



**NORTOFT**

**David O'Neil MRTPI Sue O'Neil MRTPI**

david@nortoft.co.uk sue@nortoft.co.uk

The Old Barn, Nortoft Cottage, Guilsborough NN6 8QB.

www.nortoft.co.uk

01604 586 526.



**RTPI**

Chartered Town Planners

**Sue O'Neil and David O'Neil are both very experienced MRTPI's with a good success rate in development planning including sport & leisure, employment land, and major house building schemes.**

Our nationally recognised specialties include all planning for sport, open space and leisure.

We have significant experience of: sports development in the Green Belt; making the sports case for housing developments (including sports land loss, relocation and provision); s106 negotiations, business plans and feasibility studies. We act as expert witnesses at EIPs and Planning Appeals.



**DAVID O'NEIL BSc (Hons), DipEd, DipTP, MRTPI**

David is a very experienced MRTPI with a good success rate in planning and development including employment, residential, retail and other commercial land. He is often tasked to project manage larger development schemes

**Linked in** @:[https://www.linkedin.com/in/david-o-neil-b501b612?trk=nav\\_responsive\\_tab\\_profile](https://www.linkedin.com/in/david-o-neil-b501b612?trk=nav_responsive_tab_profile)

**2000 - present Director, Nortoft Planning**

Specialties: Sport, recreation and leisure; environmental projects; planning applications; strategic planning; commercial/employment land development (B1, B2, B8, Housing, Retail, Leisure, SUE's); evidence base for applications, economic value assessments, consultation, s106 negotiation; project feasibility and business plans; planning policy development; planning appeals; and expert witness.

**1998 - 2000 Regional Manager of NMEC Ltd**

The National Millennium Celebrations; lead role on regional marketing and sponsor relations; adviser on the Earth Zone at The Dome; VIP Management on Millennium night.

**1997 - 1998 Chief Executive, Sports City Development Ltd**

Led £200m bid onto shortlist of 3 for the then New National Sports Centre.

**1993 - 1998 Head of Major Environmental Projects, Northamptonshire County Council**

Planning and development of urban improvement and regeneration schemes, major green infrastructure, leisure and tourism projects. County Cycling Officer.

**1989 - 1993 Regional Planning Officer, Sport England**

**1983 - 1989 Countryside Management Events Manager, Lee Valley Regional Park Authority**

Qualifications and Other Experience:

- Current: Member of the Royal Town Planning Institute (MRTPI) for 21 years. BSc (Hons); MCIMPSA; Parish Councillor; Village Hall lead Trustee; Neighbourhood Plan lead.
- Former: Member of the National Countryside Recreation Group; LGA Lead Member on the DoT National Cycling Strategy Group; National Executive Chairman, British Mountain Bike Federation NGB.
- Hobbies include staving off the effects of age by mountain climbing, cycling and selling his artwork.



**SUE O'NEIL BSc(HONS), MRTPI**

Sue is a highly experienced sports planner, and MRTPI and leads our work on EIPs and Planning Appeals. Sue has an extensive track record in sports strategy development and previously worked for Sport England as a regional planning manager and a national lead NGB officer. Sue has strong active contacts in, and respect from, the national and regional sports sectors including her close links with Sport England at national and regional level.

**2000 - present Director, Nortoft Planning:** Specialties: Sport, recreation and leisure strategies; facility development; planning applications; strategic planning; evidence base for applications; project feasibility studies; planning policy development.

- 1993 - 2000** **Regional Facilities Lead, Sport England (then 'English Sports Council'):**  
Lead planning advisor and team leader in West Midlands planning for sport. National Lottery project development, advice and assessment.
- 1986 - 1989** **National Countryside & Water Sports Officer, Sport England (then 'English Sports Council')**  
Co-ordinating water and countryside-based sports including NGBs.
- 1984 - 1986** **NFU Political Adviser:** Adviser on land use policy to the National Farmers Union.

Qualifications and Other Experience:

- Current: Member of the Royal Town Planning Institute (MRTPI). BSc (Hons);
- Village Hall Chair and Treasurer.
- When not working Sue will be off-road cycling, running, swimming or horse riding.

