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Sent: 03 March 2026 15:52:16 UTC+00:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>; "James Botterill" <j.botterill@hssparchitects.co.uk>; "Katie Searle" <k.searle@hssparchitects.co.uk>; "Gemma Thompson" <gemma.thompson@wolfdaleschool.leics.sch.uk>
Subject: 24/00980 Ratby sports club application.

Hi Ashleigh

My names Tony Blanchard Director of Wolfdale school who submitted the above mentioned application.

Please see our response below to Sport England's points that we have received via our solicitor Josh Morley .

I've attached sport Englands comments from Bob Sharples for your reference.

Ratby Sports Club – Planning Response

This submission relates to the existing pavilion at **Ratby Sports Club**, which has been in continuous use for over 15 years.

Changing Rooms

The four changing rooms were constructed over a decade ago and have been successfully used by the club without dedicated officials' rooms. The current users are:

- Senior cricket (late April to mid-September, Saturdays)
- Junior football (September to April, Sundays)

As these activities take place on different days and largely different seasons, one changing room allocation per team is sufficient.

This is an existing building that exceeds current recommendations outlined by the **Football Foundation**. While modern new-build facilities may include individual cubicles, this is not a new development but an established facility. Nevertheless, we have upgraded water tanks and improved shower heads to enhance user experience. If required, a privacy screen can also be installed.

Kitchen Provision

The existing kitchen has been used by the cricket club for approximately 15 years without issue. There is no practical option to install a serving hatch due to its proximity to the neighbouring boundary.

The submitted plans include an additional kitchen facility upstairs, accessible via stairs or lift, serving all user groups. This proposal was discussed with **Sport England**, who confirmed they were satisfied that appropriate clubroom and catering provision was included.

Additionally, the club is being considered as a pilot site by the Football Foundation for a future catering unit closer to the pitches (referred to as a “Huddle”).

Accessibility and Lift Provision

Due to the constraints of the existing structure, it is not feasible to install an internal lift without removing a changing room and undertaking substantial structural alterations, which are not practical.

Sport England suggested the possibility of an external lift. The site has been fenced to reduce security risks and vandalism concerns.

Unilateral Agreement

Sport England confirmed they were satisfied with the submitted plans and recommended a unilateral agreement for a period of three years. The club has attempted to progress this multiple times, incurring significant legal costs through solicitors, but without resolution.

In the meantime, the school has completed building works at a cost exceeding £500,000.

I hope these points answer sports England queries .

We would welcome you to a site visit or a teams call so we can get this application finally resolved.

I've ccd HSSP architects into this email who are supporting us with this application.

Regards

Tony Blanchard

07737344089

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