



## Colchester Preferred Options Local Plan - Regulation 18 Representation

### Policy CS4: Sports Provision

We object to Policy CS4 as currently drafted. The policy places **disproportionate and unjustified requirements on residential development**, particularly smaller schemes.

#### 1. Threshold for Assessment and Provision

The policy requires all major residential development to assess and potentially provide new sports facilities on a site-by-site basis. This is not justified. In practice, developments at or just above the “major” threshold (i.e. 10+ dwellings) are unlikely to generate demand of a scale that necessitates bespoke sports provision.

The policy would be more proportionate and effective if targeted at larger schemes (e.g. 100 dwellings or more, or strategic allocations) where meaningful on-site provision or justified off-site contributions can realistically be delivered.

#### 2. Duplication of Development Management Functions

The requirement for applicants to assess need for sports provision and determine appropriate facilities duplicates work that is normally undertaken by statutory consultees, including Sport England and the local authority, during the development management process using the Playing Pitch Strategy.

Placing this burden on applicants adds unnecessary cost and complexity, particularly for smaller schemes, without clear evidence that this approach improves outcomes.