

Arun District Council

FAO: Jessica Riches

By email

7 August 2025

Planning Practice Guidance: Non-statutory consultees – Paragraph 022

Reference ID: 15-022-20140306

Application Reference: F/19/25/OUT

Site: Land to the south of Ford Lane, Arundel BN18 0DF

Proposal: Outline application for up to 400 swellings, 8-10 form entry secondary school with associated sports pitches and facilities, community hub and open spaces etc.

Sport England Reference: PA/25/SE/AR/71140

Thank you for consulting Sport England on the above application.

Sport England's Position

The proposed development does not fall within our statutory remit as set out in the Town & Country Planning (Development Management Procedure) (England) Order 2015. Therefore, Sport England has considered this a non-statutory consultation and we have made comments on that basis.

Sport England – non-statutory consultee role and policy

The Government, within its Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to residential development of more than 300 dwellings and the creation of one or more new playing pitches.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect – To protect the right opportunities in the right places; Enhance – To enhance opportunities through better use of existing provision; Provide – To provide new opportunities to meet the needs of current and future generations.

Further information on the objectives and Sport England's wider planning guidance can be found on its website:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

Demand for Sports Facilities

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site.

It is understood that as it is not allocated as a Strategic Development Site that the application site is required to provide CIL contributions in accordance with the Council's adopted CIL Charging Schedule.

It is acknowledged that there is no requirement to identify where those CIL monies will be directed as part of the determination of any application. That said, Sport England would encourage the Council to consider the sporting needs arising from the development as well as the needs identified in its Infrastructure Delivery Plan (or similar) and direct those monies to deliver new and improved facilities for sport.

In that regard, you may be aware that Sport England's Sports Facility Calculator (SFC) provides an indication of the demand for a number of different types of sports that might be generated by a population of this size in the district and the current cost of meeting those demands. I have run the calculator and attached a copy of the results for your information based on an average household size of 2.5 persons. Further information on how to run the calculator can be found at <https://www.activeplacespower.com/pages/calculators>

In regard to 3G pitches, the **Football Foundation** has commented that while the Council's Playing Pitch Strategy is out of date, the recently completed Local Football Facility Plan (LFFP) produced by the Foundation with the Council ([Arun Executive summary](#)) identifies a current shortfall of three 3G pitches in the district. The LFFP was unable to identify any suitable sites capable of meeting all of the deficit identified – therefore the Foundation would encourage consideration being given to the potential for the new school site to host a 3G FTP. This would provide significant benefit to pupils, as well as the existing and new community. We would encourage further dialogue with Sussex FA and the Football Foundation to progress this consideration and identify the support available.

With regard to any new football pitches, 3G or natural turf, the Foundation has provided the following advice, to ensure appropriate detail is provided at a later date.

Any new pitches proposed should ensure they meet FA recommended dimensions, as noted below.

- Mini-Soccer U7 and U8 (5v5) 37 x 27m (43 x 33m including safety run-off area)
- Mini-Soccer U9 and U10 (7v7) 55 x 37m (61 x 43m including safety run-off area)
- Youth U11 and U12 (9v9) 73 x 46m (79 x 52m including safety run-off area)
- Youth U13 and U14 (11v11) 82 x 50m (88 x 56m including safety run-off area)
- Youth U15 and U16 (11v11) 91 x 55m (97x 61m including safety run-off area)
- Youth U17 and U18 (11v11) 100 x 64m (106 x 70m including safety run-off area)
- Over 18 and Adult (11v11) 100 x 64, (106 x 70m including safety run-off area)

A minimum safety run-off of 3m must be provided from all perimeter lines. Where pitches adjoin each other an additional 2m Respect spectator area should be included, meaning 8 metres should be left between pitches.

Any 3G pitch should be designed in accordance with the FA's Guide to 3G Football Pitch Design <https://www.thefa.com/-/media/files/pdf/leagues/fa-guide-to-3g-football-turf-pitch-designs-layouts.ashx> and suitable measures to contain rubber crumb migration from the facility should be incorporated, further information is available from the Foundation.

For new grass pitches – to ensure they are developed to a suitable and safe standard to support their use – a qualified and suitably experienced sports turf consultant, agronomist, soil scientist or land drainage engineer must be employed to carry out a feasibility study, design and specification of the natural turf pitches.

The construction of Natural Turf Pitches should be project managed and/or signed off by the same registered agronomist or sports turf consultant that produced the design. The pitches should be constructed by a specialist pitch contractor and not a general civil engineering contractor.

Pitches should pass a PQS assessment to a 'Good' standard for football as defined by the Grounds Management Association (GMA) Pitch Grading Framework before they are used.

