
From: Sharron Wilkinson <Sharron.Wilkinson@sportengland.org>
Sent: 21 June 2024 15:16
To: Planning Folder New
Cc: joseph.fleetwood@hinckley-bosworth.gov.uk
Subject: App No: 24/00542/FUL - Single storey extension, entrance canopy and groundworks at Market Bosworth Rugby Football Club, Cadeby - Sport England ref: PA/24/EM/HIN/67836

Categories: Tidd

Dear Joe,

Thank you for consulting Sport England on the above application.

Sport England –Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular paragraph 103 that playing fields should not be built on) and against its own playing fields policy, which is presented within its '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 would prejudice the use of all/part of a playing field. Exceptions to this policy are contained in the Playing Fields Policy Document.

The Proposal and Impact on Playing Field

The proposal relates to a single storey extension to the existing clubhouse used by Market Bosworth RFC. The extension would create some 120m² of floorspace and would provide an entrance lobby, toilet provision for spectators/visitors along with an area to be used as a café and family area. Constructed on existing hardstanding, the proposal would lead to the loss of playing field as the whole of the site falls within the definition of a playing field as included in the NPPF.

As part of the assessment of this proposal Sport England has sought the views of the Rugby Football Union (RFU) who act as Sport England's technical advisor in relation to rugby and its facilities. They have confirmed that the proposed extension would not impact on the use of any of the playing pitches at the site. The proposed details submitted satisfy their technical guidance requirements. The proposed extension would enable the rugby club to improve the experience for its members, players and visitors whilst also giving them the possibility of increasing revenue into the club.

Assessment against Sport England Policy/NPPF

The proposal would be sited on playing field. Sport England considers proposals of this nature against exception 2 of our playing fields policy which states:

'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.'

In assessing whether a proposal meets exception 2, facilities should be of an appropriate scale and comply with relevant Sport England and National Governing Bodies of Sport design guidance. They should also have no impact on the quantity or quality of playing pitches or otherwise adversely affect their use.

The proposed extension would provide an entrance lobby into the building with access to new toilet facilities for spectators and visitors which would be separate from the players changing areas. Additional space would be provided for a café/family area which the RFU has provided comments that this extended facility would improve the experience of the club's members, players and visitors. On this basis, it is considered that the accommodation to be provided in the proposed extension would comprise of ancillary facilities which support the principal use of this site as a playing field.

The RFU has confirmed that the proposed extension would be designed to comply with their technical guidance. However, the applicant may wish to reconsider the proposal to install urinals in the male toilet facility and replace these with cubicles.

Based on the above, Sport England has **no objections** to the proposal which would meet exception 2 of our playing fields policy and the requirements of paragraph 103 of the NPPF in that the proposed extension to the clubhouse would support the principal use of the site as a playing field and would not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

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

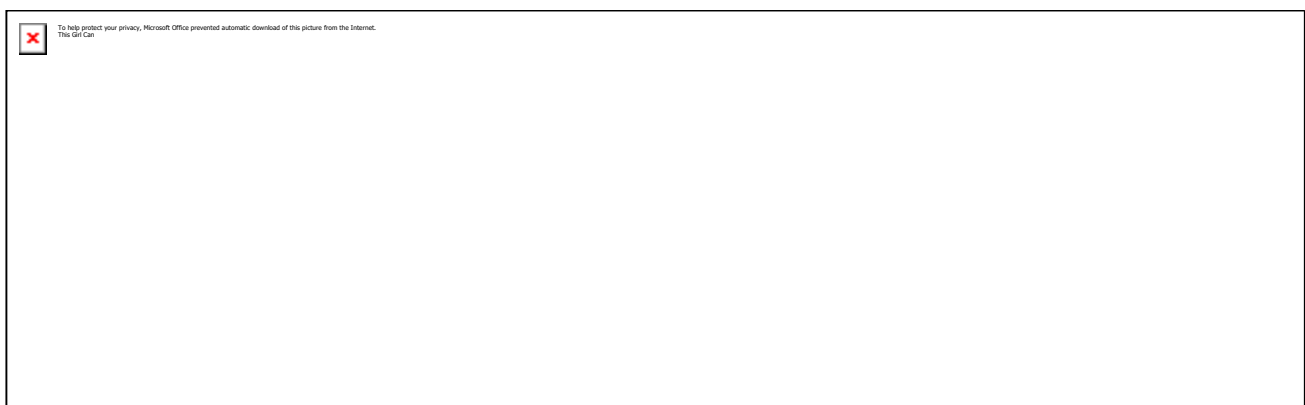
Yours sincerely,

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