Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant
Juliet Perry
Burbage Parish Council
Britannia Road
Burbage
Leicestershire
LE10 2HF

Name and Address of Agent (if any)
Mr Oliver Pennington
Surfacing Standards Limited
Office 2
Empingham House
Ayston Road
Uppingham
Rutland
LE15 9NY

Part I - Particulars of Application

Date of Application	**Application No.**
31 December 2025	25/01233/FUL

Particulars and location of development:

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

Britannia Recreation Ground Britannia Road Burbage Hinckley Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

   Site Location Plan, 02 Rev 01
   Proposed Site Plan, Drg No. 03 Rev 01
   Proposed Elevation, Drg No. G-227556 05
   Playing Field Layout, Drg No.09 Rev 01

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

Floodlighting Scheme Drg No. 06 Rev 02
Pedestrian Visibility Plan Drg No. P3030-V-1003
Proposed AGP Drainage Strategy REV01 Drw No: 08
Proposed AGP Drainage Strategy Layout REV01 Drw No:07
Proposed AGP Plan, Drg No. 04 Rev 01
Infill Containment Measures, Drg No. G-227556 10
Appendix A - Floodlighting Performance Report
Appendix B - Institution of Lighting Professionals Guidance Notes
Appendix C - Sports Lighting Statement
Appendix D - Materials
Appendix E - Drainage Strategy
Appendix F - Noise Impact Assessment
Appendix G - Noise Management Plan
Appendix H - End of Life Recycling Procedure
Appendix I - Example AGP Maintenance Schedule
Appendix J - Infill Retention Measures
Appendix K - Preliminary Ecological Appraisal
Appendix L - Phase II Bat Survey
Appendix M - BNG Cover Report
Appendix N - Statutory BNG Metric
Appendix O - Arboricultural Impact Assessment
Appendix P - Transport Assessment
Appendix Q - Grasscrete Brochure

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the hereby approved extension shall match that described within the submitted application form, as part of this planning application.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan drawing number 03 Rev 01. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

Reason: ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2026), and Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The development hereby approved shall be implemented in strict accordance with the measures stated in section 5 of the Preliminary ecological appraisal (extended) report (BJ Collins, Dec 2025).

Reason: To ensure that species and habitats are protected and to enhance biodiversity in accordance with the in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016), and the National Planning Policy Framework (NPPF) (2026).

6. The development hereby approved shall be implemented in strict accordance with the measures stated in Floodlighting Scheme Drg No. 06 Rev 02 (SSL, Oct 2026).

Reason: To ensure that species and habitats are protected and to enhance biodiversity in accordance with the in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016), and the National Planning Policy Framework (NPPF) (2026).

7. The hereby approved 'Tree Protection Plan' submitted within Appendix 4 of the 'Arboricultural Impact Assessment - Origin Environmental - Dec 2025', shall be implemented in full.

Reason: To safeguard the onsite trees from potential harm caused from the herby approved development, in accordance with Policy DM6 of the adopted Site Allocations and Development

Management Plan (2016).

8. Prior to commencement of the hereby approved development an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, this method statement shall then be implemented and adhered to.

   Reason: To safeguard the onsite trees from potential harm caused from the herby approved development, in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016).

9. No development shall commence on site until a cross-sectional drawing containing details of the design and construction materials to be used on the 3G Artificial Grass Pitch (AGP) has been submitted to and approved in writing by the local planning authority after consultation with Sport England. The cross-sectional drawing shall include details of the surface pile length for the carpet, the infill type, sub-base and shock pad construction, fencing height and appearance and the infill retention boards to be used on the scheme. The 3G AGP shall be constructed in full accordance with the approved details.

   Reason: To ensure the development is fit for purpose for rugby and football, is sustainable, and accords with Policy HC7 the NPPF (2026).

10. Prior to use of the development the Artificial Grass Pitch (AGP) hereby approved, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the local planning authority, and a copy of the completed approved agreement has been provided to the local planning authority. The agreement shall include use of the AGP along with access to car parking and changing rooms and shall include details of pricing policy, hours of use, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

    Reason: To secure well managed safe community access to the sport facility to ensure sufficient benefit to the development of sport and to accord with Policy HC6 of the NPPF (2026).

11. Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the AGP Drainage Strategy dated December 2025 has been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

    Reason: To ensure that satisfactory drainage provision for surface water is included within the site to alleviate drainage and flood risk impacts, in accordance with Policy DM7 of the adopted Site Allocations and Development Management Plan (2016).

12. Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted development first comes into use.

    Reason: To ensure that the development does not detrimentally impact neighbouring residents in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policy P3 of the National Planning Policy Framework (2026).

13. The Lighting strategy shall be carried out as details in the submitted documents "Sports Lighting Statement", "floodlighting Scheme" and "Floodlighting Performance Report" The lighting shall only be operated Monday to Friday: 09:00 to 22:00 hours, Saturday & Sunday: 09:00 to 21:00 hours.

    Reason: To ensure that the development does not detrimentally impact neighbouring residents in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policy P3 of the National Planning Policy Framework (2026).

14. Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a

procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development. Site preparation and construction shall be limited to the following hours;

Monday - Friday 07:30 - 18:00
Saturday 08:00 - 13:00
No working on Sundays and Bank Holidays

Reason: To ensure that the development does not detrimentally impact neighbouring residents in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policy P3 of the National Planning Policy Framework (2026).

NOTES TO APPLICANT:-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

2. The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

3. The applicant is advised that the pitch should be built in accordance with RFU guidance note 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.

4. More information on Community Use Agreements including a model template is available on Sport England's website.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 12 November 2026

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.

2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within six weeks of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.

3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at https://www.gov.uk/appeal-planning-decision). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.

4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link https://www.gov.uk/appeal-enforcement-notice.

5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."

2 The buildings to which these requirements apply are :-

a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.

b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.

c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)

Hinckley & Bosworth Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commence conditions, can be found on the planning portal.

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk

Hinckley & Bosworth Borough Council

Development Details

Planning application ref:	25/01233/FUL
Proposal:	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, acoustic fence, Huddle unit and overflow, Grasscrete parking area
Site Location:	Britannia Recreation Ground Britannia Road Burbage Hinckley Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	**Print Name:**

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk