

Hinckley & Bosworth

INDOOR SPORTS FACILITIES ASSESSMENT

Local Plan Evidence Base
May 2026



Hinckley & Bosworth
Borough Council

Hinckley and Bosworth Indoor Sports Facilities Assessment:

Local Plan Evidence Base

Document Information

Purpose of this Document: This Indoor Sports Facilities Assessment (ISFA) has been prepared by the Planning Policy team at Hinckley & Bosworth Borough Council to form part of the Regulation 19 Local Plan evidence base. It provides an up-to-date assessment of indoor sports facility need required by paragraph 103 of the National Planning Policy Framework (NPPF, December 2024) and responds directly to comments raised by Sport England during the Regulation 18 consultation (October–November 2025) concerning the currency of the indoor sports evidence base.

Status: This is the current and definitive version of the ISFA for Local Plan examination purposes.

Related Documents: Playing Pitch and Outdoor Sports Strategy (KKP, February 2025); PPS Addendum (HBBC, 2026); Open Space Assessment (HBBC, 2025); Active Places Power Detailed Report (April 2026); Sport England Sports Facility Calculator outputs (April 2026).

1. Executive Summary

1.1 Purpose and Scope

This Indoor Sports Facilities Assessment (ISFA) sets out the current provision of indoor sports facilities across Hinckley & Bosworth Borough and quantifies the additional demand that will be generated by the planned growth in the Local Plan 2024–2045. It provides the evidence base required to inform Policy LST04 (Sport and Recreation Facilities: Outdoor and Indoor Provision) and to determine the scale and nature of developer contributions to indoor sport that will be sought from new development.

The assessment covers the five principal indoor facility types captured by Sport England's Sports Facility Calculator (SFC): swimming pools, sports halls, artificial grass pitches (AGPs) used for indoor or floodlit training purposes, indoor bowls centres, and outdoor tennis courts. It also addresses health and fitness gyms, squash courts, and specialist facilities identified in Active Places Power data as being present in the borough.

1.2 Key Findings

Swimming Pools: The borough is served by the replacement Hinckley Leisure Centre (opened 2016, operated by Places Leisure), Romans Health & Leisure Club, Juvenate at Hinckley Island Hotel, and Bosworth Academy. The old Hinckley Leisure Centre closed in 2016 and has been replaced. The Market Bosworth School lido is temporarily closed. The combined SFC demand across all Regulation 19 allocation sites (Plan Period Delivery) within the borough generating more than 100 dwellings equates to approximately 1.44 pool equivalents (25m x 5 lane) at a combined indicative capital cost of approximately £6.68 million.

Sports Halls: The borough has a network of sports halls at secondary schools, leisure centres and community facilities. The new main sports hall at Redmoor Academy (opened 2025) has improved provision in Hinckley. The combined SFC demand across all Regulation 19 allocations equates to approximately **6.75 badminton court equivalents, or 1.7 four-court sports hall equivalents (rounded to two four-court halls)**, at an indicative capital cost of approximately £5.16 million.

Health & Fitness Gyms: Several commercial gyms operate in Hinckley town centre including The Gym Group (opened 2023), Snap Fitness and Empire Fitness. Places Gym closed in November 2025 representing a loss of commercial gym capacity. The SFC does not model gym demand directly; provision is addressed through supporting text and emerging market assessment.

Squash Courts: Hinckley Squash and Racketball Club (5 glass-backed courts, opened 2015) is the principal squash provider, supplemented by Sport in Desford. The former Hinckley Leisure Centre squash courts closed in 2016 but the new facility at the Squash and Racketball Club is considered adequate replacement.

Indoor Bowls: Barwell Cricket and Sports Club operates the only dedicated indoor bowls facility in the borough. SFC demand from new development is modest across non-strategic sites but the strategic allocations will generate demand during the plan period.

Priority Investment Projects: The priority indoor sport infrastructure projects identified by this assessment are:

1. expansion of or contribution to a community swimming pool facility accessible to the Earl Shilton and Barwell growth areas;
2. sports hall provision to serve the Lindley Meadows new settlement;
3. sports hall capacity improvements at Hinckley Leisure Centre or a new community facility to serve HIN001/HIN003 growth; and
4. a feasibility study for an indoor multi-sport facility in the Market Bosworth sub-area.

1.3 Recommendations

The assessment makes the following principal recommendations:

- Developer contributions to swimming pool provision should be sought from all strategic allocation sites (500+ dwellings) and from non-strategic major development sites (100+ dwellings) within or adjacent to Hinckley, Burbage and Earl Shilton, directed to the delivery or enhancement of publicly accessible community pool facilities.
- Developer contributions to sports hall provision should be sought from all major development sites (10+ dwellings), directed to the projects identified in the Sport Infrastructure Delivery Schedule (Section 7).
- Whilst individual developments of between 10 and 99 dwellings generate relatively modest demand in isolation, the cumulative impact of multiple developments of this scale is significant. The Sports Facility Calculator demonstrates that smaller and non-strategic sites collectively generate additional demand for swimming pools, sports halls, AGPs, tennis courts and indoor bowls facilities. It is therefore necessary for all major developments to contribute proportionately towards mitigating their impact on indoor sports infrastructure in accordance with Policy LST04 and the requirements of CIL Regulation 122.
- The Council should commission a Sports Facility Calculator local rerun (Facilities Planning Model) for swimming pool provision to establish more granular catchment-level demand.

2. Introduction and Policy Context

2.1 Background

Hinckley & Bosworth Borough Council is preparing a new Local Plan covering the period 2024 to 2045. The plan is required to meet a housing need of 711 dwellings per annum as established by the Housing and Economic Needs Assessment (HENA, November 2025), giving a total plan period requirement (with a 5% buffer) of 15,687 dwellings (or 747 dwellings per annum). The confirmed housing growth will generate significant additional demand for indoor sports and leisure facilities across the borough.

This assessment has been prepared to provide the up-to-date evidence base required by national policy for the formulation and justification of Local Plan Policy LST04 (Sport and Recreation Facilities: Outdoor and Indoor Provision).

2.2 National Policy Context

National Planning Policy Framework (December 2024)

The NPPF (December 2024) sets out the national policy framework within which Local Plan policies for open space, sport and recreation must be prepared. The key paragraphs are:

- Paragraph 98 requires planning policies to be based on 'robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.'
- Paragraph 99 states that existing open space, sports and recreational buildings and land should not be built upon unless: (a) an assessment has clearly shown it to be surplus to requirements; (b) the loss will be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or (c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- Paragraph 103 requires local planning authorities to have an up-to-date assessment of indoor sports facilities, including evidence of current provision, demand and any deficiencies, to inform their policies.
- Paragraphs 104–107 set out the protections for playing fields, including the requirement for Sport England to be consulted on all development affecting playing fields.
- Paragraph 56 (CIL Regulation 122 compliance) requires that planning obligations are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

Sport England Planning for Sport Guidance

Sport England's Planning for Sport guidance (sportengland.org) provides the operational framework for assessing indoor sport needs in the context of new development. Key elements relevant to this assessment include:

- The Sports Facility Calculator (SFC), which estimates the demand for swimming pools, sports halls, AGPs, indoor bowls centres and outdoor tennis courts generated by new residential populations.
- The Active Places Power database, which provides the national register of indoor and outdoor sports facilities and is used to establish the existing supply of facilities.
- The Facilities Planning Model (FPM), which is Sport England's strategic modelling tool for assessing facility supply and demand at local authority level; a local rerun is recommended for swimming pools in this assessment.
- Sport England's Facility Cost Benchmarks, which provide the capital cost estimates used in the SFC (3rd quarter 2025 update applied in this assessment).

Fields in Trust

While the Fields in Trust Benchmark Standards relate primarily to outdoor provision, the FIT guidance on indoor provision (including the 1.6 ha/1,000 population outdoor sport standard) provides relevant context for understanding the relationship between indoor and outdoor sport investment. The SFC results presented in this assessment are consistent with the FIT benchmarking approach.

2.3 Local Policy Context

Local Plan 2024–2045: Policy LST04

Policy NEW06 of the Regulation 18 Local Plan (consultation draft, October 2025) sets out the requirement for major residential development to contribute to outdoor and indoor sport provision. The policy requires that indoor sport contributions respond to identified shortfalls in sports halls, swimming pools, health and fitness suites, and specialist facilities as set out in the indoor sports evidence base. This Policy will be referenced as Policy LST04 in the Regulation 19 Local Plan.

Playing Pitch and Outdoor Sports Strategy (2025)

The Playing Pitch and Outdoor Sports Strategy (PPSS) and Action Plan (KKP, February 2025), supported by a PPS Addendum (HBBC, 2026), provides the parallel evidence base for outdoor sport provision. The PPSS and this ISFA together form the complete sport and recreation evidence base for the Regulation 19 Local Plan. The two documents should be read in conjunction; in particular the PPSS findings on artificial grass pitch demand complement the SFC AGP outputs presented in this assessment.

3. Methodology

3.1 Overview

The assessment uses a supply-and-demand methodology consistent with Sport England's guidance on assessing indoor sport needs in a planning policy context. The methodology comprises three principal stages:

1. Existing Provision Audit: establishing the current supply of indoor sports facilities in the borough using Active Places Power data (drawn April 2026) and supplementary desk-based research.
2. Demand Assessment: applying Sport England's Sports Facility Calculator (SFC) to each of the Regulation 19 Local Plan allocation sites to quantify the additional demand for indoor sports facilities generated by the new populations.
3. Gap Analysis: comparing current supply with projected demand to identify the scale and nature of facility shortfalls and to determine the priority indoor sport infrastructure investments required.

3.2 Existing Provision Audit

The existing provision audit is based on data extracted from Sport England's Active Places Power (APP) database in April 2026. APP is the national register of indoor and outdoor sports facilities and is maintained by Sport England with ongoing input from local authorities and facility operators.

The APP extract covers all facilities within the administrative boundary of Hinckley & Bosworth Borough Council (local authority code E07000132) and includes both operational and recently closed facilities. The audit distinguishes between:

- Publicly accessible facilities (open to the general public on a pay-and-play or membership basis, including facilities at schools and colleges with Community Use Agreements).
- Privately used facilities (restricted to private use, typically at schools and workplaces with no public access).
- Closed facilities (no longer operational, recorded for completeness and to understand historic loss of provision).

The audit data has been cross-referenced against operator websites and other publicly available information to confirm the current operational status of facilities, particularly for recently opened or closed venues.

3.3 Sport England Sports Facility Calculator

The Sport England Sports Facility Calculator (SFC) is a planning tool that estimates the additional demand for key community sports facilities generated by a new residential population. It covers five facility types: swimming pools, sports halls, artificial grass pitches (AGPs), indoor bowls centres, and outdoor tennis courts.

The SFC calculates demand based on:

- The number of new dwellings proposed and the resulting new population, calculated using an average household size of 2.4 persons per dwelling (2021 Census, consistent with the household size used throughout the Local Plan evidence base).
- The population profile for Hinckley & Bosworth (age-gender breakdown from the 2021 Census, as provided in Appendix C).

- Nationally calibrated participation rates and facility use coefficients for each facility type, derived from Sport England's Active People Survey and Taking Part survey data.
- Capital cost benchmarks based on Sport England's 3rd quarter 2025 facility cost updates, adjusted using BCIS all-in Tender Price Index factors for the East Midlands region.