Referees for recent projects

- Stuart Slatter, Director, Planning Potential. [stuart.slatter@planningpotential.co.uk](mailto:stuart.slatter@planningpotential.co.uk) 07917 524 332  
Hounslow Barracks re-development; masterplanning, s106 negotiations with Council, and agreement on way forward with Sport England.
- Kieran Wheeler, Director Planning, Savills, 0203 320 8243: [kwheeler@savills.com](mailto:kwheeler@savills.com)  
Epsom & Ewell High School housing over former playing field, and LESSA Raynes Park, housing over former works playing fields, with new tennis facilities and open space.
- Kevin Hollis, Director - Public Services at Nuneaton and Bedworth Borough Council, 07795 520 346, [Kevin.Hollis@nuneatonandbedworth.gov.uk](mailto:Kevin.Hollis@nuneatonandbedworth.gov.uk)

*Some of our Clients:*



## SELECTED RECENT NORTOFT PROJECTS:



### **Redrow Homes and Carden Group (2022): Cranbrook, East Devon**

Nortoft are leading the planning of the main Sports Hub for 20,000 population. Inputting into Local Plan Modifications, masterplanning, costs and s106 negotiations.

### **St Alban's School & Hallam Land (2022 & ongoing)**

Redevelopment of playing fields in the Green Belt, including moving and enhancing playing fields for community and school use.



### **Inland Homes (2021-22): Basildon c600 dwellings; and Hounslow c1700 dwellings:**

Nortoft led the significant sports and leisure advice for the now approved 600 dwelling Basildon housing development, including the loss, relocation and enhancement of football and cricket pitches, bowls and other sports. At Hounslow (1700 dwellings) we are inputting into the emerging Local Plan policy process, s106 negotiations, masterplanning, and close liaison and negotiations with NGBs and Sport England.

### **Danescroft Homes (2022): Wealden District c180 homes on former playing fields:**

Moving Sport England from objection to not, with draft agreement now achieved in relation to proposed S106 off-site contributions.



### **Taylor Wimpey/Persimmon: Stevenage Urban Expansion (2021):**

PreApp Assessment of need for on-site cricket pitches for a 1,350 dwelling development, including masterplanning matters.

### **Bellway Homes, London Borough of Merton: Former Works Playing Fields (2022):**

Development of c 80 dwellings on former playing field. Nortoft prepared a Sports Needs Report, making the case for the change of use to a mixed sports and housing development, with £1m investment back into on-site and off-site sport. Consultations with NGBs, Sport England and the Council.



### **Kibworth Parish Councils: Review of Community Facilities and Plan Large Community Hall (2022)**

Assessment of new community facility v improving existing facilities. Planning a large new community hub (community hall, library, theatre space, skills training, and health activity studios). Planning, consultation and business planning.



### **ME Chiltern Edge Academy, Oxfordshire (2022)**

Advice on the development of playing fields, meeting Sport England's Exceptions Policies, to support new housing development and improvement community sports facilities. Close working with Parish Council, Savills and we provided specialist advice on AONB issues.

### **International Training Equestrian Centre in the Green Belt, Caldecote Farm, Hertfordshire (2019)**

Successful consent secured, against strong officer recommendation, for an international level equestrian training centre (indoor ménage and stables, outdoor ménage and ancillary facilities). Nortoft's robust evidence base of the sporting and wider need and our securing of the support from National Governing Bodies of Sport, made the NPPF 'Very Special Circumstances' case, and successfully passed SoS Call-in. We wrote the business plan to help prove viability and deliverability.





### Sport England National Planning Policy Documents (2019):

Nortoft, with DLP, advised Sport England on the update of its national "Planning for Sport Guidance". David previously advised Sport England on CIL/s106 policies and related legal matters.

**Earls Barton PC (2021) Business Plan:** Nortoft re-masterplanned the buildings, prepared a detailed business plan and secured an £800,000 grant from Wellingborough Council towards enhanced playing fields, clubhouse and new 'Active Lifestyles Community Hub'.



