Amber Valley Borough Council

**FAO: Rebecca Godson**
By email

7th September 2026

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

**Application Reference: AVA/2026/0518**
**Site: Denby Cricket Club, High Bank, Denby village, DE5 8PL**
**Proposal :** Part demolition of existing officials changing room and removal of external stair to be replaced with extended changing room facilities, re-location of officials changing room; provision of disabled toilets and external players viewing terrace.
**Sport England Reference: PA/26/EM/AM/74904**

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 HC7, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy (summary of exceptions annexed to this letter)

**The proposal and impact on playing field**

The proposal relates to an existing cricket club where the existing pavilion building is proposed to be altered and extended at the northern side of the building to provide enlarged changing rooms and a players terrace. The resulting changing rooms would each have a main changing area, three shower cubicles, w/c and a player viewing area.

**Assessment against the NPPF and Sport England's Playing Fields Policy**

Sport England have consulted with ECB who advise as follows:

- *The proposed development has no impact on the existing outfield at the cricket club with minimum ECB boundary sizes (and safety run-off) continuing to be met.*
- *The design and layout of the proposal is a significant improvement on the current layout and one that the ECB supports. We will reach out to the club directly to discuss the finer details of the internal changing space layout.*
- *The proposal is for increased sized changing rooms that include (3x) cubicle showers and a toilet in each. This will ensure the facilities are fit for purpose in 2026 and beyond. There is also an improved Officials Changing Room, enhanced male and female toilets and accessible toilets as part of the plans. All of the proposals will help the club to provide inclusive and accessible facilities to the community they serve.*

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our Playing Fields Policy and Guidance document, in that:

'*The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quality of playing pitches or otherwise adversely affect their use*".

We concur with the views of the ECB that the proposal will not adversely impact on the pitch and will provide enhanced changing facilities to improve the quality of experience for users. The proposed development is therefore considered to accord with paragraph HC7 of the NPPF.

**Sport England's position**

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph HC7 of the NPPF. If you would like any further information or advice, please the undersigned.

Yours sincerely,

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**Annex**

**The Five Exceptions to Sport England's Playing Fields Policy**

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| 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:<br>• reduce the size of any playing pitch;<br>• result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);<br>• 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;<br>• result in the loss of other sporting provision or ancillary facilities on the site; or<br>• 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:<br>• of equivalent or better quality, and<br>• of equivalent or greater quantity, and<br>• in a suitable location, and<br>• 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**



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