Delegated Report

Planning Ref: 25/01233/FUL
Applicant: Juliet Perry
Ward: Burbage Sketchley & Stretton

Hinckley & Bosworth Borough Council

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

1. Recommendations

1.1. **Grant planning permission** subject to:

- Conditions outlined at the end of this report.

2. Planning application description

2.1. The application seeks full planning permission for the creation of a 3G artificial grass pitch, with associated perimeter fencing. The proposal also includes a hardstanding area, a storage container, floodlights, acoustic fencing, a huddle unit and a grasscrete parking area.

2.2. The proposal includes access from Britannia Roads, via an existing and established access.

3. Description of the site and surrounding area

3.1. The application site is on the western side of Britannia Road in Burbage. The site is bounded by residential development to the north, east and west, and open countryside to the south. The site is not located within the defined settlement boundary and is therefore open countryside.

3.2. The site comprises large open grass playing fields used for football, general recreation and community events. The site also hosts Millenium Hall which is a community building for the local area. The site is accessed from Britannia Road, with parking provision located adjacent to Millenium Hall.

3.3. The site is not located within a conservation area, within the setting of a listed building, nor in an area of high flood risk.

4. Relevant planning history

The development site includes an extensive planning history, included below are the applications relevant to this proposal:

18/01130/CONDIT
Variation of condition 5 of planning permission 16/00681/FUL for the creation of additional parking spaces
Planning permission
31/12/2018

16/00681/FUL
Alterations and extensions to existing Parish Hall and erection of new pavilion
Planning permission
09/11/2016

01/00247/FUL
Installation of play equipment
Planning permission
18/04/2001

97/00903/FUL
Extensions to existing building
Planning permission
11/12/1997

94/00895/FUL
Erection of floodlights and retention of pavilion and changing rooms
Planning permission
11/01/1995

5. Publicity

5.1. Neighbours were notified of the application via letter and a site notice placed within the vicinity of the site.

5.2. 1no. letter of objection has been received outlining the following comments:

- The effect of flood lighting and car park lighting
- Potential noise disturbance
- Anti-social behaviour
- Drainage and floor risk
- Hours of use

5.3. 2no. letters of support have been received outlining the following comments:

- 3G pitch needed for children
- Improved health and sport facilities

6. Consultation

6.1. Environmental Health: No objections subject to planning conditions.

6.2. LCC Ecology: No objections following submission of additional information, subject to planning condition included at the end of this report.

6.3. LCC Highways: No objection subject to planning condition.

6.4. HBBC Arboriculture: No objections subject to planning condition.

6.5. Sport England: No objections subject to planning condition and informative.

6.6. HBBC Drainage: No objections subject to a planning condition.

6.7. LCC Minerals: No objections.

6.8. Burbage Parish Council: No comments to make.

7. Policy

7.1. Core Strategy (2009)

- Policy 4: Development in Burbage

7.2. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest

- Policy DM7: Preventing Pollution and Flooding
- Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Burbage Neighbourhood Development Plan (BNDP) (2021)

- Policy 13: Open Recreational Parks
- Policy 18: New Community Facilities

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

8.1. The key issues in respect of this application therefore are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Ecology
- Flood risk

Principle of development

8.2. Paragraph 3 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The national decision-making policies within the NPPF are material planning considerations in planning decisions.

8.3. Paragraph 15 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed within Paragraph 17 of the NPPF. Therefore, in accordance with Chapter 4 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.

8.4. Policy S3 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. It also states that Policy S5 should be applied for developments outside of the settlement boundary.

8.5. With regards to the Development Plan, the site lies outside of the settlement boundary within the countryside and Policy DM4 of the SADMP is applicable. Policy DM4 states that that the countryside will first and foremost be safeguarded from

unsustainable development. Development in the countryside will be considered sustainable where:

a. It is for outdoor sport or recreation purposes, and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
b. The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
c. It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
d. It relates to the provision of stand-alone renewable energy developments; or It relates to the provision of accommodation for a rural worker

8.6. The development is considered to be in accordance with Policy DM4(a) given the proposal is for the enhancement of existing outdoor sport and recreation purposes, providing enhanced facilities including the 3G pitch.

8.7. Policy S5 of the NPPF also states only certain forms of development should be approved outside settlements, the types of development acceptable are set out in a list. Applicable development should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. The only applicable forms of development listed in Policy S5 is:

a) Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;

8.8. The proposed development is for enhanced sports and recreation facilities outside of the settlement boundary is therefore considered to be in accordance with Policy DM4 of the SADMP and Policies S3 and S5 of the NPPF (2026), and is therefore acceptable in principle.

