

Hinckley & Bosworth

PLAYING PITCH AND OUTDOOR SPORT STRATEGY

Addendum Note
Local Plan Evidence Base
May 2026



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This Addendum Note supplements the Hinckley & Bosworth Playing Pitch and Outdoor Sports Strategy (PPS) prepared by Knight, Kavanagh & Page (KKP) and published in February 2025. It updates Part 7 (Housing Growth Scenarios) of the PPS to reflect:

- a) the revised HENA November 2025 housing requirement of 711 dpa (747 dpa with 5% buffer);
- b) the confirmed Regulation 19 housing allocation schedule; and
- c) the extended plan period to 2045 (the original PPS ran to 2041). It also provides per-site Playing Pitch Calculator (PPC) outputs for all strategic allocations.

Prepared by: Planning Policy, Hinckley & Bosworth Borough Council, in conjunction with the PPS (2025) data and methodology. This addendum does not supersede the PPS (2025) but should be read alongside it as part of the Regulation 19 evidence base.

Acronyms and Abbreviations

Acronym	Meaning
AGP	Artificial Grass Pitch
CIL	Community Infrastructure Levy
dpa	Dwellings per annum
HENA	Housing and Economic Needs Assessment
IDP	Infrastructure Delivery Plan
ISFA	Indoor Sports Facilities Assessment
KKP	Knight, Kavanagh & Page
MESPS	Match Equivalent Sessions per Season
MESWPP	Match Equivalent Sessions in the Weekly Peak Period
NPPF	National Planning Policy Framework
PPC	Playing Pitch Calculator
PPS	Playing Pitch and Outdoor Sports Strategy
SFC	Sports Facilities Calculator
SUE	Sustainable Urban Extension
VPWPP	Visits per Week in the Peak Period

1. Purpose and Context

1.1 Purpose of the addendum

The PPS was commissioned in January 2024 and published in February 2025. At that time, the housing need figure being tested was approximately 432 to 472 dwellings per annum (dpa) based on the then current Standard Method. Since the PPS was published, the following material changes have occurred:

- The Housing and Economic Needs Assessment (HENA, November 2025) established a revised local housing need of 711 dpa for Hinckley & Bosworth. With the mandatory 5% buffer under NPPF paragraph 78(a), the plan period requirement is 747 dpa equivalent to 15,687 dwellings over the plan period 2024-2045. This is a 59% increase on the figure used when the PPS was prepared. The future demand calculations in the original Part 7 correspondingly understate the outdoor sport demand that will arise from the Local Plan.
- The confirmed Regulation 19 Local Plan allocation schedule has been finalised at 22 sites delivering 11,692 dwellings within the plan period. Several sites are new to the schedule since the PPS was prepared, and dwelling numbers have been revised at a number of sites. The PPC has now been run against the confirmed allocation schedule, providing definitive demand figures rather than the estimated growth scenarios used in the original Part 7.
- The plan period has been confirmed as 2024-2045. The PPS modelled future demand to 2041; this addendum extends the relevant calculations to 2045.
- up-to-date demand modelling using Sport England's Playing Pitch Calculator (PPC) and Sports Facilities Calculator (SFC).

All other chapters, findings, recommendations and action plans within the PPS (February 2025) remain valid and are unaffected by this Addendum. This document forms part of the Regulation 19 Local Plan evidence base and should be read alongside the PPS.

1.2 Relationship to the PPS (2025)

The PPS was prepared during a period when housing growth assumptions and the Local Plan timescale were subject to change. The original Chapter 7 modelled growth to 2041 and relied on scenario-based assumptions rather than confirmed allocations.

This Addendum:

- supersedes Chapter 7 only of the PPS;
- does not revisit the playing pitch audit, quality assessments or sport-specific analysis contained elsewhere in the Strategy; and
- provides a transparent and proportionate update to ensure compliance with NPPF paragraph 96 and Sport England's Playing Fields Policy.

The original PPS audit, assessment of need, supply analysis and action plan remain the Council's adopted evidence base and are not revisited through this Addendum.

2. Updated Housing Growth Context

2.1 Introduction

This section summarises the scale and distribution of housing growth being tested through the Regulation 19 Local Plan and sets out why the updated growth assumptions require a refreshed assessment of future demand for playing pitches and other outdoor sports facilities.

