

Hinckley and Bosworth Borough Council
FAO: Emma Baumber

By email only

17 June 2025

**Town & Country Planning (Development Management Procedure) (England)
Order 2015 / National Planning Practice Guidance**

Application Reference: 25/00515/OUT

Site: Land South of Bosworth Lane, Newbold Verdon, Leicestershire

Proposal: Outline planning permission for up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E (a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sports pitches, together with landscaping, open space, infrastructure and other associated works (All matters reserved except for access)

Sport England Reference: PA/25/EM/HIN/70904

Thank you for consulting Sport England on this 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 relates to the construction of up to 200 dwellings on agricultural land. The application site lies adjacent to the playing field at Newbold Verdon Primary School. Sport England's database, Active Places Power, contains details of the playing pitches on the site which are used for football.

Submitted in outline format with details of access sought, an Illustrative Framework Plan (Drw No: 2508709.11.03), Landscape Strategy (Drw No: 11573-FPCR-XX-XX-DR-L-0003 rev P04) and Land Use Plan (Drw No: 2508709.11.06) are included in the submission. The Landscape Strategy shows that the proposal is for the retention of the hedgerow boundary along the playing field boundary and for the land to the north of this boundary to be allocated as potential school expansion land with a potential school pedestrian/cycle access between the application site and the school.

Located adjacent to Newbold Verdon Primary School, the proposal has the potential to prejudice the use of part of the playing field at this site.

Assessment against Sport England's Playing Fields Policy and NPPF

The proposal would be sited adjacent to playing field. 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 which both seek to protect playing fields from being built on. Of Sport England's playing field policy's five exceptions – exception 3 could potentially cover the proposed development which allows developments which affect 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.

From the information which accompanies the planning application which includes the Illustrative Framework Plan, the Landscape Strategy and the Land Use Plan, it is considered that the proposal would meet exception 3 of Sport England's Playing Fields Policy and the requirements of Paragraph 104 of the NPPF (2024) in

that the siting of the proposed dwellings and access road should not impact on the use of playing field or reduce its sporting capacity.

Requirement for New/Enhanced Sports Facilities

The occupiers of the new residential development would generate demand for sporting provision. Section 8 of the NPPF advises that any new sports facility needs arising as a result of the development should be met. The population of the proposed development is estimated to be 480 persons based on 2.4 persons per dwelling. This population would generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating deficiencies in facility provision.

Hinckley and Bosworth BC has recently published its Playing Pitch Strategy 2025 (PPS). The application site is located within the Central Analysis Area and the PPS shows future shortfalls in football grass pitches and current shortfalls in 3G pitches and rugby union pitches in the area. An assessment of the need for additional sports facilities to be provided along with improvements to the existing facilities should be undertaken as part of a Sport Facility Feasibility Report submitted with this planning application to establish the level and nature of on-site and off-site sports provision required.

Sport England's Playing Pitch Calculator and Sports Facilities Calculator can assist the Council when determining the level of on and off-site sports provision required:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/playing-pitch-calculator>

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>

With regards to the housing scheme proposed, in line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), consideration should be given to how this residential development would provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance (2023) can be used to help develop the Masterplan for this proposal which should then inform the submission of any reserved matters applications. Sport England's Active Design Guidance and checklist can be found using the following

link: <https://www.sportengland.org/activedesign>

Sport England's Position

Given the above, Sport England raises **no objection** to the application which is considered to accord with exception 3 of our playing fields policy and the requirements of paragraph 104 of the NPPF in that the proposed layout of the dwellings and access road should not impact on the use of the playing field.

An assessment of the need for additional sports facilities to be provided along with improvements to existing facilities should be undertaken as part of a Sport Facility Feasibility Report submitted for this application to establish the level and nature of on-site and off-site provision required which should be informed by Hinckley and Bosworth's Playing Pitch Strategy.

Yours sincerely,

Sharron Wilkinson, MRTPI
Planning Manager, Sport England