SFC calculations were run for all 22 allocation sites listed in the Regulation 19 Local Plan, using the population profile for Hinckley & Bosworth. For the Lindley Meadows new settlement (LIN001), Barwell SUE (BAR001) and Land south of the A47, Earl Shilton (ES002) calculations were run for both the full site and the plan period delivery scenario.

The SFC outputs present results for each facility type as: a quantum of provision required (in square metres of water space, badminton court equivalents, pitch equivalents, rink equivalents, or court equivalents); estimated visits per week in the peak period (vpwpp); and an estimated capital cost. These outputs should be understood as indicative starting points for negotiation rather than precise requirements, to be refined through engagement with Sport England and facility operators.

3.4 Limitations and Caveats

The following limitations and caveats should be noted when interpreting the findings of this assessment:

- The SFC is a demand-estimation tool: it does not assess the capacity of existing facilities to absorb new demand, nor does it model travel patterns or catchment areas. Whilst the SFC does not measure existing facility capacity, it remains an accepted Sport England planning tool for quantifying the additional demand generated by new residential development. The purpose of the SFC within this assessment is to identify the scale of demand arising from planned growth and the corresponding infrastructure requirement attributable to that growth. The existence of spare capacity at individual facilities, where present, does not remove the need to mitigate development impacts, particularly where planned growth may place additional pressure on facility access, programming, peak-time availability or future investment requirements. A full Facilities Planning Model (FPM) rerun would provide greater analytical precision for swimming pool provision. The Council may undertake further detailed assessment of indoor sports facilities in the future, including facility capacity, operational viability and catchment analysis, to inform infrastructure planning, investment decisions and the monitoring of indoor sports provision. Such work would supplement the evidence presented in this assessment.
- The APP data reflects the position as of April 2026. Facility openings, closures, and refurbishments occurring after this date will not be reflected in the assessment.
- Capital cost estimates are based on Sport England's 3rd quarter 2025 benchmarks. Actual project costs will depend on site-specific factors, design specification, procurement route, and prevailing market conditions at the time of delivery.
- The SFC does not cover all indoor facility types. Health and fitness gyms, squash courts, and specialist facilities (e.g. indoor boxing, athletics, padel) are outside the scope of the SFC and are addressed qualitatively in this assessment based on APP data and local intelligence.
- Developer contributions calculated from SFC outputs must satisfy the three-part CIL Regulation 122 test (necessary; directly related to the development; fairly and reasonably related in scale and kind). The Sport Infrastructure Delivery Schedule in Section 7 provides the project-level framework to demonstrate compliance with this test.

While a borough-wide Facilities Planning Model (FPM) rerun and Indoor Facilities Strategy would provide a more detailed assessment of facility capacity, catchments and operational performance, the evidence presented in this assessment is considered proportionate and sufficient for Local Plan preparation and Regulation 19 publication. The assessment is based on the most up-to-date Active Places Power facility data available at the time of preparation, applies Sport England's Sports Facility Calculator to all proposed allocation sites, and identifies the likely scale and distribution of demand arising from planned growth. The National Planning Policy Framework requires local planning authorities to maintain robust and up-to-date assessments of need; it does not prescribe a specific methodology. The combination of Active Places Power data, Sports Facility Calculator outputs, the Playing Pitch and Outdoor Sports Strategy (2025), and project-specific infrastructure recommendations provides an appropriate and proportionate evidence base for Policy LST04 and for the identification of developer contribution requirements. Any future indoor sports facility studies, strategies or reviews undertaken by the Council will build upon this evidence and provide additional detail to inform future investment decisions, project delivery and monitoring.

4. Existing Indoor Sports Facility Provision

4.1 Overview

This section sets out the existing indoor sports facility provision in Hinckley & Bosworth as recorded in the Active Places Power database (April 2026 extract). The borough has a mixed provision of indoor sports facilities, with the principal population centre of Hinckley served by the replacement Hinckley Leisure Centre (opened 2016) and a range of commercial gym operators. Provision outside Hinckley is more limited, with school-based facilities and community sports clubs providing the primary access points in smaller settlements.

Cross-boundary facility access has been considered in this assessment and will continue to be addressed through Statements of Common Ground with neighbouring authorities. However, reliance on facilities outside the borough is not considered a sustainable long-term solution for meeting demand generated by strategic growth locations within Hinckley & Bosworth.

The following sub-sections address each principal facility type in turn. A full facility schedule is provided in Appendix A.

4.2 Swimming Pools

Swimming pools are the most significant and costly indoor sports facility type in terms of both capital provision and community access. The following publicly accessible swimming pools are recorded in the Active Places Power data for Hinckley & Bosworth:

Table 1: Publicly Accessible Swimming Pools recorded in the Active Place Power Data within Hinckley and Bosworth (April 2026)

Facility	Address	Pool Type	Status	Access	Operator
Hinckley Leisure Centre	Argents Mead, Hinckley LE10 1FL	Main pool (x2 pools) + learner pool	Operational (2016)	Public pay-and-play	Places Leisure (LA managed)
Romans Health & Leisure Club	Sketchley Lane, Hinckley LE10 3HU	Main pool + learner pool	Operational (1998)	Membership / public access	Commercial
Juvenate (Hinckley Island)	Watling Street, Burbage LE10 3JA	Leisure pool	Operational (1997)	Membership / public access	Commercial (hotel)
Bosworth Academy	Leicester Lane, Desford LE9 9JL	Main pool	Operational (1969, refurb 2000)	Public pay-and-play	Academy (Education)
Spindles Health & Leisure	Bosworth Hall Hotel, Bosworth CV13 0LP	Main pool	Operational (1990)	Membership / public access	Commercial (hotel)
The Market Bosworth School	Back Lane, Market Bosworth CV13 0JT	Lido (outdoor)	Temporarily Closed	N/A	Academy (Education)

The Hinckley School	Butt Lane, Hinckley LE10 1LE	Main pool	Closed (Strategic Review)	N/A replaced	–	N/A
Hinckley Leisure Centre (old)	Coventry Road, Hinckley LE10 0JR	Main + learner + diving	Closed 2016 (replaced)	N/A replaced	–	N/A

The closure of the old Hinckley Leisure Centre in 2016 and its replacement with the new Hinckley Leisure Centre at Argents Mead represents the most significant change in swimming pool provision in recent years. The new facility includes two main pools and a learner pool, managed by Places Leisure under contract to the Borough Council. This facility is the primary publicly accessible community swimming provision for the Hinckley urban area.

The loss of The Hinckley School pool (closed following strategic review, 2024¹) has reduced the total pool stock in the borough. This pool was recorded on APP as having community access and its closure represents a loss that should be factored into future planning for pool provision.

The Market Bosworth School lido is temporarily closed and is recorded on APP as such. A lido is a seasonal, outdoor facility and does not substitute for year-round community pool access; its inclusion in the APP data should not be taken to indicate adequate pool provision for the Market Bosworth sub-area.

In addition to the pools located within the borough, some residents depending on where they live within Hinckley & Bosworth, may also access swimming provision in neighbouring authorities where facilities are close to the borough boundary. This includes, for example, Pingles Leisure Centre (Nuneaton and Bedworth), Whitwick and Coalville Leisure Centre (North West Leicestershire), and Braunstone Swimming Pool (Leicester City). These facilities can represent important alternative options for communities living near the edge of the borough and should be recognised when considering cross-boundary supply and patterns of use.

In North Warwickshire, following the closure of the former Atherstone Leisure Centre on 12 April 2026, a new Atherstone Leisure Centre is currently being developed². Once delivered, this facility may also contribute to cross-boundary swimming provision for residents living in the western parts of the borough, subject to opening date, capacity and access arrangements.

4.3 Sports Halls

Sports halls are the most widely distributed indoor sports facility type in the borough. The principal sports halls with public or community access are set out below. Many further sports hall facilities exist at schools and academies but are recorded on APP as private-use only.

Table 2. Sports Halls recorded within the Borough on the Active Places Power database (April 2026)

Facility	Type	Status	Access	Operator
Hinckley Leisure Centre	Main sports hall (4-court)	Operational (2016)	Public pay-and-play	Places Leisure

¹ Source Active Places Power Report – Run April 2026

² Source: www.northwarks.gov.uk/news/article/195/north-warwickshire-borough-council-announces-construction-start-date-for-the-borough-s-new-leisure-centre

Redmoor Academy	New main sports hall (4-court)	Operational (2025)	Public community use –	Academy
South Charnwood High School	Activity hall	Operational	Community access	Education
Markfield Community Sports Centre	Activity hall + additional hall	Operational (1987, refurb 2009)	Community access	Community Organisation
Hastings High School	Activity halls (x3)	Operational	Community access	Academy
Heath Lane Academy, Earl Shilton	Main sports hall	Operational (1998, refurb 2017)	Private use only	Academy
Bosworth Academy, Desford	Main + activity halls (x2)	Operational (1969)	Public pay-and-play	Academy
Brookvale Groby Learning Campus	Main hall + activity hall (x2)	Operational	Community access	Academy
The Market Bosworth School	Main sports hall	Operational (1987)	Private use	Academy
The Hinckley School	Main + activity hall	Operational	Private use	Academy
Hinckley Club for Young People	Main sports hall	Operational (2010)	Community access	Community Organisation
Westfield Community Centre	Activity hall	Operational	Community access	Community Organisation
Barlestone Community Centre	Main sports hall	Operational (2018)	Community access	Local Authority
Desford Village Hall	Activity hall	Operational	Community access	Community Organisation
Ratby Village Hall	Activity hall	Operational	Community access	Community Organisation
Hinckley Club for Young People (old)	Main sports hall	Closed 2010	N/A	N/A
Hinckley Leisure Centre (old)	Activity hall	Closed 2013/2016	N/A	N/A

The opening of the new main sports hall at Redmoor Academy in 2025 represents a significant addition to community sports hall provision in Hinckley. The facility is operated by the academy with a community use agreement and provides an additional 4-court hall in the Hinckley Trinity ward area.

The borough has a reasonable distribution of sports hall provision in and around Hinckley town, but provision in rural sub-areas is more limited. The Market Bosworth sub-area is served primarily by school-based halls with restricted access. The Lindley Meadows new settlement, when developed, will be located in an area with limited proximate indoor sport provision and will require new or substantially enhanced facilities to serve its population.

In addition to the sports halls located within the borough, some residents, depending on where they live within Hinckley & Bosworth—may also access sports hall provision in neighbouring authorities

where facilities are close to the borough boundary. This includes, for example, Whitwick and Coalville Leisure Centre (North West Leicestershire), which includes an eight-court sports hall, and facilities in Nuneaton and Bedworth such as Jubilee Sports Centre (Nuneaton) and Bedworth Leisure Centre / the emerging Bedworth Physical Activity Hub (both Nuneaton and Bedworth). For communities located near the edge of the borough, these venues can provide convenient alternative options for indoor court sports and should be recognised when considering cross-boundary supply and patterns of use.

