
From: noreply@salesforce.com on behalf of Planning.Central@sportengland.org
Sent: 01 July 2025 16:24
To: Planning Application Comments
Subject: App No: 25/00541/FUL - Barlestone St Giles Sports and Social Club, Barlestone
Attachments: 20250107 71014 E5 NO SW.pdf

Categories: Yasmin

Dear Matt Jedruch,

Please find attached Sport England's consultation response on the above application.

Kind regards,

Sharron Wilkinson

Hinckley and Bosworth Borough Council

FAO: Matt Jedruch

By email

01 July 2025

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

Application Reference: 25/00541/FUL

Proposal: Erection of a new dance studio

Location: Barlestone St Giles Sports and Social Club, Barton Road, Barlestone

Sport England Reference: PA/25/EM/HIN/71014

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 Proposal and its Impact on the playing field

The proposal would involve the construction of a single storey dance studio building. Comprising of two dance halls, kitchen, changing rooms and waiting area, the building would be sited to the west of an existing sports pavilion. The

siting of the building would involve the loss of two car parking spaces to allow access to its frontage.

Located on playing field, the proposed building, hardstanding and bin storage area would result in the loss of part of the playing field.

As part of the assessment of this proposal Sport England has sought the views of the Football Foundation (FF) who act as Sport England's technical advisors in relation to football and its facilities. The comments from the FF are summarised below:

- The FF has consulted with Leicestershire & Rutland County FA (County FA) and historical imagery of the site and has concluded that the proposed siting of the building does not appear to impact on the use of any football pitches at the site.
- The FF has confirmed that they have no objections to this planning application. However, the loss of two car parking spaces, given the potential increase in the use of the site with the dance studio, is a concern to them. They state that the Planning Agent should ensure that a fully considered highways/parking assessment has been completed which demonstrates that the car park would be sufficient for all of the activities on the site.

Assessment against Sport England's Playing Fields Policy and NPPF

The proposal would lead to the loss of playing field land. The proposal therefore needs to be considered against the exceptions in Sport England's policy which accord with the specified justifications included in paragraph 104 of the NPPF. Sport England has assessed the proposal against exception 5 of Sport England's Playing Fields Policy (which is in accordance with paragraph 104 c) of the NPPF) which states:

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.'

An assessment of the benefits of the indoor sports facility is thus required. The planning application is accompanied by a Planning Statement dated March 2025. This Statement gives details of the proposed dance studio – Spirit Academy of Dance. It states that the primary objective of the studio is to create a high-quality, inclusive dance facility tailored to the needs of young children within the local community, offering a diverse range of dance classes. Dedicated changing rooms and toilet facilities would be provided within the building and the facilities would be fully accessible to all users.

Sustainability is included as a key consideration with the design incorporating high levels of insulation, energy-efficient glazing and the potential for the use of renewable energy sources.

From the information provided, the new building would provide a benefit to sport through the provision of a dance studio at the site which would encourage its users to be active. Design features which minimise the environmental impact of the proposed building are welcomed by Sport England. Our technical advice in our Every Move Strategy about environmental sustainability and the sports sector can be viewed using this link: <https://www.sportengland.org/guidance-and-support/sustainability?section=introduction-section>

As confirmed by the FF, in consultation with the County FA, the proposed siting of the building would not have a prejudicial impact on the use of the existing playing pitches on the site. However, a query has been raised regarding the level of car parking provision proposed for users of the existing football club and the new dance studio, for consideration.

Based on the above, it is considered that the proposal would meet exception 5 of Sport England's Playing Fields Policy and the requirements of Paragraph 104 of the NPPF (2024) in that the proposed dance studio would be of sufficient benefit to the development of sport as to outweigh the loss of part of the playing field at this site.

Sport England's Position

Given the above, Sport England raises **no objection** to the application which is considered to accord with exception 5 of our playing fields policy and the requirements of paragraph 104 of the NPPF in that the proposal for a dance studio in this location would provide sufficient benefits to sport and the siting of the building would not affect the quantity or quality of playing pitches at the site or otherwise adversely affect their use.

Yours sincerely,

Sharron Wilkinson, MRTPI
Planning Manager

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