      | Future capacity total in MES (2043)                                                                                                                                                                                          |
|--------------------|---------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Football (grass)   | Adult               | Shortfall of 1                                    | Shortfall of 1.5                                                                                                                                                                                                             |
| Football (grass)   | Youth 11v11         | Shortfall of 3.5                                  | Shortfall of 4.5                                                                                                                                                                                                             |
| Football (grass)   | Youth 9v9           | Shortfall of 1.5                                  | Shortfall of 2                                                                                                                                                                                                               |
| Football (grass)   | Mini 7v7            | Actual spare capacity of 0.5                      | At capacity                                                                                                                                                                                                                  |
| Football (grass)   | Mini 5v5            | At capacity                                       | Shortfall of 0.5                                                                                                                                                                                                             |
| Football (3G)      | 11v11, floodlit     | Shortfall of 2                                    | Shortfall of 2                                                                                                                                                                                                               |
| Rugby union        | Senior              | At capacity                                       | At capacity                                                                                                                                                                                                                  |
| Cricket            | Saturday            | At capacity                                       | At capacity                                                                                                                                                                                                                  |
| Cricket            | Sunday              | Spare capacity of 16                              | Spare capacity of 16                                                                                                                                                                                                         |
| Cricket            | Midweek             | Spare capacity of 20                              | Spare capacity of 20                                                                                                                                                                                                         |
| Hockey (sand AGPs) | Full size, floodlit | Adequate provision to accommodate current supply. | Pitch quality at The Nobel School is deteriorating in quality, provide a replacement surface during the lifespan of the PPOSS to accommodate current supply. Ensure a sink fund is financially prepared at The Nobel School. |

For non-pitch sports which are covered in the table on pages 73-75 of the Playing Pitch Strategy Action Plan (2025) demand is generally met, with an identified need to support Padel developments across the authority. In terms of Athletics, it is noted that the track at Ridlins End is showing signs of deterioration which will need to be considered for improvement over the lifespan of the PPOSS.

To mitigate the additional demand on indoor sports such as swimming / sports halls, Part 2.3 Strategic recommendations within the Stevenage Indoor Sports Facilities Strategy (2026) should be considered for direction of contributions (both attached for reference).

Part 2.3 identifies a need to enhance and provide the replacement wet/dry leisure provision, enhance and provide sports such as squash and indoor bowls to actively counterbalance the loss of these facilities in the authority or in neighbouring boroughs/districts, and to ensure existing facilities remain fit for purpose until the new centre opens and they are no longer required.

The strategic recommendations also identify a need to improving the quality of sports hall stock to encourage higher rates of community use, as well as working towards helping reduce the extent to which the community access to sports halls is unavailable due to exams or other school functions. The full recommendations can be found in the 2026 document.

I would imagine there would need to be some further negotiation for the detail in the S106 condition, but the Sports Strategy documents do include the evidence as to where the money should be directed as priority.

I trust for negotiations the above is sufficient, but should you require anything further please let me know.

Yours sincerely,



**Rebecca Elliott**

Team Leader

For and on Behalf of the Director, Planning & Regulation