4.4 Artificial Grass Pitches (Indoor / Floodlit)

Artificial grass pitches (AGPs), particularly 3G long-pile carpet pitches, serve both outdoor match and training functions but are included in the SFC as they are typically floodlit and provide all-weather training capacity that functions as a de facto indoor sport substitute during winter months. The following AGPs are recorded in Active Places Power for the borough:

Table 3. Artificial Grass Pitches recorded within the Borough on the Active Places Power database (April 2026)

Facility	Type	Year Built	Status	Access
Hinckley Club for Young People	Long pile carpet (3G)	2010	Operational	Community / public access
Hinckley Rugby Football Club	Long pile carpet (3G, refurbished 2024)	2004	Operational	Public pay-and-play
Barwell Cricket and Sports Club	Long pile carpet (3G)	2021	Operational	Community / public access
South Charnwood High School	Long pile carpet (3G)	2020 (est.)	Operational	Community access
Battling Brook Primary School	Long pile carpet (3G – small)	2008	Operational	Private use
Bosworth Academy, Desford	Long pile carpet (3G)	2010	Operational	Public pay-and-play
Alans Way Sports Field, Newbold Verdon	Sand filled	2001 (refurb 2022)	Operational	Community / public access
Markfield Community Sports Centre	Sand filled	2000	Operational	Community access
The Hinckley School	Sand filled	2008	Operational	Private use
Heath Lane Academy	Sand filled	1998 (refurb 2015)	Operational	Private use
Brookvale Groby Learning Campus	Sand filled	1997	Operational	Community access
The Dixie Grammar School Sports Ground	Sand filled	2014	Operational	Community access
Dorothy Goodman Secondary School	Long pile carpet (3G – Cruyff)	2020	Operational	Private use

The Playing Pitch and Outdoor Sports Strategy (2025) identifies a current shortfall of approximately 3.5 full-size 3G pitches across the borough, rising to approximately 5 by 2041. The SFC outputs for AGPs, presented in Section 5, reinforce this finding and demonstrate the additional demand generated by planned new development.

The refurbishment of the Hinckley Rugby Football Club 3G pitch in 2024 is noted as a recent positive investment. However, the PPSS identifies that a World Rugby-compliant 3G surface is needed to move rugby training off natural grass pitches, and this remains an unmet need.

The increasing demand for floodlit 3G training capacity, particularly in the winter peak period (weekday evenings and weekend mornings), means that sports clubs and teams do not always train at their nearest pitch. Where local slots are constrained, teams may travel across local authority boundaries to secure access at their preferred times. This creates both outward and inward usage patterns: Hinckley & Bosworth teams may train on pitches outside the borough when local availability

is limited, and conversely teams based outside the borough may book HBBC pitches where these provide better availability, price points, surface quality or suitable time slots.

In addition to the 3G pitches within the borough, there are accessible 3G facilities in neighbouring authorities that may form part of the effective training catchment for some HBBC residents, depending on where they live. Examples include Brockington College (Enderby, Blaby District), which provides a full-size floodlit 3G pitch with community hire availability, and Jubilee Sports Centre (Nuneaton, Nuneaton and Bedworth), which includes a floodlit 3G pitch available for hire.

These travel-to-train patterns are important context when interpreting demand evidence. While cross-boundary use can provide short-term flexibility, it does not remove the underlying requirement to address the borough's identified 3G shortfall and the resulting pressure on peak-time booking availability. Cross-boundary movement should therefore be recognised as an indicator of constrained capacity rather than as a substitute for sufficient local provision.

4.5 Health and Fitness Gyms

Health and fitness gyms are a commercially driven facility type not covered directly by the SFC. However, changes in gym provision can affect the residual demand for publicly accessible leisure centre facilities and should be monitored. The following health and fitness gyms are recorded in Active Places Power for Hinckley & Bosworth:

Table 4. Health and Fitness Gyms recorded within the Borough on the Active Places Power database (April 2026)

Facility	Type	Status	Access
The Gym Group (Hinckley)	Commercial gym	Operational (2023)	Registered membership – public
Snap Fitness (Hinckley)	Commercial gym (24hr)	Operational (2015)	Registered membership – public
Empire Fitness (Hinckley)	Commercial gym (3 floors)	Operational	Registered membership – public
Fields Health & Fitness Club	Commercial gym	Operational (1993)	Registered membership – public
Juvenate (Hinckley Island)	Hotel gym	Operational	Registered membership – public
Romans Health & Leisure Club	Leisure club gym	Operational	Registered membership – public
Hinckley Club for Young People	Community gym	Operational (2010)	Community / public access
Hinckley Squash and Racketball Club	Gym	Operational (2015)	Community / public access
United Strength & Conditioning	Commercial gym	Operational (2010)	Registered membership – public
The Iron Generation Gym (Barwell)	Commercial gym	Operational	Registered membership – public

Bosworth Academy	Gym (education)	Operational	Private use – school
Brookvale Groby Learning Campus	Gym (education)	Operational	Private use – school
Sport in Desford	Community gym	Operational	Registered membership – public
Places Gym (Hinckley)	Commercial gym	CLOSED November 2025	N/A
Brogans Fitness Centre (Hinckley)	Commercial gym	CLOSED (early 2000s)	N/A
Life First (Leicester) (Earl Shilton)	Commercial gym	CLOSED 2011	N/A

The closure of Places Gym at Station Road, Hinckley in November 2025 (cited as financial insolvency) represents a loss of around access for approximately 300 registered members to commercial gym provision in the town centre. The Gym Group facility on Hawley Road (opened 2023) partially offsets this loss. The overall gym market in Hinckley is considered adequate for current need but should be monitored given the growth trajectory of the borough.

Sport in Desford represents an unusual and important community-owned facility, offering gym, squash, tennis and football provision on a single site with a strong inclusive access ethos. This facility should be recognised as a key asset serving the Desford sub-area and proposals affecting its operations should be subject to careful scrutiny under new Local Plan Policy LST04.

4.6 Squash Courts

Squash courts in the borough are provided at a small number of specialist facilities:

Table 5. Squash Courts recorded within the Borough on the Active Places Power database (April 2026)

Facility	Courts	Type	Status	Access
Hinckley Squash and Racketball Club	5	Glass-backed	Operational (2015, refurb 2024)	Community / public access
Sport in Desford	2	Normal	Operational	Registered membership
Leicester Road Squash Club	2+	Normal	Operational	Community / public access
Hinckley Leisure Centre (old)	Courts	Normal	CLOSED 2016	N/A
Hinckley Squash Club (old)	Courts	Normal	CLOSED (replaced) 2016	N/A

Squash court provision in the borough is considered adequate at present, with the Hinckley Squash and Racketball Club providing modern glass-backed courts in a purpose-built facility. The SFC does not model squash court demand; qualitative monitoring through the APP database is recommended.

4.7 Indoor Bowls

Indoor bowls provision is limited within the borough, with a single operational facility:

Barwell Cricket and Sports Club (Kirkby Road, Barwell LE9 8FQ): operational indoor bowls facility with summer timings noted. This is the only dedicated indoor bowls provision in community use in the borough.

The SFC captures indoor bowls demand in terms of rink equivalents and six-rink centre equivalents. The relatively modest demand from smaller development sites does not in isolation justify new provision; however, the cumulative demand from strategic sites (particularly ES001, ES002 and LIN001) should be monitored and considered in any future leisure strategy review.

4.8 Outdoor Tennis Courts

While outdoor tennis courts are not strictly indoor facilities, they are included in the SFC outputs for completeness and because they are frequently associated with indoor or covered court provision. Key outdoor tennis court provision in the borough includes:

- Hollycroft Park (Hinckley) – 4 pay-and-play courts (Local Authority, refurb 2023)
- Sport in Desford – 4 courts plus 2 additional courts (community club, refurb 2011/2020)
- Hinckley Squash and Racketball Club – no outdoor courts
- South Charnwood High School – operational courts (community access, 2020)
- Redmoor Academy – operational courts (community access, 2002, refurb 2025)
- The Hinckley School – MUGA/tennis over-marked (private use only)
- Hastings High School – MUGA/tennis over-marked (community access)
- Brookvale Groby Learning Campus – 4 courts (refurb 2024, private use)
- Market Bosworth Tennis Club (Dixie Grammar Playing Fields) – 3 floodlit courts + additional courts (2004, refurb 2025, registered membership)
- Heath Lane Academy – 2 courts (private use only)
- Spindles Health & Leisure, Market Bosworth – courts (membership)
- Twycross House School – courts (private use)
- MIRA Technology Park, Lindley – temporarily closed

The Playing Pitch and Outdoor Sports Strategy (2025) identifies that there are no padel courts in the borough, with the LTA identifying this as an emerging sport gap. The SFC does not model padel demand; however, Policy LST04 and its supporting text should reference padel provision as an emerging need to be addressed in major developments in accordance with LTA guidance.

5. Demand Assessment: Sport England Sports Facility Calculator

5.1 Overview

This section presents the results of the Sport England Sports Facility Calculator (SFC) applied to each of the 22 Regulation 19 Local Plan allocation sites. The SFC calculates the additional demand for indoor sports facilities generated by the new residential population and provides indicative capital cost estimates for meeting that demand.

The SFC was run using the population profile for Hinckley & Bosworth (2021 Census age-gender data), an average household size of 2.4 persons per dwelling, and Sport England's 3rd quarter 2025 facility cost benchmarks. All calculations were generated in April/May 2026. Demand adjustment factors were set at 0% (no adjustment) consistent with the approach applied to the Playing Pitch Calculator outputs.

For strategic allocations BAR001 (Barwell), LIN001 (Lindley Meadows) and ES002 (Land south of the A47, Earl Shilton), Sports Facility Calculator outputs have been prepared for both the full allocation ('a') and the Local Plan period delivery only ('b').

The 'a' figures represent the total quantum of provision required to serve the full development over its lifetime, including delivery beyond 2045. The 'b' figures represent the demand generated within the Local Plan period (2024–2045) and are the figures applied for Infrastructure Delivery Plan modelling and planning obligation purposes. The 'a' and 'b' figures relate to the same sites and must not be aggregated or double counted.

The results are presented first as a site-by-site summary table (Section 5.2) and then analysed by facility type (Sections 5.3 to 5.7). Detailed per-site breakdowns are provided in Appendix B.

5.2 Summary of SFC Results by Allocation Site

Table 6. Summary of Sports Facilities Calculator Results by Allocation Site

LP Ref	Site Name	Dwellings New Pop.		Pool Cost (£)	Halls Cost (£)	AGP Cost (3G) (£)	Tennis Cost (£)	Bowls Cost (£)
ES001	Earl Shilton SUE	1,581	3,794	904,360	699,338	122,403	56,573	33,849
BAR001a	Barwell SUE (full)	2,500	6,000	1,430,195	1,105,964	193,573	89,467	53,531
BAR001b	Barwell SUE (Plan Period)	1,961	4,706	1,121,750	867,444	151,826	70,172	41,986
LIN001a	Lindley Meadows (full)	3,000	7,200	1,716,234	1,327,156	232,288	107,360	64,237
LIN001b	Lindley Meadows (plan period)	1,604	3,850	917,709	709,660	124,210	57,408	34,349
HIN001	Land North of Normandy Way	1,320	3,168	755,143	583,949	102,207	47,238	28,264
HIN002	Land West of Hollycroft Grange	530	1,272	303,201	234,464	41,038	18,967	11,349
ES002a	Land South of A47, Earl Shilton (full)	2,513	6,031	1,437,585	1,111,678	194,573	89,929	53,808
ES002b	Land South of A47, Earl Shilton (Plan Period)	1,932	4,637	1,105,302	854,726	149,600	69,143	41,371
DES001	Land South of Desford	550	1,320	314,643	243,312	42,586	19,683	11,777
HIN003	Brick Kiln Street, Hinckley	195	468	111,794	86,449	15,131	6,993	4,184
RAT001	Land south of Markfield Rd, Ratby	470	1,128	268,877	207,921	36,392	16,820	10,064

LP Ref	Site Name	Dwellings New Pop.		Pool Cost (£)	Halls Cost (£)	AGP Cost (3G) (£)	Tennis Cost (£)	Bowls Cost (£)
MKBOS001	Station Road (ph2), Mkt Bosworth	200	480	114,416	88,477	15,486	7,157	4,282
MARK001	Ratby Lane/Jacqueline Rd, Markfield	135	324	77,231	59,772	10,453	4,831	2,891
MARK002	London Road, Markfield	170	408	97,253	75,206	13,163	6,084	3,640
BARL001	Barton Road, Barlestone	128	307	73,178	56,588	9,905	4,578	2,739
GRO001	Sacheverell Way, Groby	180	432	102,974	79,629	13,937	6,442	3,854
NV001	Arnolds Crescent, Newbold Verdon	135	324	77,469	59,906	10,485	4,846	2,900
NV002	Old Farm Lane, Newbold Verdon	200	480	114,416	88,477	15,486	7,157	4,282
BAR002	New Barn Farm, Barwell	60	144	34,324	26,543	4,646	2,147	1,285
BAG001	Station Road, Bagworth	46	110	26,459	20,460	3,581	1,655	990
DES002	Barns Way, Desford	70	168	40,045	30,967	5,420	2,505	1,499
MARK003	London Rd/Ratby Lane, Markfield	95	228	54,586	42,211	7,388	3,415	2,043
HH001	A5/Northwood Farm, Higham on Hill	70	168	40,045	30,967	5,420	2,505	1,499
THOR001	Warwick Close, Thornton	60	144	34,324	26,543	4,646	2,147	1,285

Note: LIN001a, BAR001a and ES002a represent the full site allocation quantum, including development that will be delivered beyond the Local Plan period. LIN001b, BAR001b and ES002b represent delivery within the Local Plan period only (2024–2045).