2.2 Updated Future Demand by Sport

The Regulation 19 Local Plan identifies provision for approximately 15,687 dwellings over the plan period. When this figure is assessed against existing commitments, neighbourhood plan allocations and the windfall allowance, the Borough Council has identified deliverable allocations within the plan period totalling approximately 11,692 dwellings. Applying an average household size of 2.4 persons per dwelling, this equates to an estimated population increase of approximately 28,064 people.

Growth is concentrated at a limited number of strategic allocations, including Sustainable Urban Extensions at Earl Shilton and Barwell, major urban extensions at Hinckley, and the new settlement at Lindley Meadows. This pattern of growth is expected to generate the greatest pressure on the existing pitch network in the Urban South and Hinckley urban area, while also creating new demand in locations where there is currently limited or no spare capacity (particularly at Lindley Meadows).

Given the scale and distribution of growth, a site-specific approach to outdoor sport provision is essential. For strategic sites, this means translating the additional population into sport-specific demand (using the Playing Pitch Calculator and related Sport England tools) and securing proportionate on-site provision where viable, typically through multi-pitch hubs with appropriate changing and ancillary facilities. Where on-site delivery is not achievable (particularly for smaller allocations), the emphasis should be on pooled off-site contributions targeted at priority facilities and projects identified in the Playing Pitch and Outdoor Sports Strategy, including improvements to pitch quality, clubhouse/changing provision and 3G training capacity. This approach helps ensure that new development mitigates its impacts, avoids exacerbating existing shortfalls, and delivers accessible facilities in the right locations and at the right time.

3. Methodology

3.1 Playing Pitch Calculator (PPC)

The Sport England Playing Pitch Calculator has been applied to:

- all strategic allocations; and
- all allocations at a Sub-Area Scale.

The calculator estimates demand for football, cricket and rugby union arising from the additional population, expressing demand as:

- Match Equivalent Sessions (MES) for match play; and
- hours per week for artificial grass pitch training demand.

3.2 Sports Facilities Calculator (SFC)

The Sports Facilities Calculator has been applied to identify associated demand for indoor and non-pitch outdoor facilities, including tennis courts and bowling greens.

Sites below 500 dwellings have not been modelled individually using the PPC. Their impact is instead addressed through pooled off-site developer contributions and at sub-area scale.

4. Playing Pitch Calculator Outputs by Allocation

4.1 Methodology

The Sport England Playing Pitch Calculator (PPC) has been applied to each strategic and major allocation in the confirmed Regulation 19 schedule. The PPC estimates the additional demand for grass pitches and 3G artificial grass pitches generated by a specified population, based on Sport England nationally calibrated participation rates. An average household size of 2.4 persons per dwelling is applied consistently with the Indoor Sports Facilities Assessment.

The PPC parameters applied are drawn from Sport England's current PPC guidance and the Assessing Needs and Opportunities Guide (2022). Pitch requirements are expressed per allocation as:

- a) on-site provision (where the allocation meets the threshold for on-site delivery, generally 500+ dwellings); or
- b) financial contribution (for allocations below the threshold, contributions to be pooled toward the nearest appropriate facility).

Note: The PPC outputs below are indicative estimates based on the standard Sport England methodology applied to the confirmed dwelling numbers.

4.2 PPC Outputs: Strategic Allocations

The table below summarises the Playing Pitch Calculator (PPC) outputs for each Regulation 19 strategic allocation (500+ dwellings), drawing directly on the confirmed dwelling numbers and population assumptions set out in the accompanying PPC modelling. It provides an indicative overview of the type of on-site provision or contribution expected, together with the likely focus of Section 106 obligations.

For strategic allocations BAR001 (Barwell), LIN001 (Lindley Meadows) and ES002 (Land south of the A47, Earl Shilton), the Playing Pitch Calculator outputs have been prepared for Local Plan period delivery only.

The allocations represented with a 'b' following their reference represent the demand generated within the Local Plan period (2024–2045) and are the figures applied for Infrastructure Delivery Plan modelling.

