



PLANNING PORTAL STATEMENT

Date : 31 March 2026

To : Hinckley & Bosworth Borough Council

Job Title : Proposed sports redevelopment
Ratby Sports Club Desford Lane Ratby
for Wolfdale Leisure

Planning Portal Reference : PP-14814339

Documents attached :

Completed Application Form and Certificates	✓	
Design and Access Statement	✓	Prepared by HSSP Architect Limited dated 11/03/26, Rev PL1
Highways Report	✓	Prepared by Edwards & Edwards Consultancy Ltd dated March 2026
Location Plan numbered :	✓	9431_03_10 PL1 – Site Location Plan
Topographical Survey	✓	Undertaken by Ramowski Banner ref : 4347-01-a A
Proposed Visuals	✓	Prepared by HSSP Architects Limited
Diamond Wood & Shaw Limited's documents :	✓	SuDS Management & Maintenance Plan – dated March 2026 ref : 25-22211 0-041P1 Flood Risk Assessment & Drainage Strategy – dated March 2026 ref : 25-22211 0—4-P1 Drainage Calculation dated March 2026 ref : 25-22211 0-010 Rev P1 25-22211 0-180 P1 – Drainage Details – Sheet 1 25-22211 0-181 P1 – Drainage Details – Sheet 2 25-22211 0-182 P1 – Drainage Details – Sheet 3 25-22211 0-500 P1 – Drainage Layout - Nth 25-22211 0-501 P1 – Drainage Layout - Sth 25-22211 0-502 P1 – Exceedence/Blockage Layout - Nth 25-22211 0-503 P1 – Exceedence/Blockage Layout – Sth 25-22211 0-504 P1 – Impermeable Area Layout – Nth 25-22211 0-505 P1 – Impermeable Area Layout – Sth

Croft Ecology – BNG / Ecology documents :	✓	RatbySportsClub.BNGMetric.v1 – Biodiversity Net Gain Metric RatbySportsClub.IndGainPlan.v1 – Biodiversity Gain Plan RatbySportsClub.PEA.v1 – Preliminary Ecological Appraisal RatbySportsClub.Grassland.CondAsst – Grassland Condition Assessment RatbySportsClub.IndividualTrees.CondAsst – Individual Trees Condition Assessment RatbySportsClub.Urban.CondAsst – Urban Condition Assessment RatbySportsClub.Woodland.CondAsst – Woodland Condition Assessment
Halliday Lighting's drawing :	✓	HLS11961 – Proposed Lighting
PST's drawings :	✓	General Arrangement Plan 001 Drainage Layout 002 Fence Layout 004
HSSP Architects' drawings :	✓	9431_03_01 PL1 – Proposed Site Masterplan 9431_03_02 PL1 – Proposed Clubhouse - Floorplan 9431_03_03 PL1 – Proposed Clubhouse – Roof Plan 9431_03_04 PL1 – Proposed Clubhouse - Elevations 9431_03_05 PL1 – Proposed Padel Courts - Floorplan 9431_03_06 PL1 – Proposed Padel Courts – Roof Plan 9431_03_07 PL1 – Proposed Padel Courts - Elevations 9431_03_08 PL1 – Proposed Spectator Stands 9431_03_09 PL1 – Proposed Tractor Store

Additional Comments & Notes :

We confirm that printed or electronic copies of the plans can be scaled for planning purposes. We are not responsible for inaccuracies due to printing errors. Annotated dimensions take precedence over measured dimensions.

Our Client will settle the application fee of £12,700.00 + service charge directly with the Planning Portal.