For planning obligation, Infrastructure Delivery Plan and developer contribution purposes, the LIN001b, BAR001b and ES002b figures should be applied, as these reflect the demand arising during the plan period. The LIN001a, BAR001a and ES002a figures illustrate the full long-term requirement associated with the complete build-out of each allocation and must not be double counted.

All costs are based on Sport England 2025 Q3 benchmark prices and are indicative only.

5.3 Swimming Pools

The SFC expresses swimming pool demand in terms of water space (square metres), lane equivalents (25m x 2.125m lanes), pool equivalents (based on a 5-lane, 25m pool at 10.5m width = 262.5 sqm water space), and estimated visits per week in the peak period (vpwpp).

The combined SFC demand across all 22 allocation sites (using LIN001b, BAR001b, and ES002b for plan period delivery) is summarised as follows:

Table 7 Swimming Pool findings from the Sports Facilities Calculator (plan period only)

Metric	Strategic Sites (500+ dw.)	Non-Strategic Major Sites (100–499 dw.)	Non-Strategic Small Sites (<100 dw.)	TOTAL (Plan Period)
Total new dwellings	9,478	1,813	401	11,692
Total new population	22,747	4,353	964	28,064
Water space demand (sqm)	245.19	47.08	10.44	302.71
Lane equivalents (25m)	4.63	0.90	0.18	5.71
Pool equivalents (5-lane 25m)	1.16	0.22	0.06	1.44
Visits per week (peak period)	1,497	286	58	1,841
Indicative capital cost	£5,422,108	£1,037,608	£216,197	£6,675,913

The combined demand from plan period allocations equates to approximately 1.44 pool equivalents, based on a standard 25m five-lane swimming pool, at an indicative capital cost of approximately £6.68 million. This represents a significant infrastructure investment requirement and demonstrates the importance of securing developer contributions to swimming pool provision from major development.

It is important to note that the SFC outputs represent new demand generated by the incoming population, not an absolute requirement for new pool construction. In some cases, existing facilities may be able to absorb this demand through improved programming, management, or modest enhancement. However, given the existing capacity constraints at Hinckley Leisure Centre and the limited pool provision in the Earl Shilton/Barwell and Lindley Meadows growth areas, new or substantially enhanced provision is likely to be required to serve the largest strategic allocations.

The Sports Facility Calculator identifies the scale of additional swimming demand generated by planned development but does not test existing facility capacity, operational throughput or programming flexibility. As such, the results should not be interpreted as a definitive requirement for a new swimming pool during the plan period. Rather, they provide a robust basis for securing proportionate developer contributions to mitigate identified demand, pending more detailed facility-specific capacity and feasibility assessment.

The assessment of demand and the assessment of capacity are separate exercises. The purpose of the SFC is not to demonstrate that existing facilities are full, but to quantify the additional demand arising from planned growth. Even where some spare capacity exists within the network, the additional demand generated by new development may justify investment in facility enhancement, expansion, refurbishment or new provision in order to maintain accessibility and service levels for existing and future residents.

5.4 Sports Halls

The SFC expresses sports hall demand in terms of badminton court equivalents and four-court hall equivalents (34.5m x 20m main sports hall). The combined demand across plan period allocations (using LIN001b, BAR001b, and ES002b for plan period delivery) is:

Table 8. Sports Hall findings from the Sports Facilities Calculator (plan period only)

Metric	Strategic Sites	Non-Strategic Major Sites	Non-strategic small Sites	TOTAL
Hall court demand	5.48	1.05	0.22	6.75
Four-court hall equivalents	1.37	0.27	0.06	1.7
Visits per week (peak period)	1,610	309	64	1,983
Indicative capital cost	£4,192,893	£802,425	£167,184	£5,162,502

The combined demand from plan period allocations equates to approximately 6.75 badminton court equivalents (1.7 four-court hall equivalents) at an indicative capital cost of £5.16 million. The demand from the two Earl Shilton strategic sites (ES001 and ES002 combined: 3,513 dwellings or a 8,431 population increase during the plan period) and from Lindley Meadows is particularly significant and should inform the specification of community sport and leisure facilities to be delivered as part of those developments.

5.5 Artificial Grass Pitches (SFC)

The SFC models AGP demand in terms of full-size pitch equivalents (minimum 102m x 63m) and provides cost estimates for both 3G (long-pile carpet) and sand-dressed surfaces. The demand expressed by the SFC (using LIN001b, BAR001b, and ES002b for plan period delivery) is consistent with, and complementary to, the Playing Pitch Calculator outputs for 3G training demand, which are presented in the PPS and PPS Addendum.

Table 9. Artificial Grass Pitches findings from the Sports Facilities Calculator (plan period only)

Metric	Strategic Sites	Non-Strategic Major Sites	Small Sites	TOTAL
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Full-size AGP pitch equivalents	0.58	0.11	0.01	0.70
Visits per week (peak period)	444	83	17	544
Indicative cost (3G)	£733,870	£140,438	£29,262	£903,570

The AGP demand from the SFC (approximately 1 full-size pitch equivalents) should be read in conjunction with the Playing Pitch Calculator 3G training demand figures in the PPS Addendum, which provide greater sport-specific granularity. In combination, these tools confirm a need for approximately 0.70 additional full-size 3G pitches attributable to planned growth, on top of the existing 3.5 pitch shortfall identified by the PPSS.

5.6 Outdoor Tennis Courts (SFC)

The SFC models outdoor tennis court demand (using LIN001b, BAR001b, and ES002b for plan period delivery) in court equivalents and provides cost estimates based on a four-court macadam facility with fencing and sports lighting.

Table 10. Tennis Court findings from the Sports Facilities Calculator (plan period only)

Metric	Strategic Sites	Non-Strategic Major Sites	Small Sites	TOTAL
Court equivalents	2.89	0.54	0.11	3.54
Visits per week (peak period)	450	86	18	554
Indicative capital cost	£339,184	£64,908	£13,524	£417,616

The LTA's aspiration for padel court provision in the borough is additional to the standard tennis court demand captured by the SFC. Sport England and the LTA should be engaged at pre-application stage on the largest development sites to determine whether padel court provision should be included in the sport and leisure offer for those sites.

5.7 Indoor Bowls (SFC)

The SFC models indoor bowls demand in rink equivalents and six-rink centre equivalents.

Table 11. Indoor Bowls findings from the Sports Facilities Calculator (plan period only)

Metric	Strategic Sites	Non-Strategic Major Sites	Small Sites	TOTAL
Rink equivalents	0.35	0.10	0	0.45
Visits per week (peak period)	69	11	1	81
Indicative capital cost	£202,945	£38,836	£8,092	£249,873

Indoor bowls demand from planned development does not in isolation justify provision of a new six-rink centre. However, the cumulative demand from the strategic allocations should be monitored in the context of participation trends. Contributions to the enhancement of the Barwell Cricket and Sports

Club indoor bowls facility may be appropriate from nearby development, subject to CIL Regulation 122 compliance.

6. Gap Analysis and Strategic Priorities

6.1 Approach

This section compares the existing provision (Section 4) with the demand generated by planned growth (Section 5) to identify strategic gaps in indoor sports facility provision and to set out the priorities for investment and developer contributions. The analysis is structured by sub-area, reflecting the principal growth locations in the Regulation 19 Local Plan.

The following table summarises the updated outdoor sport position for each of the four PPS analysis areas, incorporating the revised housing growth figures. Each analysis area is made up of the following parishes:

- Central Analysis Area: Barlestone, Cadeby, Carlton, Desford, Kirkby Mallory, Peckleton & Stapleton, Market Bosworth, Nailstone, Newbold Verdon, Osbaston, Shackerstone and Stoke Golding.
- North East & Leicester Analysis Area: Bagworth & Thornton, Groby, Markfield, Ratby and Stanton-under-Bardon.
- Urban South Analysis Area: Barwell, Burbage and Earl Shilton.
- West Analysis Area: Dadlington & Sutton Cheney, Higham on the Hill, Sheepy, Twycross and Witherley.

