

Please Refer to Section 10.0 of Design & Access Statement.

Hinckley Boxing Club planning policy and guidance text

The key aspects of national planning policy and guidance and the development plan of particular relevance to the consideration of the proposals are highlighted as follows.

The revised National Planning Policy Framework, July 2021 (The Framework)

The revised Framework focuses on the achievement of sustainable development. This includes supporting communities' health, social and cultural wellbeing (paragraph 8). There is a presumption in favour of sustainable development – this means that local authorities should approve applications that accord with an up to date development plan without delay. In situations where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, this also means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is a case where the proposal accords with the development plan and accordingly, permission should be granted for that reason.

The following paragraphs from the revised Framework are of particular relevance to the proposal:

Paragraph 92 - this paragraph advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which, inter alia, promote social interaction, which are safe and accessible and which support healthy lifestyles (especially where this would address identified local health and wellbeing needs, for example, with the provision of new sports facilities).

Paragraph 93 – to provide the social, recreational and cultural facilities the community needs, planning policies and decisions should plan positively for the provision of community facilities including sports venues to enhance the sustainability of communities and residential environments. In addition, they should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Paragraph 98 – this paragraph advises that access to a network of high quality (open spaces) and opportunities for sport and physical activity is important to the health and well-being of communities.

Paragraph 99 – advises that existing open space should not be built upon unless, inter alia, the development is for alternative sports and recreation provision, the benefits of which (as in this case) clearly outweigh the loss of the current (or former) use.

Paragraphs 126 – 130 - section 12 of the revised Framework stresses that the creation of high quality, beautiful places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development. Paragraph 130 provides criteria that new development should aspire to, including, inter alia, the need to function well and add to the overall quality of the area, the need to be visually attractive and with a strong sense of place. The application submission clearly demonstrates that the scheme fully complies with the criteria set out in paragraph 130 of the Framework.

The Development Plan

The development plan for Hinckley and Bosworth Borough Council (HBBC) comprises the policies of the adopted Core Strategy (CS) which was adopted in December 2009 and the policies of the adopted Site Allocations and Development Management Policies Development Planning Document (SADMP DPD), which dates from 2016. There is an adopted Town Centre Action Area Plan, however, this site is outside of the boundary of this Plan area.

The adopted Core Strategy, 2009

The adopted Core Strategy has a number of Spatial Objectives, of which Spatial Objective 7: Healthier Active Communities is the most relevant to the proposal. The objective states that the Plan will develop healthier and stronger communities by improving access to, and the provision of community, sports and cultural facilities.

The spatial strategy and policies for urban areas section of the Core Strategy advises that there are four main urban areas of the borough, including Hinckley, which is the largest.

Policy 1 relates to Hinckley and states that to support the town's role as a sub-regional centre, development of new leisure facilities and a sporting hub will be supported on land off the A47 (at Hinckley United Football Stadium).

The adopted Site Allocations and Development Management Policies DPD, 2016

The following policies contained in the SADMP DPD are relevant to the proposal:

Policy DM1 – Presumption in Favour of Sustainable Development restates the presumption provided in paragraph 11 of the Framework that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. The

proposals accords with all relevant policies and there are no material considerations which would indicate that there should be a departure from the development plan.

Policy DM10 – Development and Design states that development will be permitted provided that a number of detailed criteria are met. These criteria include, inter alia, the need to ensure that the proposal would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. The site location means that it is not close to existing residents, however, the scheme has been designed to minimise any harm to residential amenity by virtue of loss of light, overlooking or the creation of an overbearing effect. Furthermore, the scheme has been formulated to ensure that it complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Appropriate building materials would be used which respect the existing adjoining dwellings.

Policy DM17 – Highways and Transportation advises that development proposals will be supported where they, inter alia, demonstrate that there is not a significant adverse impact upon highway safety. This policy is met, notwithstanding the fact that the proposal would not generate significant movement.

Policy DM18 – Vehicle Parking Standards states that all proposals for new development will be required to provide an appropriate level of parking provision. The site plan for the proposed development shows more than adequate off street car parking spaces, as required by current standards.

All the relevant policies of the Development Plan are complied with and accordingly as indicated above, the proposal should benefit from the presumption in favour of sustainable development provided by paragraph 11 of the Framework.