Table 1. Playing Pitch Calculator Outputs per Strategic Allocation

Allocation (Ref.)	Plan Period Dw.	Pitch Requirement / Contribution Type	Outdoor Sport S106 (Indicative)	Priority / Notes
ES001 – Earl Shilton SUE	1,581	On-site provision: football pitches (adult, youth & mini); cricket; rugby union; contribution towards 3G AGP and pavilion	On-site pitches and pavilion; financial contribution towards strategic 3G provision	Urban South priority area; addresses existing youth football and 3G shortfalls
BAR001b – Barwell SUE (plan period)	1,961	On-site provision: football pitches (adult, youth & mini); cricket; rugby union; on-site 3G AGP	On-site multi-pitch sports hub including 3G and pavilion	Critical Urban South site; key to resolving borough-wide 3G deficit
LIN001b – Lindley Meadows (plan period)	1,604	On-site phased sports park: football pitches, cricket provision, rugby union; future 3G contribution	Phased on-site provision secured via S106	New settlement; no existing spare capacity in West Analysis Area
HIN001 – Land North of Normandy Way, Hinckley	1,320	On-site football pitches; contributions to cricket, rugby union and 3G capacity	Hybrid: on-site pitches plus off-site contributions	Supports Hinckley urban pitch network
HIN002 – Land West of Hollycroft Grange	530	On-site football pitches (limited scale); off-site contributions for other sports	On-site pitches with residual financial contributions	Edge-of-urban site; complements existing provision
ES002b – Land South of A47, Earl Shilton (plan period)	1,932	On-site football pitches; contributions to cricket, rugby union and strategic 3G	On-site pitches; pooled 3G contribution	To be coordinated with ES001 and BAR001b for strategic delivery

Allocation (Ref.)	Plan Period Dw.	Pitch Requirement / Contribution Type	Outdoor Sport S106 (Indicative)	Priority / Notes
DES001 – Land South of Desford	550	On-site football pitches; contributions to cricket and rugby union	On-site local sports hub with pavilion	Key opportunity to meet Desford area demand

5. Site-Specific Outdoor Sport Obligation Schedules

5.1 Overview

The following site-specific schedules set out the indicative outdoor sport obligations for each strategic allocation (500+ dwellings). They are informed by Playing Pitch Calculator (PPC) outputs derived from the confirmed plan period dwelling numbers, with indicative on-site provision and delivery assumptions applied to translate demand into deliverable infrastructure, consistent with Sport England guidance.

These are intended to inform the Regulation 19 site allocation policy wording and the Infrastructure Delivery Plan (IDP).

5.2 ES001 Earl Shilton Sustainable Urban Extension (1,581 dwellings)

Table 2. ES001 Site Specific Outdoor Sport Schedule

Parameter	Requirement
Strategic role	Principal Earl Shilton sports hub site, delivering major outdoor provision and contributing to indoor facility delivery serving the Earl Shilton / Barwell growth area
Grass pitches (minimum on-site)	3-4 football pitches mix of adult/youth 11v11 and mini pitches (5v5 / 7v7)
3G artificial grass pitch	Off-site provision, or coordinated delivery with ES002 for 3G pitch provision (FA compliant) delivered on-site
Rugby union	Financial contribution to capacity improvements serving the Urban South Sub-Area
Cricket	Financial contribution to new or enhanced cricket wickets serving the Urban South analysis area
Indoor sports (sports hall / pool)	Financial contribution towards pooled indoor sport provision serving the Earl Shilton / Barwell growth area, consistent with ISFA priorities
Changing pavilion	Pavilion providing minimum 4 team changing rooms, officials' accommodation and social space
Delivery trigger	Outdoor provision by 500th dwelling; indoor contributions phased alongside housing delivery
Management and maintenance	Long-term management via Council adoption or community trust model

5.3 BAR001 Barwell Sustainable Urban Extension (1,961 plan period dwellings)

Table 3. BAR001 Site Specific Outdoor Sport Schedule

Parameter	Requirement
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Strategic role	Principal Barwell sports hub site, delivering outdoor provision and contributing to indoor facility delivery
Grass pitches (minimum on-site)	1-2 pitches including at least 1 adult/youth
3G artificial grass pitch	Financial contribution to off-site provision within the urban sub-area
Rugby union	Financial contribution to Rugby Pitch Provision in the urban sub-area
Cricket	Financial contribution to off-site provision
Indoor sports (sports hall / pool)	Please see Indoor Sports Facility Assessment
Changing pavilion	2-3 team changing room pavilion with space for officials, storage and social space
Delivery trigger	Sports hub delivered by circa 500-700 dwelling (phased)