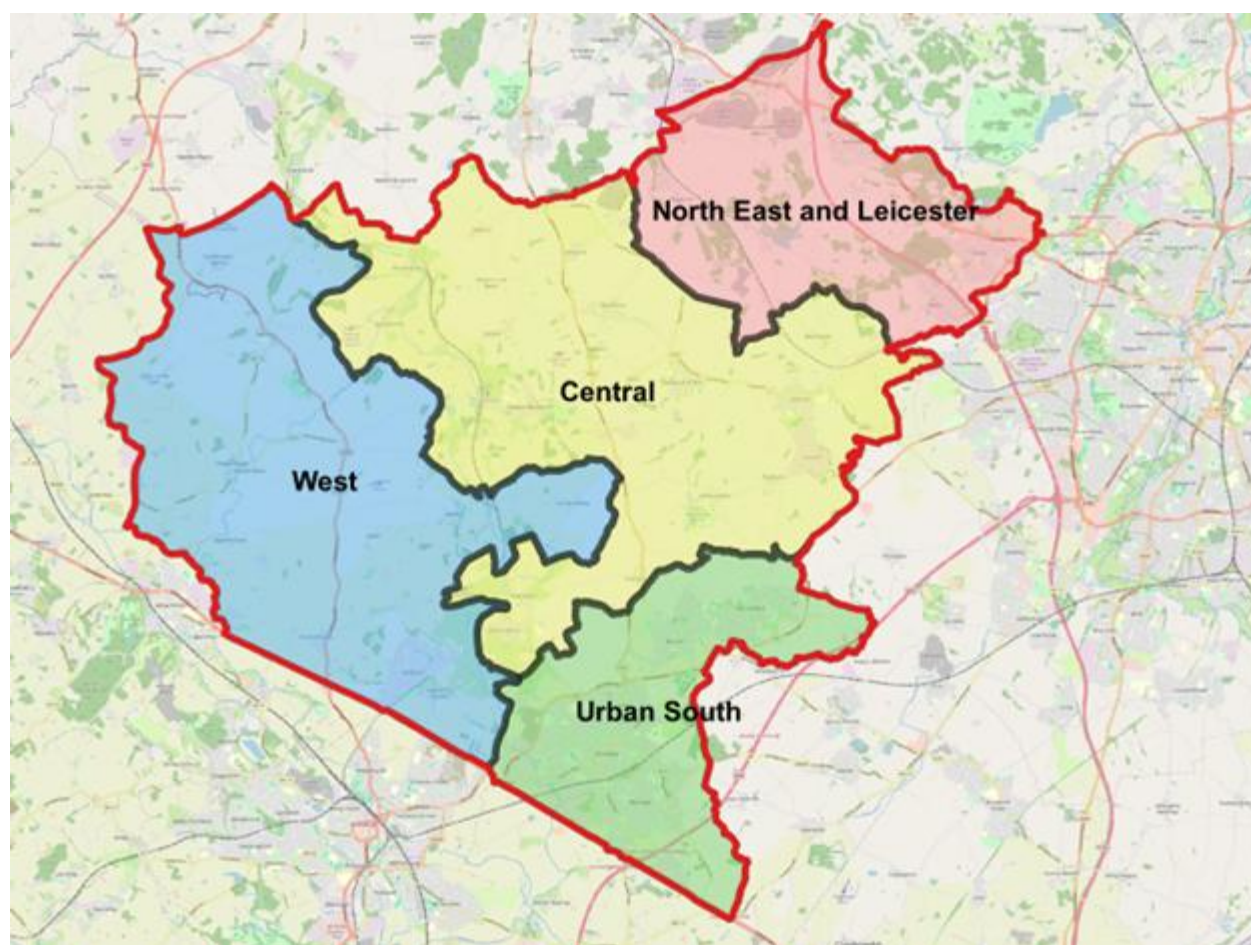


Figure 1. Map showing the analysis sub-areas

6.2 Urban South Area

Urban South Analysis Area: Barwell, Burbage and Earl Shilton.

The Hinckley urban area is the principal focus of planned growth in the Local Plan, with five strategic allocations (ES001, BAR001, ES002, HIN002 and HIN001) and two non-strategic major development sites BAR002 and HIN003) delivering a combined total of approximately 7,579 dwellings (or 18,190 population growth) in or adjacent to the town over the plan period. This represents the most significant demand pressure on indoor sport infrastructure in the borough.

Swimming Pools

The new Hinckley Leisure Centre (2016, Places Leisure) is the primary community swimming facility for the urban area. It includes two main pools and a learner pool. While the facility represents a major improvement on the former leisure centre, its capacity is finite and the scale of planned growth in and around Hinckley will place increasing pressure on pool access during peak periods.

The SFC demand from ES001, ES002b, BAR001b, HIN001, HIN002 and HIN003 combined represents approximately 0.91 pool equivalents

(indicative cost approximately £4.30 million). This demand cannot be absorbed by the existing Hinckley Leisure Centre without additional investment.

Looking beyond the plan period, the combined SFC demand associated with the full build-out of ES002a (6,031 population) and BAR001a (6,000 population), when considered alongside ES001, HIN001 and HIN002, increases to approximately 1.03 pool equivalents. This illustrates the longer-term scale of swimming pool infrastructure required to support the complete delivery of the strategic growth locations in and around the Hinckley urban area.

The closure of The Hinckley School pool in 2024 has reduced the pool stock in the urban area. While that pool had community access, it was a secondary facility; the primary concern is the capacity of the Hinckley Leisure Centre to serve the growing population.

The precise form of mitigation; whether through enhanced capacity at the existing Hinckley Leisure Centre, a new satellite facility, or a phased approach combining both, will be determined through a subsequent feasibility and operational capacity assessment. This work will be informed by updated Active Places Power data, Sport England engagement and any future indoor sports facility reviews or assessments undertaken by the Council.

Priority Action (Swimming – Hinckley): Secure developer contributions from ES001, ES002, BAR001 HIN001, HIN002 and HIN003 towards the enhancement of swimming pool provision in the Hinckley urban area. This may include: additional programming capacity and pool tank enhancement at Hinckley Leisure Centre; feasibility study for a second public pool facility serving Earl Shilton/Barwell; or contribution to a new leisure centre facility if evidence supports a new build case.

Sports Halls

The opening of the new main sports hall at Redmoor Academy in 2025 has improved provision in the Hinckley Trinity area. Additional capacity is provided by the main sports hall at Hinckley Leisure Centre, the Hinckley Club for Young People, and Hastings High School (with community access). However, projected population growth from the Earl Shilton, Barwell and north Hinckley strategic sites is expected to generate demand for approximately 1.10 additional four-court sports hall equivalents

during the Local Plan period, increasing to around 1.22 four-court hall equivalents when the full build-out of these allocations beyond the plan period is taken into account.

Priority Action (Sports Hall – Hinckley): Secure developer contributions from ES001, ES002, BAR001, HIN001, HIN002 and HIN003 towards sports hall provision. Priority projects to be confirmed but likely to include: a community sports hall forming part of the masterplan for ES002 (Land South of A47, Earl Shilton); enhanced community access at Hastings High School or Heath Lane Academy; or a new community hall in the north Hinckley growth area (HIN001/HIN002 catchment).

6.3 West Sub-Area

West Analysis Area: Dadlington & Sutton Cheney, Higham on the Hill, Sheepy, Twycross and Witherley.

Lindley Meadows New Settlement

The Lindley Meadows new settlement (LIN001, Fenny Drayton) is the largest single allocation in the Local Plan, with 1,500 dwellings to be delivered within the plan period (full site: 3,000 dwellings). This settlement is located in the West Analysis Area of the PPSS, which is characterised by extremely limited existing sports facility provision: the PPSS notes that there are no known built sports facilities in community use in this area.

Swimming Pools

The SFC demand arising from LIN001b (plan period: approximately 3,850 population) equates to around 0.2 swimming pool equivalents, with an indicative capital cost of approximately £0.91 million. For the full allocation at LIN001a (approximately 7,200 population), demand increases to around 0.37 pool equivalents, with an indicative capital cost of approximately £1.7 million.

The nearest publicly accessible community swimming pool is Pingles Leisure Centre, Nuneaton, located approximately 6 miles from the Lindley Meadows site. However, North Warwickshire Borough Council has announced plans for a new Atherstone Leisure Centre, which will include a main four-lane swimming pool and a learner pool with splash facilities. The existing leisure centre closed on 12 April 2026, and the new facility is anticipated to be completed within two years. The proposed Atherstone Leisure Centre would be located approximately 3.5 miles or 8-10 minute drive from Lindley Meadows which would be a comfortable catchment for residents.

Priority Action (Swimming – Lindley Meadows): A Sports Feasibility Report should be prepared at an early stage of the masterplanning process for LIN001 to establish the level and nature of on-site and/or off-site indoor sport and leisure provision required. The Feasibility Report should take account of existing, proposed and committed facilities within a realistic catchment of the site, including the proposed Atherstone Leisure Centre.

Given the scale of development at Lindley Meadows and the level of SFC demand generated across the plan period, it is anticipated that either on-site provision or proportionate contributions towards new or expanded indoor sport and leisure facilities will be required. Any on-site provision should be informed by the Feasibility Report and the SFC outputs for the full allocation and is expected to incorporate, as a minimum, swimming provision suitable for teaching and community

use alongside a multi-court sports hall, unless robust evidence demonstrates that off-site provision can fully and sustainably meet identified demand.

Sports Halls

The SFC demand from LIN001b is 0.23 hall equivalents (approximately £709,660) and from LIN001a is 0.43 hall equivalents (approximately £1.33 million). On-site provision of a sports hall forming part of a community leisure hub is the expected requirement for this scale of new settlement.

6.4 Central Sub-Area

Central Analysis Area: Barlestone, Cadeby, Carlton, Desford, Kirkby Mallory, Peckleton & Stapleton, Market Bosworth, Nailstone, Newbold Verdon, Osbaston, Shackerstone and Stoke Golding.

The assessment of the central Sub-Area can be split into smaller areas to discuss the SFC calculator findings. Market Bosworth and Barlestone are located within close proximity either side of the A447. These settlements include allocations MKBOS001 (200 dwellings, Market Bosworth) and BARL001 (128 dwellings, Barlestone). The sub-area has limited publicly accessible indoor sport provision: The Market Bosworth School sports hall is recorded as private use; the town's principal community leisure provision is the Bosworth Hall Hotel spa (commercial, membership-based).

The SFC demand from MKBOS001 and BARL001 combined is modest (approximately 0.04 pool equivalents and 0.05 court equivalents). However, the sub-area's existing provision deficiency means that even modest new demand should be directed to improving community access rather than absorbed by the market.

Priority Action (Market Bosworth): Contributions from MKBOS001 and BARL001 should be directed to a feasibility study for an indoor multi-sport facility in the Market Bosworth area, and/or to securing improved community access to The Market Bosworth School sports hall via a Community Use Agreement. The PPSS identifies Market Bosworth as a priority sub-area for AGP investment (small-sided 3G); indoor sport investment should complement this outdoor provision.

Desford and Newbold Verdon are within close proximity and includes allocations DES001 (550 dwellings), DES002 (70 dwellings), NV001 (135 dwellings) and NV002 (200 dwellings), totalling 955 dwellings. The sub-area is well served by Bosworth Academy (sports halls, swimming pool, gym, AGP) and Sport in Desford, both of which have public access.

The SFC demand from these allocations combined is 0.12 pool equivalents and 0.14 badminton court equivalents. This is considered manageable within existing capacity if targeted investment is secured.

Priority Action (Desford/Newbold Verdon): Contributions from DES001, DES002, NV001 and NV002 should be directed to the enhancement of Bosworth Academy's community sports facilities (in particular pool refurbishment and sports hall programming) and to support the long-term operation of Sport in Desford. Community Use Agreements for the Bosworth Academy facilities should be reviewed and updated to reflect the additional demand generated by new development.

6.5 North East Sub-Area

North East & Leicester Analysis Area: Bagworth & Thornton, Groby, Markfield, Ratby and Stanton-under-Bardon.

The remaining allocation sites in the northern and eastern parts of the borough (MARK001, MARK002, MARK003, RAT001, GRO001, BAG001, THOR001) represent predominantly smaller-scale development (46–450 dwellings per site) generating modest SFC demand individually. The cumulative SFC demand from these sites combined is approximately 0.15 pool equivalents and 0.17 badminton court equivalents.

The Markfield area is served by Markfield Community Sports Centre (community access, activity hall and AGP) and South Charnwood High School (community access). Groby is served by Brookvale Groby Learning Campus. Ratby has limited indoor sport provision but has a close relationship with Brookvale Groby Learning Campus.

Priority Action (Northern/Eastern Villages): Contributions from MARK001–003, RAT001, GRO001, BAG001, and THOR001 should be pooled and directed to the enhancement of Markfield Community Sports Centre (activity hall, AGP, and changing facilities), improved community access at South Charnwood High School and Brookvale Groby Learning Campus (new AGP), and a feasibility study for improved indoor sport provision in Ratby.

