

Hinckley & Bedworth BC
FAO: Joe Fleetwood
By email only

28 July 2026

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

Application Reference: 26/00305/FUL

Site: Ratby Sports Club, Desford Lane, Ratby

Proposal: Erection of 2 Artificial Grass Pitches (AGP). A clubhouse, three padel courts, 500 person covered stand, tractor store, gated and turnstile access, steps and platform lift up to the site and parking facilities

Sport England Reference: PA/25/EM/HIN/73706

Thank you for consulting Sport England on the additional information submitted for the above application. Sport England previously raised concerns in its consultation response dated 12 May 2026.

The additional information comprises a Current User's Community Engagement Document (Community Engagement Document), received by the Local Planning Authority on 15 May 2026. Sport England has reviewed this document in consultation with the Football Foundation (FF) and the England and Wales Cricket Board (ECB).

The Community Engagement Document demonstrates Anstey Nomads Football Club's ambition to make greater use of the site if the proposed development is delivered. However, the FF has advised that, while it is discussing a potential 3G artificial grass pitch at the application site with the club, it understands the club is also considering other sites.

Sport England and the FF remain concerned that the submission does not adequately justify the need for an additional stadia pitch in this location. The FF considers that further evidence is required to demonstrate that the application site is the club's priority site before it could recommend withdrawing its objection.

Although the applicant has undertaken community engagement, Sport England and the FF consider that the strategic need for a stadia 11v11 artificial grass pitch and a 7v7 artificial grass pitch for community football has not been sufficiently justified.

The ECB has confirmed that the cricket club remains content with the proposed plans, including the retention of the existing pavilion for cricket-only use.

Sport England supports the provision of new sports facilities where they meet identified needs. However, where development would result in the loss of playing field, the benefits to sport must clearly outweigh that loss and must not adversely affect other sports facilities.

On the evidence submitted, Sport England considers that the proposal does not meet Exception 5 of Sport England's Playing Fields Policy or paragraph 104(c) of the National Planning Policy Framework. The benefits to sport of this outdoor sports facility have not been shown to outweigh the loss of playing field.

Conclusion

For these reasons, Sport England maintains its **objection** to the application. The proposal has not been shown to accord with any exception in Sport England's Playing Fields Policy or with paragraph 104 of the National Planning Policy Framework. It would result in the loss of playing field in an area where the Council's Playing Pitch Strategy (2025) identifies pitch deficiencies.

Sport England remains willing to work with the applicant to secure sports facilities that meet community needs and comply with relevant technical guidance. Any further information should be submitted to the Local Planning Authority, rather than directly to Sport England, so that it forms part of the application record. The Local Planning Authority may then re-consult Sport England, and we will respond within 21 days.

Please contact us if you wish to discuss this response further.

Yours sincerely,

Sharron Wilkinson, MRPTI
Planning Manager