

Eastleigh Borough Council

FAO: Ms R Altman

26th May 2026

By email

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

Application Reference: F/26/101341

Site: Boorley Park Primary School, Nairn Road, Botley, Southampton, SO32 2SH

Proposal: Modular Classroom building for Special Educational Needs and Disabilities (SEND), with associated landscaping

Sport England Reference: PA/26/SE/ET/74015

Dear Rebecca,

Thank you for consulting Sport England on the above application.

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. The exceptions are provided in the Annex to this response.

Assessment against Sport England's Playing Fields Policy and NPPF

Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of our Playing Fields Policy and Guidance document, in that:

The proposed development results in a minor encroachment onto the playing field. However, having considered the nature of the playing field and its ability to accommodate a range of pitches, it is not considered that the development would reduce the sporting capability of the site.

Consequently, Sport England are of the view that the proposal broadly meets exception E3 of our playing fields policy, in that:

'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.'*

The proposed development is therefore considered to accord with NPPF paragraph 104 of the NPPF.

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.

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

Yours sincerely,

Bob

Bob Sharples RIBA ARB MRTPI

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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