6.7 Summary of Strategic Priorities

Priority	Project	Sites Contributing	Estimated Contribution	Timescale
1	Swimming pool enhancement / new provision – urban south area (including Hinckley, Earl Shilton & Barwell)	ES001, ES002, HIN001, HIN002, HIN003, BAR001, BAR002	£4.30 within the plan period, £4.8 million beyond the plan period (indicative), further assessment required	5-15 years
2	On-site community leisure facility (pool + sports hall) – Lindley Meadows new settlement	LIN001b (plan period)	£0.9 million within the plan period, £1.7 million beyond the plan period (indicative); full feasibility required	5–15 years
3	Sports hall – Earl Shilton/Barwell growth area (on-site or off-site)	ES001, ES002, BAR001, BAR002	£2.45 million within the plan period, £2.94 million beyond the plan period (indicative)	0–10 years
4	Sports hall / community leisure – north Hinckley (HIN001 catchment)	HIN001, HIN002	£818,413 (indicative)	0–10 years
5	Indoor sport feasibility study and Community Use Agreement review: Market Bosworth sub-area	MKBOS001, BARL001	£145,065 (indicative) plus study cost	5-10 years
6	Bosworth Academy enhancement and Community Use Agreement review: Desford/Newbold Verdon	DES001, DES002, NV001, NV002	£969,235 (indicative)	5–10 years

7	Markfield Sports Centre and northern/eastern village sites enhancement	Community Centre and village	MARK001-003, RAT001, GRO001, BAG001, THOR001	£601,302 (indicative)	5–15 years
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Note: Indicative contribution figures are derived from SFC capital cost outputs and should be treated as starting points for negotiation. Actual obligations will be determined through individual planning applications and Section 106 negotiations, with reference to the viability-tested infrastructure costs confirmed in the whole-plan viability appraisal.

7. Infrastructure Delivery Plan: Sport Infrastructure Delivery Schedule

7.1 Purpose

This section sets out the Sport Infrastructure Delivery Schedule, which forms the indoor sport component of the Infrastructure Delivery Plan (IDP) for the Hinckley & Bosworth Local Plan 2024–2045. The schedule links the demand identified in this assessment and in the Playing Pitch and Outdoor Sports Strategy to specific deliverable infrastructure projects, thereby demonstrating that developer contributions to indoor and outdoor sport will meet the three-part CIL Regulation 122 test: they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the demand generated by the development.

The projects identified in the Sport Infrastructure Delivery Schedule are informed by the quantified demand generated by planned growth rather than solely by existing facility utilisation. The Schedule therefore provides the mechanism through which development-related demand can be appropriately mitigated, whether through expansion of existing facilities, enhanced community access arrangements, facility refurbishment, increased programming capacity or new provision, depending on local circumstances and project feasibility.

Contributions are sought from all major residential developments (10 or more dwellings) because additional demand for indoor sports facilities is generated by development regardless of site size. Whilst demand arising from individual smaller developments may be limited, the cumulative demand arising from multiple developments below strategic scale is substantial. The Sports Facility Calculator outputs presented in Section 5 demonstrate that non-strategic sites collectively generate measurable demand for indoor sports facilities and therefore create a legitimate need for proportionate mitigation. Contributions from these developments will be directed towards projects identified within the Sport Infrastructure Delivery Schedule and will be calculated on a proportionate basis relative to the demand generated by each development. The cumulative impact of sites below 100 dwellings is not insignificant. Collectively, the smaller non-strategic allocations included within this assessment generate demand equivalent to approximately £434,000 of indoor sport infrastructure, demonstrating that smaller developments contribute materially to facility demand and should therefore contribute proportionately towards mitigation measures.

The indicative contribution figures presented in Section 6.7 provide a high-level summary of the scale of infrastructure investment required across each growth area and may combine demand arising from multiple facility types where this supports a strategic infrastructure priority. The Sport Infrastructure Delivery Schedule set out in Section 7.2 provides project-specific detail and identifies the particular facilities, improvements or interventions to which contributions may be directed. As a result, the costs identified within individual projects may not directly correspond to the strategic priority totals presented in Section 6.7. The figures should therefore be read as complementary rather than directly comparable and are intended to guide the future allocation of development-related contributions in accordance with local circumstances, project feasibility and Regulation 122 requirements.

The schedule will be reviewed and updated annually as part of the Council's Infrastructure Delivery Plan monitoring process. It should be updated to reflect: project progress; changes in capital costs; updated SFC and PPC outputs; and any changes to the allocation programme.

7.2 Sport Infrastructure Delivery Schedule

Table 12: IS01 – Swimming Pool Provision: Urban South Area

Element	Description
Facility type	Community swimming pool provision (enhancement and/or new provision)
Relevant growth areas / sites	ES001, ES002b, BAR001b, HIN001, HIN002, HIN003
Identified need	SFC identifies demand equivalent to approx. 1 pool equivalents during the plan period, rising to approx. 1.05 pool equivalents with full build-out beyond 2045
Delivery location	Enhancement of Hinckley Leisure Centre and/or a new or satellite facility serving Earl Shilton / Barwell growth areas
Indicative cost (plan period)	£4.30 million within plan period (derived from SFC plan-period demand; indicative only)
Funding sources	Section 106 contributions from contributing sites; external grants (e.g. UKSPF / Levelling Up, subject to bids); operator contribution
Lead delivery partners	Hinckley & Bosworth Borough Council in partnership with Places Leisure
Indicative timescale	Years 5-15 of the Local Plan period
Trigger / key conditions	Secured through S106; detailed scope to be informed by feasibility and capacity assessment and Sport England pre-application engagement

Table 13. IS02 – Community Leisure Facility: Lindley Meadows (LIN001)

Element	Description
Facility type	Community leisure provision – On Site Community Sports and Swimming Feasibility Study
Relevant allocation	LIN001 (Lindley Meadows new settlement)

Identified need	SFC identifies demand equivalent to approx. 0.2 pool equivalents and 0.23 sports hall equivalents during the plan period, rising to approx. 0.37 pool and 0.43 hall equivalents at full build-out
Delivery location	Onsite provision within the Lindley Meadows masterplan, subject to feasibility, or proportionate contributions to off-site provision where demonstrated to be sustainable
Indicative cost (plan period)	£1.63 million within plan period (SFC-derived; indicative only and subject to refinement)
Funding sources	Section 106 contributions from LIN001b; potential external funding (e.g. Sport England / National Lottery); explore cross-boundary contributions
Lead delivery partners	Site promoter / developer in partnership with Hinckley & Bosworth Borough Council
Indicative timescale	Years 5–15 of the Local Plan period (aligned with housing delivery phasing)
Trigger / key conditions	Sports and Leisure Feasibility Report to be agreed with HBBC and Sport England prior to reserved matters; scope and cost to be confirmed following feasibility and review of cross-boundary capacity

Table 14. IS03 – Sports Hall Provision: Earl Shilton Growth Area

Element	Description
Facility type	Community sports hall (4-court equivalent)
Relevant growth areas / sites	ES001, ES002b
Identified need	SFC indicates demand equivalent to approx. 0.51 four-court hall equivalents during the plan period, increasing with full build-out to 0.59.
Delivery location	Onsite provision within ES002 masterplan or enhancement of accessible off-site provision within an appropriate catchment
Indicative cost	£1.55 million within plan period (indicative, SFC-derived)

Funding sources	Section 106 contributions from ES001 and ES002b; potential Community Use Agreement (CUA) enhancement funding
Lead delivery partners	Site promoter / developer, HBBC, relevant academy trust (if off-site)
Indicative timescale	Years 0–10 of the Local Plan period
Trigger / key conditions	Secured via Section 106; Sport England pre-application engagement required

Table 15. IS04 – Sports Hall Provision: Barwell Growth Area

Element	Description
Facility type	Community sports hall (4-court equivalent)
Relevant growth areas / sites	BAR001b
Identified need	SFC indicates demand equivalent to approx. 0.28 four-court hall equivalents during the plan period, increasing to 0.36 beyond the plan period.
Delivery location	Onsite within BAR001b masterplan or off-site enhancement within 1,200m catchment
Indicative cost	£867,444 within plan period (indicative, SFC-derived plan period)
Funding sources	Section 106 contributions from BAR001b; potential academy CUA enhancement contribution
Lead delivery partners	Site promoter / developer, HBBC, academy trust (if off-site)
Indicative timescale	Years 5–10 of the Local Plan period
Trigger / key conditions	Secured via BAR001 Section 106; Sport England engagement where off-site solution proposed

Table 16. IS05 – Sports Hall Provision: North Hinckley

Element	Description
Facility type	Community sports hall (4-court equivalent)
Relevant growth areas / sites	HIN001, HIN002, HIN003
Identified need	SFC indicates demand equivalent to approx. 0.30 four-court hall equivalents

Delivery location	Enhanced community access at existing school facility or new community hall within North Hinckley catchment
Indicative cost	£904,862 within plan period (indicative, SFC-derived)
Funding sources	Section 106 contributions from contributing sites
Lead delivery partners	HBBC in partnership with academy trusts
Indicative timescale	Years 0–10 of the Local Plan period
Trigger / key conditions	Triggered by first residential occupation at HIN001; Community Use Agreement review required

Table 17. IS06 – Market Bosworth Indoor Sport Feasibility and CUA Review

Element	Description
Facility type	Indoor multi-sport provision (scope to be defined)
Relevant growth areas / sites	MKBOS001, BARL001
Identified need	Modest SFC demand but identified qualitative deficiency in accessible indoor sport provision
Delivery location	Market Bosworth School and/or new community venue
Indicative cost	£145,065 (indicative contributions, SFC derived) plus feasibility study cost (~£25,000)
Funding sources	Section 106 contributions from MKBOS001 and BARL001
Lead delivery partners	HBBC
Indicative timescale	Years 5-10 of the Local Plan period
Trigger / key conditions	Feasibility study commissioned within 12 months of first approval; CUA review within 24 months

Table 18. IS07 – Bosworth Academy Enhancement and CUA Review

Element	Description
Facility type	Swimming pool and sports hall (enhancement)
Relevant growth areas / sites	DES001, DES002, NV001, NV002
Identified need	SFC indicates manageable additional demand that can be met through targeted enhancement
Delivery location	Bosworth Academy, Desford
Indicative cost	£969,235 (indicative, SFC-derived)
Funding sources	Section 106 contributions; academy trust contribution
Lead delivery partners	HBBC and academy trust
Indicative timescale	Years 5–10 of the Local Plan period
Trigger / key conditions	CUA review at first reserved matters approval; pool refurbishment feasibility within 5 years

Table 19. IS08 – Markfield and Northern/Eastern Villages Enhancement

Element	Description
Facility type	Activity hall and AGP ancillary enhancements (new AGP Brookvale Groby Learning Campus)
Relevant growth areas / sites	MARK001–003, RAT001, GRO001, BAG001, THOR001
Identified need	Cumulative SFC demand from smaller sites best addressed through pooled contributions
Delivery location	Markfield Community Sports Centre and Brookvale Groby Learning Campus
Indicative cost	£601,302 (indicative pooled total SFC Derived)

Funding sources	Section 106 pooled contributions from listed sites
Lead delivery partners	HBBC and community organisations
Indicative timescale	Years 5–15 of the Local Plan period
Trigger / key conditions	Pooled S106 secured prior to expenditure; project appraisal before spend

CIL Regulation 122 Compliance: Each project in this schedule has been formulated to satisfy the three-part CIL Regulation 122 test. Contributions are necessary because planned development generates quantifiable additional demand for indoor sports infrastructure that cannot be met by existing provision without investment. They are directly related to the development because the SFC demonstrates a direct causal link between the new population and the facility demand. They are fairly and reasonably related in scale and kind because contributions are calculated pro-rata from SFC capital cost outputs applied to the population generated by each site.