*"BCW Members supported the request for a capital grant and believed that this facility would greatly enhance the quality of life for those living directly in Earls Barton and the nearby area. Congratulations were extended to the parish council for the work that they had undertaken. the progress made so far, and the excellent business plan provided".*



### Community Hall & Sports Pavilion in the Green Belt (2019)

North Hinksey Parish Council now have planning permission for their new facilities, including: large community hall, changing rooms, improved access and parking, and extensive outdoor adventure youth play facilities. Nortoft led the planning including business planning. Despite a vociferous NIMBY campaign, Vale of White Horse DC passed the application.

### Fairview Homes: London Borough c 300homes (2020)

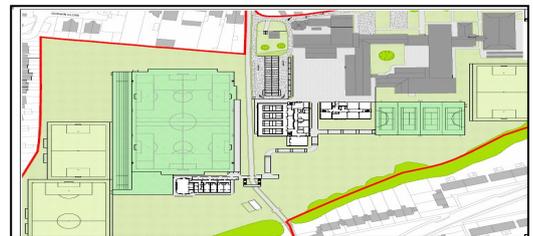
The redevelopment of former private playing pitches is being considered with options including: a reduced area but increased quality of on-site sports; or potentially significant off-site sports contribution.



**Bath Rugby Stadium (2020):** Working for Arena 1865, Nortoft is preparing the planning case to support the change of use (including on-site enhancement and off-site mitigation) of the current open space/playing fields to allow the expansion of the proposed new stadium for Bath RFC Premiership Club.

### Epsom & Ewell High School, Bellway (2019)

Selling off a former playing pitch in a dense urban area for housing, with 1,000 letters of objection. Overcame Sport England objection. Over £1m re-investment into new school and community sport. Successful consent achieved.



**Rugby Town Successful Appeal (2019):** The development for housing on a recently fenced off recreation ground was refused, and an Appeal by the developer was lost as the Appellant withdrew during the Appeal. Open Space matters were the dominant issue, and were defended by Nortoft for the Council.

Nortoft successfully supported the Council against a related JR of the Local Plan on Open Space matters.

### Multi-pitch City Sports Hub, Milton Keynes Central:

Nortoft led the planning and design of this artificial grass pitch on a city centre site. We led the negotiations for MK Council as Network Rail strongly opposed the scheme. We secured scheme from Network Rail and helped secure the planning. *"Following Nortoft's excellent work on our AGP and Playing Pitch Strategies work, David led our planning and design work to negotiate and secure a very significant city centre community sports facility against significant odds. The site was due to be lost to a major national corporation, but his expertise, tenacity and knowledge has ensured a lasting legacy for MK".* (Paul Sanders, Assistant Director Community Services, MK Council)



**General Local Authority Sports and Open Space Planning:** We have or are providing advice to councils on sports, recreation and open space matters. **Nortoft has written over 100 strategies (playing pitch, built sports and open space).** Work in the last year includes: writing Developer Contributions SPDs, assessment of masterplanning/sports needs for major planning applications, updating a built sports facilities strategy, and s106 negotiations. We undertake leisure facility business planning and feasibility studies. This recent work has been for: Vale of White Horse, South Oxfordshire, Nuneaton and Bedworth, South Northants, East Herts and various parish councils.



**The National Badminton Centre (2013-2014)**

Nortoft led and secured planning for 100 houses on the old centre site, which in part would help facilitate a major new arena on a new site at least twice as big and including a 16-court badminton hall, a 3,000-seater arena, a fitness club and athlete accommodation. As well as application planning, our work included an outline business plan, grant applications and other studies.

**Planning Adviser to the Vale of White Horse and South Oxfordshire Councils:**

Nortoft assessed and advised the councils on complex and major residential applications of up to 5,000 dwellings. Advice included the need for on-site and off-site sports, recreation and community facilities. To date over £35m of community facilities have been secured. This work includes the master planning, design and layout, as well as the costing of the facilities and negotiating the developers' contributions (e.g. s106), EIP and planning appeal work. The later included a High Court case where the judgement was: *"a clear well-reasoned decision ... full justification meeting all the CIL tests"*

