

Arun District Council

FAO: Kathryn Welch

By email

21st April 2026

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

Application Reference: LU/68/26/PL

Site: LITTLEHAMPTON TOWN FC, THE SPORTSFIELD ST FLORAS ROAD BN17 6BD

Proposal: Detached pre-fabricated garage building to replace existing store for the storage of theatrical props and scenery. This application is in CIL Zone 4 (Zero Rated) as other development.

Sport England Reference: PA/26/SE/AR/73636

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 3 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

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 proposed development of a new storage facility is not considered ancillary to support access to the playing field as it relates to the storage of theatrical props and scenery. However, the proposed location is not considered to impact on the playing field land and therefore does not have an adverse effect on any playing pitches, nor does it prejudice their use.

Assessment against Sport England's Playing Fields Policy and NPPF

Sport England considers that the E3 exception to our playing fields policy is relevant in this case. This states:

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.*

Sport England is satisfied that the proposal meets the above requirements of the E3 exception.

Sport England's Position

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 3 of our Playing Fields Policy and paragraph 104 of the NPPF.

Yours sincerely,

Owen Neal (MRTPI)
Planning Manager

[REDACTED]

[REDACTED]

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

PL- Consultation- Sport England response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

Our priorities...



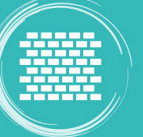
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 21 April 2026 16:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/68/26/PL LITTLEHAMPTON TOWN FC, THE SPORTSFIELD ST FLORAS ROAD BN17 6BD (SE ref: PA/26/SE/AR/73636)

From Sport England to upload

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789
E: kathryn.welch@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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: [Redacted] **On Behalf Of** Owen Neal
Sent: 21 April 2026 11:13
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: LU/68/26/PL LITTLEHAMPTON TOWN FC, THE SPORTSFIELD ST FLORAS ROAD BN17 6BD (SE ref: PA/26/SE/AR/73636)

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.

Yours sincerely,

Owen Neal

Planning Manager

[REDACTED]
[REDACTED]



Join the conversation [#thisgirlcan](#)