8. Monitoring and Review

8.1 Annual Monitoring

The findings of this assessment will be monitored annually as part of the Council's Authority Monitoring Report (AMR). The following indicators will be tracked:

- Changes in the Active Places Power facility schedule for Hinckley & Bosworth (new openings, closures, status changes, refurbishments).
- Progress against the Sport Infrastructure Delivery Schedule projects.
- Developer contributions received and spent on indoor sport infrastructure under Policy LST04 Section 106 agreements.
- Community Use Agreement compliance at relevant school and academy sites.
- Any material change in Sport England's Facilities Planning Model data for the borough.

8.2 Triggers for Review

A full review of this ISFA should be commissioned if any of the following triggers occur:

- A net loss of community accessible swimming pool water space in the borough (e.g. permanent closure of Hinckley Leisure Centre or Romans Health & Leisure Club).
- A significant change ($\pm 15\%$) in the housing delivery trajectory for the strategic allocations, requiring updated SFC outputs.
- Completion of a Sport England Facilities Planning Model rerun for the borough
- A material change in Sport England's Sports Facility Calculator methodology or cost benchmarks.
- Any emerging evidence of unmet demand for indoor sports facilities from community health data, participation surveys, or Sport England Active Lives data.
- Completion of any subsequent indoor facilities review, strategy or evidence study where the findings materially affect swimming pool, sports hall or indoor bowls capacity assumptions.

8.3 Five-Year Review

This assessment should be comprehensively reviewed and updated no later than five years from the date of adoption of the Local Plan 2024–2045, or earlier if any of the triggers set out in Section 8.2 are met. The review should incorporate an updated Active Places Power extract, updated SFC calculations reflecting the delivery position against allocations, and updated capital cost benchmarks.

9. Conclusions

9.1 Summary of Findings

This Indoor Sports Facilities Assessment has established the following principal conclusions:

1. The borough's indoor sports facility provision is led by Hinckley Leisure Centre (Places Leisure, 2016) which serves as the primary community swimming and sports hall facility for the Hinckley urban area. Supporting provision is available at a network of school, academy and community venues, supplemented by a competitive commercial gym and leisure market in Hinckley town centre.
2. The planned growth of around 11,692 dwellings over the period 2024–2045 will generate significant additional demand for indoor sports infrastructure. The combined SFC demand from plan period allocations equates to approximately 1.44 equivalents (based on a standard 25m five-lane pool), 2 four-court hall equivalents, 1 full-size AGP equivalent not including PPS findings), 4 tennis court equivalents, and 0.45 indoor bowls rink equivalents.
3. The greatest demand pressure arises from the strategic allocations in and around the Hinckley urban area (ES001, BAR001b, ES002b, HIN001, HIN002, HIN003) and from the Lindley Meadows new settlement (LIN001).
4. The Lindley Meadows new settlement is located in an area of extremely limited existing indoor sport provision. A Sports Feasibility Report and on-site community leisure facility are required as part of the masterplanning process for LIN001, consistent with Sport England's representations at Regulation 18.
5. The priorities for indoor sport infrastructure investment, as set out in the Sport Infrastructure Delivery Schedule (Section 7), are: swimming pool enhancement or new provision for the Hinckley urban area; a community leisure facility at Lindley Meadows; sports hall provision for the Earl Shilton growth area; sports hall enhancement for the north Hinckley growth area; a Market Bosworth indoor sport feasibility study; Bosworth Academy Community Use Agreement review and enhancement; and Markfield Community Sports Centre enhancement.
6. Developer contributions to indoor sport should be sought from all major development sites (10+ dwellings) under Policy LST04. Contributions should be calculated by reference to the SFC outputs presented in Appendix B and directed to the projects identified in the Sport Infrastructure Delivery Schedule, to ensure compliance with CIL Regulation 122.
7. The existence of spare capacity at a facility does not mean that development generates no impact; rather, it indicates where additional demand may potentially be accommodated, wholly or partly, through investment in existing provision instead of new build infrastructure.

9.2 Compliance with NPPF Paragraph 103

This assessment satisfies the requirements of NPPF paragraph 103, which requires local planning authorities to have an up-to-date assessment of indoor sports facilities informing their local plan policies. Specifically:

- It is based on current Active Places Power data (drawn April 2026) providing a comprehensive audit of existing provision.
- It uses Sport England's nationally recognised Sports Facility Calculator, applied to all Regulation 19 allocation sites using current cost benchmarks (3rd quarter 2025).
- It identifies current and future deficiencies in provision, quantified against the growth trajectory of the Local Plan.
- It sets out a Sport Infrastructure Delivery Schedule linking identified deficiencies to deliverable projects, thereby informing the implementation of Policy LST04.

This assessment provides the Council's current evidence base for indoor sports provision. Any future studies, strategies or facility reviews undertaken by the Council or its partners will provide additional detail to support infrastructure planning, investment decisions and the ongoing monitoring of indoor sports provision across the borough.

The Council considers the methodology proportionate to the scale of planned growth and sufficient to demonstrate current provision, future demand and infrastructure requirements in accordance with NPPF paragraph 103, while recognising that more detailed facility planning may provide additional evidence to support infrastructure planning and investment decisions.

9.3 Response to Sport England Regulation 18 Objection

Sport England's objection at Regulation 18 stated that the Hinckley & Bosworth Sport and Recreation Facilities Framework (2020–2036) was out of date and therefore that Policy NEW06 (LST04 Regulation 19) reference to that document as its indoor sport evidence base was not justified for the purposes of the NPPF tests of soundness.

This Assessment directly addresses that objection by:

- Replacing the 2020 Framework with an updated assessment incorporating current Active Places Power data, updated SFC calculations using 2025 Q3 cost benchmarks, and a comprehensive analysis of the demand implications of the Regulation 19 allocation programme.
- Providing the Sport Infrastructure Delivery Schedule that was identified as absent at Regulation 18 by multiple respondents.
- Setting out the framework for pre-application engagement between developers, the Council and Sport England on indoor sport provision requirements.

Appendix A: Active Places Power Facility Schedule – Hinckley & Bosworth (April 2026)

The following table provides a schedule of indoor and relevant outdoor sports facilities in Hinckley & Bosworth drawn from the Active Places Power database in April 2026. Only facilities of direct relevance to this assessment are included (swimming pools, sports halls, AGPs, health and fitness gyms, squash courts, indoor bowls, and outdoor tennis courts).

Site Name	Address	Facility Type	Sub-Type	Status	Access Type	Year Built / Refurb
Hinckley Leisure Centre	Argents Mead, Hinckley LE10 1FL	Swimming Pool (x2) + Sports Hall + Gym + Studios	Community leisure centre	Operational (2016)	Pay and play	2016
Romans Health & Leisure Club	Sketchley Lane, Hinckley LE10 3HU	Swimming Pool (x2) + Gym + Studio	Commercial health club	Operational	Membership / public	1998 / refurb 2003–2015
Juvenate (Hinckley Island)	Watling Street, Burbage LE10 3JA	Leisure Pool + Gym	Hotel leisure	Operational	Membership / public	1997 / refurb 2009–2017
Bosworth Academy	Leicester Lane, Desford LE9 9JL	Main Pool + Sports Halls (x3) + Gym + AGP + Studio	Academy with community access	Operational	Pay and play / private	1969 / refurb 2000–2015
Spindles H&L (Bosworth Hall)	Market Bosworth CV13 0LP	Swimming Pool + Gym + Tennis	Commercial hotel	Operational	Membership / public	1990 / refurb 2004–2008
The Market Bosworth School	Back Lane, Market Bosworth CV13 0JT	Sports Hall + Lido (outdoor, seasonal)	Academy	Partially operational	Private use / temp closed (lido)	1987 / refurb 2008
Hinckley Club for Young People	Richmond Road, Hinckley LE10 0DZ	Sports Hall + Gym + Studio + AGP (3G)	Community	Operational	Community / public	2010

Redmoor Academy	Wykin Road, Hinckley LE10 0EP	Main Sports Hall (NEW 2025) + Activity Hall + Tennis	Academy with community access	Operational	Community / public	2025 (new main hall)
South Charnwood High School	Broad Lane, Markfield LE67 9TB	Activity Hall + AGP (3G) + Tennis	Community school	Operational	Community access	2020 (AGP/tennis)
Markfield Community Sports Centre	Mayflower Close, Markfield LE67 9ST	Activity Halls (x2) + AGP (sand)	Community Organisation	Operational	Community / public	1987 / refurb 2009
Hastings High School	St Catherines Close, Burbage LE10 2QE	Activity Halls (x3) + Tennis	Academy	Operational	Community access	1956 / various refurb
Heath Lane Academy	Heath Lane, Earl Shilton LE9 7PD	Main Sports Hall + AGP (sand) + Tennis	Academy	Operational	Private use	1998 / refurb 2015–2017
Brookvale Groby Learning Campus	Ratby Road, Groby LE6 0GE	Main Hall + Activity Halls (x2) + AGP (sand) + Tennis	Academy with community access	Operational	Community / public	Various / refurb 2009–2024
Hinckley Squash & Racketball Club	Maple Drive, Hinckley LE10 3BE	Squash (5 glass-backed) + Gym	Sports club – commercial	Operational	Community / public	2015 / refurb 2024
Sport in Desford	Peckleton Lane, Desford LE9 9JU	Gym + Studio + Squash (2) + Tennis (4) + AGP (football)	Community sports club	Operational	Membership / public	1998 / various refurb to 2020
The Gym Group (Hinckley)	Hawley Road, Hinckley LE10 0PR	Health and Fitness Gym	Commercial gym	Operational	Membership / public	2023
Snap Fitness (Hinckley)	Rugby Road, Hinckley LE10 0QD	Health and Fitness Gym (24hr)	Commercial gym	Operational	Membership / public	2015 / refurb 2024

Empire (Hinckley)	Fitness	Druid Street, Hinckley LE10 1QH	Gym (x3 areas) + Studio	Commercial gym	Operational	Membership / public	1982 / refurb 2019–2024
Fields Health & Fitness Club		Wheatfield Way, Hinckley LE10 1YG	Gym + Studios (x2)	Commercial gym	Operational	Membership / public	1993 / refurb 2007–2015
Leicester Road Squash Club		Leicester Road, Hinckley LE10 3DR	Squash Courts	Sports club	Operational	Community / public	1970 / refurb 2015
Barwell Cricket and Sports Club		Kirkby Road, Barwell LE9 8FQ	Indoor Bowls + AGP (3G)	Commercial sports club	Operational	Community / public	1988 / AGP 2021
Hollycroft (Bosworth)	Park	Shakespeare Drive, Hinckley LE10 0BG	Outdoor Tennis (4 courts)	Local Authority park	Operational	Pay and play	1970 / refurb 2023
Market Bosworth Tennis Club		Barton Road, Market Bosworth CV13 0LQ	Outdoor Tennis (6 courts incl 3 floodlit)	Sports club	Operational	Registered membership	2004 / refurb 2016–2025
Hinckley RFC		Leicester Road, Hinckley LE10 3DR	AGP (3G, refurb 2024)	Sports club – public	Operational	Pay and play	2004 / refurb 2024
Barwell Cricket & Sports Club (AGP)		Kirkby Road, Barwell LE9 8FQ	AGP (3G)	Commercial sports club	Operational	Community / public	2021
Places Gym (Hinckley)		Station Road, Hinckley LE10 1AW	Gym + Studio + Cycle Studio	Commercial gym	CLOSED November 2025	N/A	2016
The Hinckley School (pool)		Butt Lane, Hinckley LE10 1LE	Swimming Pool	Academy	CLOSED 2024	N/A – not replaced	1974 / refurb 2012

Appendix B: Sport England Sports Facility Calculator – Summary Outputs by Allocation

The following tables summarise the SFC outputs for each allocation site. All calculations were generated in April and May 2026 using the Hinckley & Bosworth population profile and Sport England's 3rd quarter 2025 cost benchmarks. Demand adjustment factors were set at 0%. The household size applied was 2.4 persons per dwelling (2021 Census).

