

Hinckley & Bosworth Borough Council

FAO: Ms A Gade

By email

2nd October 2025

**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,

Thank you for re-consulting Sport England on the additional information submitted in relation to the above application.

We have reviewed the Unilateral Undertaking, (UU) and have consulted with the England and Wales Cricket Board and Leicestershire Football Association/the Football Foundation.

The principles of the UU are acceptable, but we have a concern over the following phrase in the approved drawings at the bottom of page 3/ the top of page 4:

and any amendments and revisions agreed thereto between the Owner and the Council from time to time;

Can it be clarified that any variation of the approved drawings will require an application and that Sport England will be consulted?

Also, the drawings identified here still don't address comments which have been raised in the past, which is concerning.

Sport England's Position

In principle we remain supportive for the proposal, however the floor plans do not appear to have addressed our concerns, and we do require clarity on part of the Unilateral Undertaking. Until this has been addressed, we are unable to remove our objection.

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

Yours sincerely,

Bob

Bob Sharples RIBA ARB MRTPI

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LFA

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