

From: Oliver Pennington <Oliver@surfacingstandards.co.uk>
Sent: 10 March 2026 11:22:05 UTC+01:00
To: "Joe Fleetwood" <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Subject: RE: 25/01233/FUL - Britannia Recreation Ground, Britannia Road, Burbage

Morning Joe,

Thanks for the email. See below.

Local Highway Officer comments

On the visibility request I am unsure what you mean whilst its being conducted? Is that now or can be conditioned? Reference is made to Table 15 of the LHDG albeit this relates to the requirements for an 'unadopted access serving up to 3000m2 GFA of offices'. Its considered that 5.1m is a sufficient width to support two-way vehicle movement and there is limited scope to widen this, owing the existing parking layout.

Ecology Officer comments

The 15 metre high floodlights are the optimum height to light this particular development. Any higher or lower and the lightspill to surrounding areas will be greater. This is set out in the appended Sports Lighting Statement submitted with this planning application.

With regards to the statement with UV light, this is something that's been looked at with similar projects before, and there are health and safety implications of children playing sport in low light situations that need to be considered. With regards to compliance of our study to the ILP Guidelines, Section 3.8 of the Bat Survey specifically references the status of bat species with regard to lighting impact. These categorisations were then specifically used in section 4.3 dealing with the static monitoring survey results. The actions in section 5 of the report dealing with "valuing bats an ecological Impact assessment" and "Ecobat" analysis, are aimed at addressing the "conservation status of the species affected" as described within section 4, step 2. Overall the report specifically addresses the points 1.12 to 1.17 as described within the guidelines. The key message in section 1.36 is dealt with by the level of interrogation of sonograms, including verification using the BTO pipeline. Ultimately, when considering the favourable conservation status of the bat species, its worth considering the results of the 'ecobat analysis' with 3 nights of low activity by bats affected adversely by ALAN, and with only 13 of the 6,328 sonograms recorded from Myotis (7 sonograms) and Brown long-eared bats (6 sonograms). These sonograms combined made up at most 1.25 minutes of the 130 hours of night time monitoring by the hedgerow.

Hope the above helps with regards to the Ecology Officer comments.

Regards

Oliver Pennington
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From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Sent: Monday, March 9, 2026 3:42 PM

To: Oliver Pennington <Oliver@surfacingstandards.co.uk>

Subject: RE: 25/01233/FUL - Britannia Recreation Ground, Britannia Road, Burbage

Good afternoon Oliver,

I'm well and hope you are too.

I believe the pedestrian visibility could be encompassed by the relevant highway visibility, whilst its being conducted? Given the highways authorities concerns.

Regarding minibus travel, I feel if a clear and justifiable statement was provided, this could alleviate the concerns of the highways authority, however, this would also be subject to a re-consultation.

Please advise on your progress of the additional information.

Kind regards,

Joe Fleetwood

Planning Officer

(Development Management)

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From: Oliver Pennington <Oliver@surfacingstandards.co.uk>

Sent: 09 March 2026 14:42

To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Subject: RE: 25/01233/FUL - Britannia Recreation Ground, Britannia Road, Burbage

Afternoon Joe,

Thanks for the message. How are you?

I noticed the LHA comments. Essentially for the highways comments their requirements relate to:

- i) coach/minibus parking and tracking, and
- ii) a scaled access drawing, with sufficient vehicular visibility required to be demonstrated on the scaled plan

Are you requiring pedestrian visibility splays for both sides of the proposed access on a scaled plan prior to determination or can this be conditioned? Similarly, is minibus vehicular tracking needed now or can this be conditioned? In all honesty the chances of minibus's turning up are extremely low, its not the type of football use that will involve teams turning up in minibus's.

Will come back to you separately on the ecology comments.

Regards

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From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Sent: Thursday, March 5, 2026 11:38 AM

To: Oliver Pennington <Oliver@surfacingstandards.co.uk>

Subject: 25/01233/FUL - Britannia Recreation Ground, Britannia Road, Burbage

Good afternoon Oliver,

I hope you are well.

Reference: 25/01233/FUL

Site: Britannia Recreation Ground, Britannia Road, Burbage

Proposal: Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding area, storage container, floodlights, acoustic fence, Huddle unit and overflow, Grasscrete parking area

I am emailing regarding the above-mentioned application, for which I am the delegated case officer.

Following the consultation period, I can confirm we have a number of outstanding matters which would need to be addressed prior to determination, I have outset these below:

Leicestershire County Council Ecology Objection:

-

- While it is understood that bat activity is of district, local or parish level importance, further justification is needed to show how light spillage has been minimised – such as lighting height.
- Further information is also needed on how the lighting scheme complies with BCT Bats and artificial lighting at night guidelines, such as avoiding UV light.
- The BNG metric in excel format is required.

Leicestershire County Council Highways Objection:

- The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.
- There has been no access drawing provided for review; however, the LHA undertook a site visit, on 2 February 2026 and noted an access width of approximately 8m at the access point, however this narrows to roughly 5.1m approximately 5m from the highway boundary. The LHA therefore request a scaled drawing for review, which is in line with LHDG guidance. Sufficient vehicular visibility is required to be demonstrated on a scaled plan in either direction of the site access, in line with Table 6 of the LHDG. Should splay lengths for the speed of the road not be achievable the Applicant may wish to commission a speed survey to obtain recorded 85th percentile vehicle speeds of passing vehicles in the vicinity of the site access. This would need to be carried out using an Automatic Traffic Counter – not Manual Speed Survey – to avoid influencing driver behaviour. Leicestershire County Council's (LCC) Network Data & Intelligence Team may already have data on record which can be purchased, or alternatively would be able to provide a quote to undertake a survey if necessary. They can be contacted on ndi@leics.gov.uk. They would also need to be contacted to arrange the required permit for a traffic survey. The splays should be free of any obstruction above 0.6m from the ground and should be contained solely within land under control of the Applicant or the LHA. LCCs formal opinion of the extents of the public highway can be confirmed by contacting hre@leics.gov.uk. Pedestrian visibility splays for both sides of the proposed access should be demonstrated on a scaled plan. To accord with Table 15 of the LHDG, these should measure 2 metre by 2 metre and be kept free from obstructions of over 0.6 metres in height above the level of the back of the footway. Swept path of the largest vehicles expected on site should be provided to ascertain that the access is suitable. The Applicant states, within the Transport Assessment, that some teams will arrive via minibus, the LHA would therefore expect tracking for this type of vehicle to be demonstrated.

Please can the above be addressed, and upon receipt I will seek to conduct a re-consultation with the relevant County departments to obtain final comments prior to determination. It is noted that positive comments, subject to planning condition, have been received by Sport England, HBBC Environmental Health and HBBC Arboriculture – these comments can be viewed via the HBBC website.

Kind regards,

Joe Fleetwood

Planning Officer

(Development Management)

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