Given that sporting facilities will be incorporated within the school premises, we would strongly recommend that the school facilities (changing, toilets etc.) are designed in such a way that they meet pavilion design recommendations (<https://footballfoundation.org.uk/changing-pavilion-design-key-considerations>) and actively encourage and enable community use – in terms of safe and

convenient access, which can be made independently accessible from the school if needed to ensure community use is operationally viable.

The **Lawn Tennis Association** (LTA) has advised that there is a demand for both tennis and padel in the area that a new Playing Pitch Strategy would identify. It also says that such facilities on school sites tend not to work or operate effectively under multi use site agreements. It suggests that a small two court tennis facility next to a play / park recreation space in the development could work well. For padel, that could work on a school site if there was a 'leisure centre' style of operation e.g. staffed in the evenings and weekends with public classes and gym.

The development will generate demand for other types of pitch sports; **England Hockey** identify that there has been substantial growth in the number of teams in the district since the out of date Playing Pitch Strategy was prepared. While there is no current need for another hockey AGP, that situation could change if the existing teams grow. The four hockey clubs in the area report issues with securing sufficient slots on existing sand based AGPs due to heavy football training use in peak evening hours and not all of the existing sites have formal community use agreements in place that means, provision could be removed without replacement at short notice. If a sand based AGP were to be included in the development England Hockey would wish to be involved in its specification however, it suggests given the current demand situation that this may be an opportunity for a GEN2 carpet AGP that would provide a multi-sport offer for the school allowing them to deliver hockey, football training, tennis and netball on this surface.

Sport England would highlight that the dual school / community use will limit off peak access in the daytime to lower income groups and older people who are retired amongst others. The Council should consider if additional provision is required in the vicinity to meet this demand.

Community accessible use in the evenings peak evening and at weekends will be dependent on adequate sports lighting being available up until 10pm in accordance with the relevant sports guidance. Access to the sports facilities should be secured through a formal community use agreement. Further information on these is available at [Community Use Agreements | Sport England](#)

The CUA should detail an affordable pricing policy for the local area, management arrangements, community use hours and review structure/process.

It is recommended that all of the above consideration regarding design, community access and sports lighting to the sports facilities, pitches and courts proposed should be fully secured within a s.106 legal agreement or by condition.

Active Design

The latest version of Sport England's Active Design guidance (AD3) was published in May 2023. The guidance sets out ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The principles are aimed at contributing to the Government's objective for the planning system to promote healthy communities through good design (paragraph 8 of the NPPF).

Sport England would encourage applicants to use AD3 to help ensure their proposals are developed in accordance with the NPPF (with specific regard to paragraph 8, Section 8 and Section 12), the National Design Guide and the National Model Design Code. The LPA may wish to use the Active Design Checklist as the basis of a condition attached to any grant of planning permission through which the success of incorporating Active Design and related characteristics of well-designed places can be measured.

Further information is available at <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). 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



Sports Facilities Calculator

The Sports Facility Calculator (SFC) can help quantify the additional demand for key community sports facilities created by a new population.

The calculator is designed to estimate the demand for sports facilities created by a new community as part of a residential development. It also provides an estimated cost value for the new facilities that demand has created. It helps to answer questions such as:

- “How much additional demand for swimming will the population of a new development area generate?”
- “What would the cost be to meet this new demand at today’s values?”

The SFC is hosted on Sport England’s Active Places Power website: www.activeplacespower.com. For more details see the Tool Guide: <https://www.support.activeplacespower.com/pages/sportsfacilitiescalculator>

Criteria

The SFC results presented below are based on the following user entered criteria:

Area of Interest: Arun

Population demand estimated for: 1,000

Adjusted Demand: No

Swimming Pools: 0%

Artificial Grass Pitches: 0%

Indoor Bowls: 0%

Sports Halls: 0%

Outdoor Tennis Courts: 0%

Adjust Default Population Profile: No

Results

Date generated:

Swimming Pools	
Demand adjusted by	0%
Square meters	10.12
Lanes	0.19
Pools	0.05
vpwpp	62
Cost	£230,786

Sports Halls	
Demand adjusted by	0%
Courts	0.24
Halls	0.06
vpwpp	70
Cost	£189,949

Artificial Grass Pitches	
Demand adjusted by	0%
Pitches	0.02
vpwpp	18
Cost if 3G	£30,407
Cost if Sand	£27,431