Design and impact upon the character of the area

8.9. Policy DM4 of the SADMP confirms that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development.

8.10. Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.11. Policy DP3 of the NPPF relates to key principles for well-designed places. It confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features.

8.12. The development site is located adjacent to residential development to the north, west and east, and open countryside to the south. The site is an established open

space and playing fields, which have catered for sport use for a number of years. The proposed inclusion of the 3G AGP, associated fencing, hardstanding, container, flood lighting, fencing and other associated paraphernalia, therefore would not be considered to be out of character with the established sport and recreation use at the site. It is noted that the design and layout of the site is considered acceptable and would not create detrimental impacts to the character of the area.

8.13. Given the site is also located outside of the settlement boundary, it is essential that the development would not detrimentally impact the intrinsic value and beauty of the open countryside. Given the sites existing use, and the proximity to the settlement boundary, with three sides of the development site being existing built form, it is not considered that the development would have any harm on the countryside.

8.14. The application is therefore fully in compliance with Policies DM4 and DM10 of the adopted SADMP and Policy DP3 of the NPPF.

Impact upon neighbouring residential amenity

8.15. Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

8.16. Policy P3 of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity.

8.17. The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.

8.18. The development site is an existing sport and recreation site located within Burbage. The development site is bordered by residential development to the north, west and east. The proposal within the application includes 3G AGP with perimeter fencing, hardstanding area, storage container, floodlights, acoustic fence, huddle unit and overflow, grasscrete parking area.

8.19. It is not considered that the development proposal elements would create amenity harm in terms of overlooking, overbearing or loss of light impacts by way of the nature of the development and the existing boundary treatments to the site. They key considerations regarding neighbouring residential amenity in this respect are noise and light pollution.

8.20. Within the application submission, details relating to noise impact have been submitted, which confirmed that the noise from the proposal is predicted to be within the current guidance limits. Following a review from HBBC Environmental Health, it has been confirmed that the scheme is acceptable subject to a noise management plan shall be conditioned to be submitted and approved by the LPA prior to commencement, ensuring that the details of the acoustic fencing mitigation measures alongside confirmation that there will be no amplified music/speech.

8.21. Regarding lighting, it has been confirmed that the strategy for lighting within the proposal is in accordance with the lighting professional guidance and would not have any unacceptable light pollution impacts on nearby residents. However as recommended by Environmental Health, a condition securing further details of the lighting, alongside restricting the usage of the floodlights shall be submitted prior to the commencement of development.

8.22. The development, subject to planning conditions, is therefore considered to be in accordance with Policy DM10 of the adopted SADMP, Policy P3 of the NPPF and the Good Design Guide.

Impact upon highway safety

8.23. DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.

8.24. Leicestershire County Council Highways were consulted as part of the application and have confirmed that they have no objections to the proposal subject to a planning condition included at the end of this report, relating to the implementation of the parking and turning facilities.

8.25. The LHA have confirmed they are satisfied with the visibility splays provided, the car parking provision and the intensification of the site usage through projected trip generation, as such the development is not considered to cause any detrimental impact on highway safety nor the wider highway network, alongside providing sufficient car parking provision on site.

8.26. An additional informative has been added for the applicant at the request of the County Highways Authority, relating to any works undertaken on the public highway.

8.27. As such the development is considered to be in accordance with Policies DM17 and DM18 of the adopted SADMP and the NPPF (2026).

Ecology

8.28. Policy DM6 of the SADMP requires development proposals to demonstrate how they conserve and enhance features of nature conservation. If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

8.29. LCC Ecology were consulted as have confirmed that the metric baseline and BNG report is acceptable, alongside the submission of an acceptable lighting scheme. The County Ecologist have no objections to the proposal subject to a planning condition relating to both the PEA and lighting scheme, which have been included at the end of this report.

8.30. The proposal is therefore in full accordance with Policy DM6 of the adopted SADMP.

Flood risk and drainage

8.31. Policy DM7 of the SADMP confirms that development should prevent adverse impacts from pollution and flooding.

8.32. The development site is located with Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.

8.33. A condition has been requested for a sustainable surface after drainage system to be submitted and approved by the LPA prior to the commencement of development.

8.34. The proposal is considered to be in general accordance with Policy DM7 of the adopted SADMP.

9. Equality implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

10. Conclusion

10.1 In summary, it is considered that the proposed development would comply with Policies DM1, DM4 DM6, DM7, DM8, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD and Policy S5 and DP3 of the National Planning Policy Framework. The application is therefore recommended for approval.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 **Conditions and Reasons / Reasons**

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
- 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 of 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).

11.3 **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.