Key: sqm = square metres of water space; lanes = 25m x 2.125m lane equivalents; pools = 5-lane 25m pool equivalents; courts = badminton court equivalents; halls = 4-court hall equivalents; pitches = full-size AGP equivalents; vpwpp = visits per week in the peak period.

Table 20. Sports Facility Calculator: Summary Outputs by Allocation

Site	Dwgs	Pop.	Pool sqm	Pool lanes	Pools	Pool vpwpp	Pool Cost £	Hall courts	Halls	Hall vpwpp	Hall Cost £
ES001	1,581	3,794	41.05	0.77	0.19	250	904,360	0.91	0.23	269	699,338
BAR001a	2,500	6,000	64.91	1.22	0.31	395	1,430,195	1.44	0.36	425	1,105,964
BAR001b	1961	4706	50.01	0.96	0.24	310	1,121,750	1.13	0.28	333	867,444
LIN001a	3,000	7,200	77.90	1.47	0.37	474	1,716,234	1.73	0.43	510	1,327,156
LIN001b	1,604	3850	41.65	0.78	0.2	253	917,709	0.93	0.23	273	709,660
HIN001	1,320	3,168	34.27	0.65	0.16	208	755,143	0.76	0.19	224	583,949
HIN002	530	1,272	13.76	0.26	0.06	84	303,201	0.31	0.08	90	234,464
ES002a	2,513	6,031	65.25	1.23	0.31	397	1,437,585	1.45	0.36	427	1,111,678
ES002b	1932	4637	50.17	0.94	0.24	305	1,105,302	1.12	0.28	328	854,726
DES001	550	1,320	14.28	0.27	0.07	87	314,643	0.32	0.08	93	243,312

Site	Dwgs	Pop.	Pool sqm	Pool lanes	Pools	Pool vpwpp	Pool Cost £	Hall courts	Halls	Hall vpwpp	Hall Cost £
HIN003	195	469	5.07	0.1	0.02	31	111,794	0.11	0.03	33	86,449
RAT001	470	1128	12.2	0.23	0.06	74	268,877	0.27	0.07	80	207,921
MKBOS001	200	480	5.19	0.1	0.02	32	114,416	0.12	0.03	34	88,477
MARK001	135	324	3.51	0.07	0.02	21	77,231	0.08	0.02	23	59,772
MARK002	170	408	4.41	0.08	0.02	27	97,253	0.1	0.02	29	75,206
BARL001	128	307	3.32	0.06	0.02	20	73,178	0.07	0.02	22	56,588
GRO001	180	432	4.67	0.09	0.02	28	102,974	0.1	0.03	31	79,629
NV001	135	325	3.52	0.07	0.02	21	77,469	0.08	0.02	23	59,906
NV002	200	480	5.19	0.1	0.02	32	114,416	0.12	0.03	34	88,477
BAR002	60	144	1.56	0.03	0.01	9	34,324	0.03	0.01	10	26,543
BAG001	46	111	1.2	0.02	0.01	7	26,459	0.03	0.01	8	20,460
DES002	70	168	1.82	0.03	0.01	11	40,045	0.04	0.01	12	30,967
MARK003	95	229	2.48	0.05	0.01	15	54,586	0.06	0.01	16	42,211
HH001*	70	168	1.82	0.03	0.01	11	40,045	0.04	0.01	12	30,967
THOR001*	60	144	1.56	0.03	0.01	9	34,324	0.03	0.01	10	26,543

Table 21: Sports Facility Calculator: Summary Outputs by Allocation continued.

Site	Dwgs	Pop.	AGP Pitches	AGP vpwpp	AGP 3G £	Cost	Tennis Courts	Tennis vpwpp	Tennis Cost £	Bowls Rinks	Bowls vpwpp	Bowls Cost £
ES001	1,581	3,794	0.10	74	122,403	0.48	75	56,573	0.07	11	33,849	
BAR001a	2,500	6,000	0.16	117	193,573	0.76	119	89,467	0.12	18	53,531	
BAR001b	1,961	4,706	0.12	92	151,826	0.6	93	70,172	0.09	14	41,986	
LIN001a	3,000	7,200	0.19	140	232,288	0.92	143	107,360	0.14	22	64,237	
LIN001b	1,604	3,850	0.1	75	124,210	0.49	76	57,408	0.07	12	34,349	
HIN001	1,320	3,168	0.08	62	102,207	0.4	63	47,238	0.06	10	28,264	
HIN002	530	1,272	0.03	25	41,038	0.16	25	18,967	0.02	4	11,349	
ES002a	2,513	6,031	0.16	118	194,573	0.77	120	89,929	0.12	18	53,808	
ES002b	1,932	4,637	0.12	90	149,600	0.59	92	69,143	0.009	14	41,371	
DES001	550	1,320	0.03	26	42,586	0.17	26	19,683	0.03	4	11,777	
HIN003	195	469	0.01	9	15,131	0.06	9	6,993	0.01	1	4,184	
RAT001	470	1,128	0.03	22	36,392	0.14	22	16,820	0.02	3	10,064	
MKBOS001	200	480	0.01	9	15,486	0.06	10	7,157	0.01	1	4,282	
MARK001	135	324	0.01	6	10,453	0.04	6	4,831	0.01	1	2,891	

Site	Dwgs	Pop.	AGP Pitches	AGP vpwpp	AGP Cost 3G £	Tennis Courts	Tennis vpwpp	Tennis Cost £	Bowls Rinks	Bowls vpwpp	Bowls Cost £
MARK002	170	408	0.01	8	13,163	0.05	8	6,084	0.01	1	3,640
BARL001	128	307	0.01	6	9,905	0.04	6	4,578	0.01	1	2,739
GRO001	180	432	0.01	8.	13,937	0.05	9	6,442	0.01	1	3,854
NV001	135	325	0.01	6	10,485	0.04	6	4,846	0.01	1	2,900
NV002	200	480	0.01	9	15,486	0.06	10	7,157	0.01	1	4,282
BAR002	60	144	0	3	4,646	0.02	3	2,147	0	0	1,285
BAG001	46	111	0	2	3,581	0.01	2	1,655	0	0	990
DES002	70	168	0	3	5,420	0.02	3	2,505	0	0	1,499
MARK003	95	229	0.01	4	7,388	0.03	5	3,415	0	1	2,043
HH001	70	168	0	3	5,420	0.02	3	2,505	0	0	1,499
THOR001*	60	144	0	3	4,646	0.02	3	2,147	0	0	1,285

Appendix C: Population Profile Used in SFC Calculations

The population profile applied in all Sports Facility Calculator calculations for this assessment is the Hinckley & Bosworth 2021 Census profile, consistent with the profile used in the Playing Pitch Calculator outputs throughout the Local Plan evidence base.

Table 22. Population Profile applied in all Sports Facilities Calculations

Age Group (Years)	Male (%)	Female (%)
0 – 4	5.26	4.83
5 – 9	5.65	5.26
10 – 15	7.40	6.72
16 – 19	4.25	3.74
20 – 24	4.21	3.89
25 – 29	5.46	5.61
30 – 34	6.05	6.51
35 – 39	6.36	6.51
40 – 44	6.18	6.29
45 – 49	6.04	5.97
50 – 54	6.76	6.56
55 – 59	7.28	7.13
60 – 64	6.95	6.89
65 – 69	6.02	5.90
70 – 74	5.36	5.39
75 – 79	5.32	5.56
80 – 84	3.19	3.74
85 – 89	1.68	2.22
90+	0.58	1.28
TOTAL	100%	100%

Source: Office for National Statistics, 2021 Census; Hinckley & Bosworth Borough Council. The population profile is consistent with the profile used throughout the Sport England Playing Pitch Calculator outputs in the PPS Addendum (HBBC, 2026) and in the raw data compiled in April 2026.

Household Size: An average household size of 2.4 persons per dwelling has been applied in all calculations, derived from the 2021 Census and consistent with the household size used in the Playing Pitch Calculator outputs and throughout the Local Plan evidence base.

Appendix D: Glossary and Abbreviations

Term / Abbreviation	Definition
AGP	Artificial Grass Pitch – a synthetic surface pitch, either sand-dressed (older technology) or long-pile 3G carpet (current standard for multi-sport use and football training). Also referred to as 3G pitch.
AMR	Authority Monitoring Report – the annual report produced by the local planning authority to monitor progress against Local Plan policies and indicators.
APP	Active Places Power – Sport England's national online database of sports facilities.
BCIS	Building Cost Information Service – provides the all-in Tender Price Index used to adjust Sport England facility cost benchmarks to regional and current cost levels.
CIL	Community Infrastructure Levy – a planning charge that local authorities can impose on new development to fund infrastructure. CIL Regulation 122 sets the three-part test that planning obligations (S106) must satisfy.
CUA	Community Use Agreement – a formal legal agreement securing community access to sports facilities at school or privately owned sites.
FIT	Fields in Trust – charity that produces nationally recognised benchmark standards for outdoor sport and open space provision.
FPM	Facilities Planning Model – Sport England's strategic modelling tool for assessing indoor sports facility supply and demand at sub-regional and local authority level.
HENA	Housing and Economic Needs Assessment – the evidence base document establishing Hinckley & Bosworth's housing need (November 2025: 711 dpa).
IDP	Infrastructure Delivery Plan – the document setting out the infrastructure required to deliver the Local Plan and how it will be funded, phased and delivered.
ISFA	Indoor Sports Facilities Assessment – this document (ISFA v3.0, April 2026).
MES	Match Equivalent Session – the unit used in the Playing Pitch Calculator to quantify demand for playing pitches, normalising different types of pitch use to a common measure.
NPPF	National Planning Policy Framework – the Government's statement of national planning policy (December 2024 edition applies to this assessment).
PPSS	Playing Pitch and Outdoor Sports Strategy – the Playing Pitch and Outdoor Sports Strategy and Action Plan prepared for Hinckley & Bosworth by KKP (February 2025), supported by a PPS Addendum (HBBC, 2026).
PPC	Playing Pitch Calculator – Sport England's tool for estimating playing pitch demand from new residential development.
S106	Section 106 Agreement – a planning obligation made under Section 106 of the Town and Country Planning Act 1990, used to secure developer contributions.

SFC	Sports Facility Calculator – Sport England's tool for estimating indoor sports facility demand from new residential development.
SIDS	Sport Infrastructure Delivery Schedule – the indoor and outdoor sport component of the Infrastructure Delivery Plan, set out in Section 7 of this assessment.
SoCG	Statement of Common Ground – a document recording areas of agreement between neighbouring local authorities on cross-boundary planning matters.
SUE	Sustainable Urban Extension – a large planned residential development adjoining and extending an existing settlement.
vpwpp	Visits Per Week in the Peak Period – the unit used by the SFC to express demand for sports facilities at peak usage times.