Outdoor Tennis Courts	
Demand adjusted by	0%
Courts	0.12
vpwpp	19
Cost	£14,493

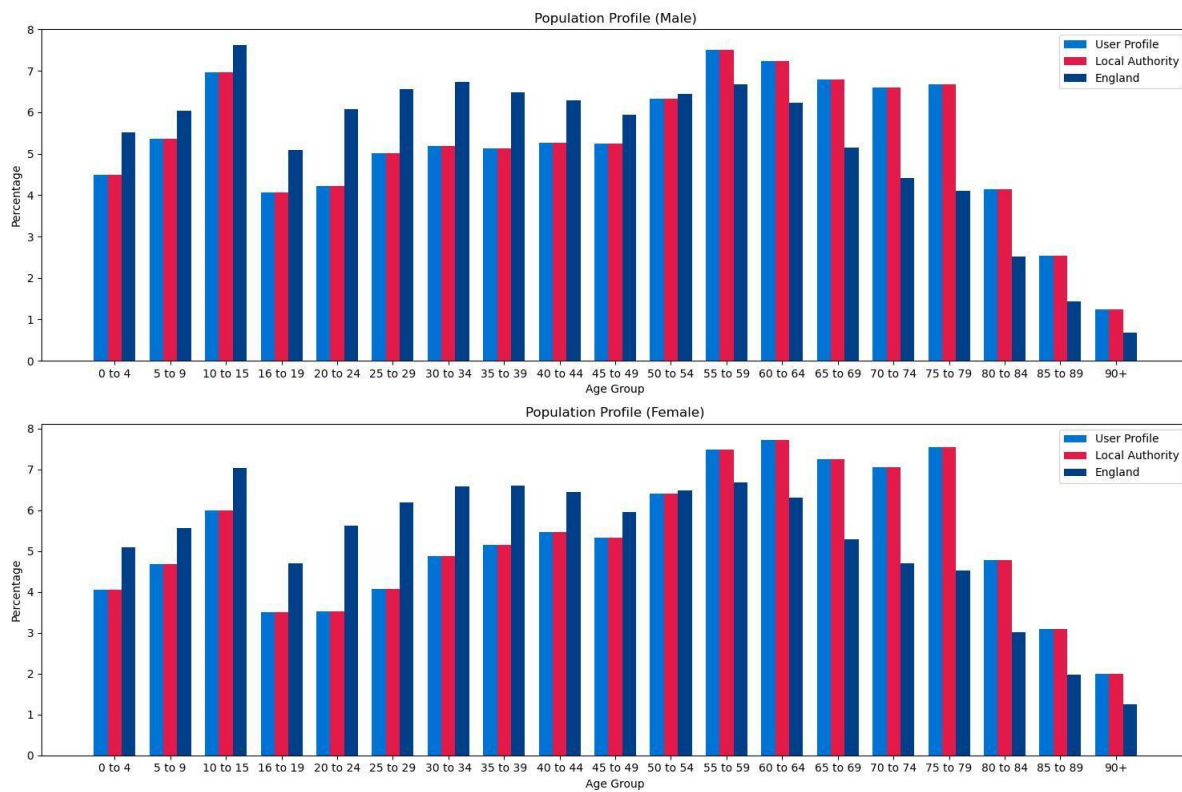
Indoor Bowls Centres	
Demand adjusted by	0%
Rinks	0.02
Centres	0
vpwpp	4
Cost	£11,806

Population Profile

Table

Age Group (Years)	Current Calculation		Area of Interest Default		England	
	Male (%)	Female (%)	Male (%)	Female (%)	Male (%)	Female (%)
0 – 4	4.49	4.05	4.49	4.05	5.52	5.09
5 – 9	5.36	4.68	5.36	4.68	6.03	5.56
10 – 15	6.96	6	6.96	6	7.62	7.03
16 – 19	4.06	3.5	4.06	3.5	5.09	4.7
20 – 24	4.22	3.53	4.22	3.53	6.07	5.62
25 – 29	5.02	4.07	5.02	4.07	6.56	6.2
30 – 34	5.19	4.87	5.19	4.87	6.74	6.59
35 – 39	5.12	5.16	5.12	5.16	6.48	6.6
40 – 44	5.26	5.47	5.26	5.47	6.29	6.44
45 – 49	5.25	5.32	5.25	5.32	5.94	5.96
50 – 54	6.33	6.41	6.33	6.41	6.45	6.48
55 – 59	7.5	7.49	7.5	7.49	6.68	6.68
60 – 64	7.24	7.73	7.24	7.73	6.22	6.3
65 – 69	6.78	7.26	6.78	7.26	5.15	5.29
70 – 74	6.6	7.05	6.6	7.05	4.42	4.71
75 – 79	6.68	7.54	6.68	7.54	4.11	4.53
80 – 84	4.15	4.78	4.15	4.78	2.51	3.01
85 – 89	2.54	3.1	2.54	3.1	1.44	1.97
90+	1.25	1.99	1.25	1.99	0.68	1.24

Population Profile Comparison



Population and Cost Data Sources

The SFC uses the following default data sources which are updated annually:

Population data

Office of National Statistics

2024 population projections, based on the 2021 Census data and modified by the 2018-based subnational population projections for Local Authorities. Adapted from data from the Office for National Statistics licensed under the Open Government Licence v3.0. For further information visit: [ONS Population Projections webpage](#).

