



NORTOFT

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Sue O'Neil MRTPI

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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, 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 experience, residential, retail and other commercial land.

Linked in @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 Exhibition Company; 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 Manager, Lee Valley Regional Park Authority

Qualifications and Other Experience:

- Current: Member of the Royal Town Planning Institute (MRTPI), BSc (Hons); Vice Chair Parish Council; Village Hall Trustee; Neighbourhood Plan lead; Church Restoration Group planning adviser.
- Former: Member of the National Countryside Recreation Group; LGA Lead Member on the DoT National Cycling Strategy Group; National Executive Chairman of the 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.
- 1989 - 1993 National Countryside & Water Sports Officer, Sport England (then 'English Sports Council')**
Co-ordinating water and countryside-based sports including NGBs.
- 1986 - 1989 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, Treasurer and trustee.
- Sue also cycles, runs, swims, and publishes technical books on the workings of stone circle calendars.

Referees for recent projects

- Andy Cattermole, formerly Redrow, now Head of Planning, Allison Homes SW, 07776 964 165. Treasbeare Garden Village, Devon.
- Matt Hoad, Land Director, Bellway Homes (South London), 07704 678138; Epsom & Ewell School development site, and Merton LESSA development site.
- Stuart Slatter, Director, Planning Potential. 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 of Planning, Savills London: KWheeler@savills.com 07807999239
- Kevin Hollis, Director of Public Services at Nuneaton and Bedworth Borough Council, 07795 520 346, Kevin.Hollis@nuneatonandbedworth.gov.uk

Some of our Clients:



SELECTED RECENT NORTOFT PROJECTS:

Nuneaton & Bedworth Council (2024). Update of highly successful Developers Contributions (Sports) s106 SPD.

Nuneaton and Bedworth Borough Council



Obsidian Homes, Land East of Chichester (2024). Planning advice for on-site versus off-site sports provision.

Miller Homes, Frimley (2024). Sports planning support for 170dw brownfield development adjacent to a sports ground in a public park.



Yardley, Birmingham (2024). Sports needs assessment and planning advice in support of an Appeal by Persimmon against refusal of 87 dwellings on former, disused private playing fields land.

Golden Valley Garden Community/Cyber Central UK (2023). Sports planning for this 2,500 homes St Modwin development, supporting integrated planning across development parcels in West Cheltenham.



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Loddon Garden Village (2023) c4,500 dwellings: A new strategic site, part of Wokingham BC's emerging Local Plan. University of Reading, Beaulieu Homes and Gleeson. Nortoft lead masterplanning for playing fields and sports.



Bellway Homes, London Borough of Merton: Former Playing Fields (2023):

Development of c100 dwellings on the remains of a former works playing field (LESSA), fenced and unused for many years. We prepared the Sports Justification Report for a change of use to a mixed sports and housing, securing a £1.8m on-site and off-site sports investment package back into community sport, along with a public open space sports hub. Full planning permission granted despite Sport England's objection and (rejected) request for SoS Call-in.



Redrow Homes and Carden Group/Treasbeare Residential Ltd (2022): Treasbeare Garden Village, Cranbrook, East Devon: approved. Nortoft led the planning of the main Sports Hub for this 1,035 dwelling application and the wider Cranbrook Town, including input into Local Plan Modifications, masterplanning, facility costs and s106 negotiations.

Bloor Homes, Bedford River Valley Sports Assessment (2023): Feasibility study and masterplanning for a major water sports river valey park, to be funded by a large housing development.



Hounslow Cavalry Barracks, consented 1,525 dwellings (2020-22):

Nortoft led on-site and off-site planning for sport and recreation, relocation of playing fields, upgrade of neighbouring park, relevant s106 negotiations, and enabled Sport England to remove its formal objection.



St Alban's School & Hallam Land (2022/24): Redevelopment of playing fields in the Green Belt, including moving and enhancing playing fields for community and school use, enabling major 'North St Albans' housing development by Hallam Land.



Basildon (2020-21): consented 600 dwellings. Nortoft led sports and leisure planning, which included the loss, relocation and enhancement of football, cricket and other sports.

Bath Rugby Club (2023): Sports planning advice for the redevelopment of the Bath RFC/Arena 1865 stadium improvements, including the implications for playing pitch and open space changes.



Stevenage Urban Expansion (2021):

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

Kibworth: new Community Hub. 2022/23. Planning & project lead for the innovative for £1.3m 'Community Hub' includes social wellbeing, meeting place, recreation, theatre and library. Nortoft led the successful planning application, as well as feasibility and business planning, governance, and partnerships.

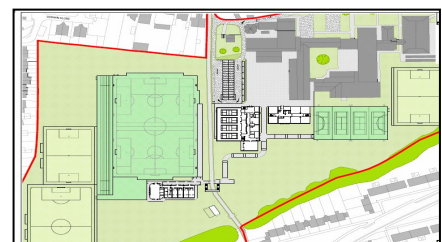
"Your perseverance, professionalism and patience has been outstanding". Kibworth Beauchamp Parish Council Chairman.



Danescroft Homes (2022): Wealden District Development of c180 homes on former playing fields: Changed Sport England's initial objection and secured planning via Appeal.

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. Successful consent achieved, with over £1m re-investment into new school and community sport.



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'.

"Wellingborough Council Members supported the request for a capital grant noting this facility would greatly enhance the quality of life for those living 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 and secured consent from Vale of White Horse DC, despite a vociferous 'NIMBY' campaign.

Sport England National Planning Policy Documents (2019): Nortoft, with DLP, provided lead advice to Sport England on its update of “Planning for Sport Guidance”. This followed advice to them on CIL/s106 policies.



International Training Equestrian Centre in the Green Belt, Caldecote Farm, Hertfordshire (2019): Successful consent against strong officer advice. International level equestrian training centre (indoors and outdoors). Detailed business plan to help prove viability and deliverability. 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.

Multi-pitch City Sports Hub, Milton Keynes Central: Nortoft led the planning and design of this consented artificial grass pitch on a city centre site, including negotiations for MK Council as Network Rail strongly opposed the scheme.

“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)



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.



The National Badminton Centre (2013-2014) Nortoft led and secured planning for 100 houses on the old centre site, to facilitate a major arena on a new larger site. Included a 16-court badminton hall, 3,000-seater arena, fitness club and athlete accommodation. Included an outline business plan and grant applications and other studies.

Nortoft has written over 100 Local Authority playing pitch, built sports and open space strategies.

This has also included: writing Developer Contributions SPDs, assessment of masterplanning/sports needs for major planning applications, updating a built sports facilities strategy, s106 negotiations, business planning and feasibility studies. One example was:

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

Nortoft assessed and advised the councils on several 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.

One refusal was taken by the developer up to the **High Court case**, where the Council’s case prevailed, and the judgement stated, in relation to the sports planning case prepared by Nortoft for the Council, that it was: *“a clear well-reasoned decision ... full justification meeting all the CIL tests”.*

