

Hinckley & Bosworth Borough Council

FAO: Ms A Gade

By email

13th March 2026

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

Application Reference: 24/00980/FUL

Site: Ratby Sports Club, Desford Lane Ratby LE6 0LE

Proposal: Change of use of existing north sports pavilion (F2 Local community) to educational facility (F1 Learning and non-residential institutions). Including the external alterations, the addition of block paved hardstanding and a new access gate to the north sports pavilion and the addition of an external staircase and a lift to the south sports pavilion.

Sport England Reference: PA/24/EM/HIN/69110

Dear Ashleigh,

I note we both received an email this afternoon from Tom Blanchard, containing an explanation and photographs of the sports building.

This had followed a discussion between Tom and myself earlier in the afternoon. It appears that Sport England had misinterpreted the planning application and that the pavilion had already been replaced.

Sport England's Position

Sport England considers now the proposal to meet our planning policy exception 4 and therefore **withdraws its objection** lodged on the 2nd of October 2026.

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

Yours sincerely,

Bob

Bob Sharples RIBA ARB MRTPI

Principal Planning Manager - South Team Planning & Active Environments

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cc T Blanchard Esq. Wolfdale School

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