Greater London Authority

2024 London Borough projections are modified by Greater London Authority (GLA) 2021-based Demographic Projections – ward populations, identified capacity scenario, © GLA, 2021. For further information visit: [Greater London Authority Housing-led Population Projections webpage](#).

Cost Data

Capital Costs

Sport England's 2nd Quarter 2024 facility cost updates. For further information, visit: [Sport England Facility Costs Guidance](#).

Cost Variations

Building Cost Information Service (BCIS) (all-in Tender Price Index) pricing adjustment factors (2024). For further information, visit [Building Cost Information Service website](#).

Definitions

The definitions and units expressed in the report outputs are:

Swimming Pools

Square meters: Water space area (square metres)

Lanes: Swimming pool (main/general) lane equivalents (25m x 2.125m)

Pools: 4-lane (25m x 8.5m) Swimming Pool equivalents

vpwpp: Visits per week in the peak period

Cost: Estimated cost to build specified 5-lane Swimming Pool equivalents (25m x 10.5m). A 5-lane pool size is chosen to ensure a representative cost, that is, a 4-lane pool cost is not underestimated (by applying a 6-lane cost) and/or a 6-lane pool overestimated (by applying a 4-lane cost).

Sports Halls

Courts: Badminton court equivalents (Main Sports Hall)

Halls: 4-court Main Sports Hall (34.5m x 20m) equivalents

vpwpp: Visits per week in the peak period

Cost: Estimated cost to build specified 4-court Main Sport Hall (34.5m x 20m) equivalents.

Artificial Grass Pitches

Pitches: Full size AGP equivalent, where a pitch has minimum dimensions of 102m x 63m

vpwpp: Visits per week in the peak period

Cost if 3G: Estimated cost to build specified pitch equivalents. Costs are based on a senior football pitch size (106m x 70m), 60mm longer pile artificial grass carpet with fencing and artificial sports lighting.

Cost if Sand: Estimated cost to build specified pitch equivalents. Costs are based on pitch size of 106m x 70m, 23mm sand filled with fencing and artificial sports lighting.

Outdoor Tennis Courts

Courts: Outdoor tennis court equivalents.

vpwpp: Visits per week in the peak period

Cost: Estimated cost to build specified court equivalents. Costs are based on a four court (26.58 x 64.01m) macadam and fenced facility with artificial sports lighting.

Indoor Bowls

Rinks: Indoor bowl rink

Centres: 6-rink Indoor Bowls Centre equivalents

vpwpp: Visits per week in the peak period

Cost: Estimated cost to build specified 6-rink Indoor Bowls Centre equivalents

From: Nicola Oktay on behalf of Planning.Responses
Sent: 08 August 2025 11:53
To: Planning Scanning
Subject: FW: F/19/25/OUT Land to the South of Ford Lane
Attachments: 71140 land to south of Ford Lane.pdf; Sports_Facility_Calculator_Report_Arun_07082025.pdf

Sport England response

Nikki Oktay
Planning Receptionist, Planning Department

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www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Sent: 07 August 2025 14:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: FW: F/19/25/OUT Land to the South of Ford Lane

Good afternoon

Please can the attached be uploaded accordingly – Sport England consultee response.

Many thanks,

Emma

Advanced leave notice Friday 8th, Friday 15th and Friday 22nd August

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
Planning Services

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E: emma.sheppard@arun.gov.uk

Working days Tuesday-Friday

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Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



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Fulfilling Arun's economic potential



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From: [REDACTED] **On Behalf Of** Jo Edwards
Sent: 07 August 2025 13:28
To: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: F/19/25/OUT Land to the South of Ford Lane Arundel Arundel BN18 0DF BN18 0DF (SE ref: PA/25/SE/AR/71140)

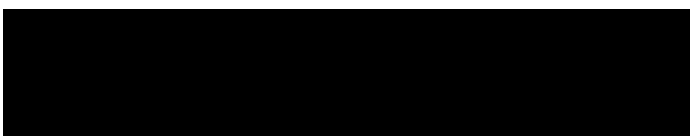
CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please find attached our response to the above application consultation.

Apologies forgot to attach the SFC results referred to in response.

Yours sincerely,

Jo Edwards
Planning Manager



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