

Arun District Council

FAO: Hebe Smith

By email

18 December 2025

**Town & Country Planning (Development Management Procedure) (England)  
Order 2015**

**Application Reference:** BR/198/25/PL

**Site:** The Regis School, Westloats Lane PO21

**Proposal:** Installation of a four-lane outdoor caged cricket net facility.

**Sport England Reference:** PA/25/SE/AR/72513

Thank you for consulting Sport England on the above application.

**Summary**

Statutory consultee role

Sport England raises **no objection** to this application as it is considered to meet exception 2 of our Playing Fields Policy and to accord with Paragraph 104 of the National Planning Policy Framework (NPPF).

**Sport England – Statutory consultee role and policy**

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 104, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document':

[www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy)

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field land remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. A summary of the exceptions is provided in the annex to this response.

### **The Proposal and its Impact on the playing field**

The proposal is for the installation of a four-lane cricket practice net facility on part of the playing field that is not suitable for use for formal as playing pitches. The area appears currently to be being used as a storage area related to the adjoining tennis courts and Artificial Grass Pitch.

### **Assessment against Sport England's Playing Fields Policy and NPPF**

The proposal will further enhance the range of facilities available at the school and do not impact on the capacity of the playing field to provide sports pitches. It is therefore considered to meet exception 2 of Sport England's Playing Field Policy that is,

*The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.*

### **Sport England's Position**

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 104 of the NPPF.

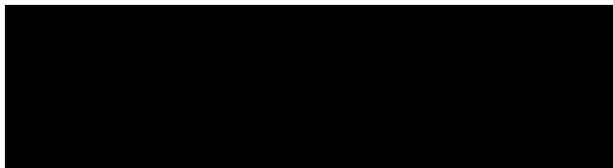
Please notify Sport England of the outcome of the planning application.

If you would like any further information or advice, please contact the undersigned

Yours sincerely,

Jo Edwards  
**Planning Manager**

She/her



## **Annex**

### **The Five Exceptions to Sport England's Playing Fields Policy**

#### **Exception 1**

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

#### **Exception 2**

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

#### **Exception 3**

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

#### **Exception 4**

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

#### **Exception 5**

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

**The full 'Playing Fields Policy and Guidance Document' is available to view at:**

[www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy)

**From:** Nicola Spencer on behalf of Planning.Responses  
**Sent:** 19 December 2025 11:17  
**To:** Planning Scanning  
**Subject:** FW: BR/198/25/PL THE REGIS SCHOOL, WESTLOATS LANE PO21 5LH (SE ref: PA/25/SE/AR/72513)  
**Attachments:** 72513 The Regis School.pdf

PL-Consultation Sport England Response

**Nicola Spencer**  
**Technical Support Manager**  
**Planning Services**

T: 01903 737945  
E: [nicola.spencer@arun.gov.uk](mailto:nicola.spencer@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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**From:** Hebe Smith <Hebe.Smith@arun.gov.uk>  
**Sent:** 19 December 2025 10:10  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: BR/198/25/PL THE REGIS SCHOOL, WESTLOATS LANE PO21 5LH (SE ref: PA/25/SE/AR/72513)

Hello,

Please can this consultation response be uploaded to BR/198/25/PL.

Thanks very much,

**Hebe Smith (she/her)**  
Senior Planning Officer, Planning Department

T: 01903 737626  
E: [hebe.smith@arun.gov.uk](mailto:hebe.smith@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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**From:** [REDACTED] **On Behalf Of** Jo Edwards  
**Sent:** 18 December 2025 17:57

To: Hebe Smith <[Hebe.Smith@arun.gov.uk](mailto:Hebe.Smith@arun.gov.uk)>

Subject: BR/198/25/PL THE REGIS SCHOOL, WESTLOATS LANE PO21 5LH (SE ref: PA/25/SE/AR/72513)

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Please find attached our response to the above application consultation.

Yours sincerely,

**Jo Edwards**  
Planning Manager



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