5.4 ES002 Land South East of A47, Earl Shilton (1,932 plan period dwellings)

Table 4. ES002 outdoor sport schedule

Parameter	Requirement
Strategic role	Primary integrated outdoor and indoor sport delivery site for the Earl Shilton growth area, consistent with ISFA recommendations
Grass pitches	4-5 pitches mix of adult/youth mini pitches
3G artificial grass pitch	Option to deliver 3G on-site or to contribute to pooled delivery with sites within Barwell and Earl Shilton
Cricket	Financial contribution to Urban South cricket provision
Rugby union	Financial contribution to Urban South off-site rugby provision
Changing Pavilion	5-6 team changing room pavilion with space for officials, storage and social space
Indoor sports (sports hall / pool)	Please see Indoor Sports Facility Assessment
Delivery trigger	Indoor and outdoor provision phased and coordinated through the site masterplan

5.5 LIN001 Lindley Meadows New Settlement (1,604 plan period / 3,000 total)

Table 5. LIN001 Site Specific Outdoor Sport Schedule

Parameter	Requirement
Strategic role	Standalone new settlement requiring comprehensive on-site provision
Phase 1 (Plan Period up to 1,604 dwellings)	Minimum 2–3 pitches initially , increasing to 4–5 pitches Mix of adult/youth and mini provision Informal recreation space and expansion land safeguarded
Phase 2 (Up to 3,000 dwellings)	Expansion to full sports hub (approximately 8-9 pitch total)
3G artificial grass pitch	Land to be safeguarded from early phases On-site 3G pitch to be delivered as part of Phase 2 (or earlier if viability and delivery mechanisms allow)
Rugby Union and Cricket	Phase 1: financial contributions to off-site provision Phase 2: potential on-site provision as part of the sports hub, subject to demand and strategy alignment
Indoor Sport	Sports and Leisure Feasibility Report required at early masterplanning stage (ISFA requirement)
Changing Pavilion	Phase 1: pavilion providing 2–3 team changing rooms Phase 2: expanded hub facility (aligned with full site provision)
Management	Long-term community trust or equivalent governance model

5.6 DES001 Land South of Desford (550 dwellings)

Table 6. DES001 Site Specific Outdoor Sport Schedule

Parameter	Requirement
Strategic role	Local centre sports hub serving Desford and surrounding villages
Grass pitches	1-2 pitches including adult/youth and mini pitches
Rugby and cricket	Financial contribution to nearby clubs
Indoor sports	Financial contribution to enhancement of Bosworth Academy indoor facilities and Community Use Agreements as per the ISFA

Changing pavilion	Pavilion with minimum 2 team changing rooms
Delivery trigger	Delivered in line with early housing phases

5.7 HIN001 Hinckley North (1,320 dwellings)

Table 7. HIN001 Site Specific Outdoor Sport Schedule

Parameter	Requirement
Strategic role	Northern Hinckley growth area site contributing to town-wide indoor and outdoor provision
Grass pitches	3-4 pitches mix of adult/youth and mini
3G artificial grass pitch	Financial contribution to Hinckley area 3G provision
Rugby and cricket	Financial contributions to nearest appropriate club-based facilities
Indoor sports hall	Financial contribution to north Hinckley sports hall provision identified in the ISFA
Changing pavilion	Pavilion with minimum 3-4 team changing rooms
Delivery trigger	Phased alongside housing development

5.8 HIN002 Land West of Hollycroft Grange (530 dwellings)

Table 8. HIN002 Site Specific Outdoor Sport Schedule

Parameter	Requirement
Strategic role	Supporting northern Hinckley site complementing HIN001
Grass pitches	1-2 pitches type flexible adult/youth and mini pitches
Other outdoor sports	Financial contributions to cricket, rugby and 3G provision
Indoor sports	Financial contribution as per ISFA
Delivery trigger	300-500 dwellings

5.9 Strategic Site Overview

Across the Regulation 19 strategic allocations (500+) delivered within the plan period, housing growth is forecast to generate approximately:

- around 32.63 additional football Match equivalent sessions in the weekly peak period (MESWPP), primarily youth and mini football;

- around 88.95 cricket Match equivalent sessions per season;(MESPS)
- around 0.45 rugby union Match equivalent sessions in the weekly peak period; and
- around 65.29 hours per week of football training demand on 3G artificial grass pitches.

This demand is in addition to the existing shortfalls identified in the PPS, particularly:

- youth football in the Urban South Analysis Area;
- 3G pitch provision borough-wide; and
- rugby union and cricket capacity at established club sites.

6. Updated Analysis Area Summary

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

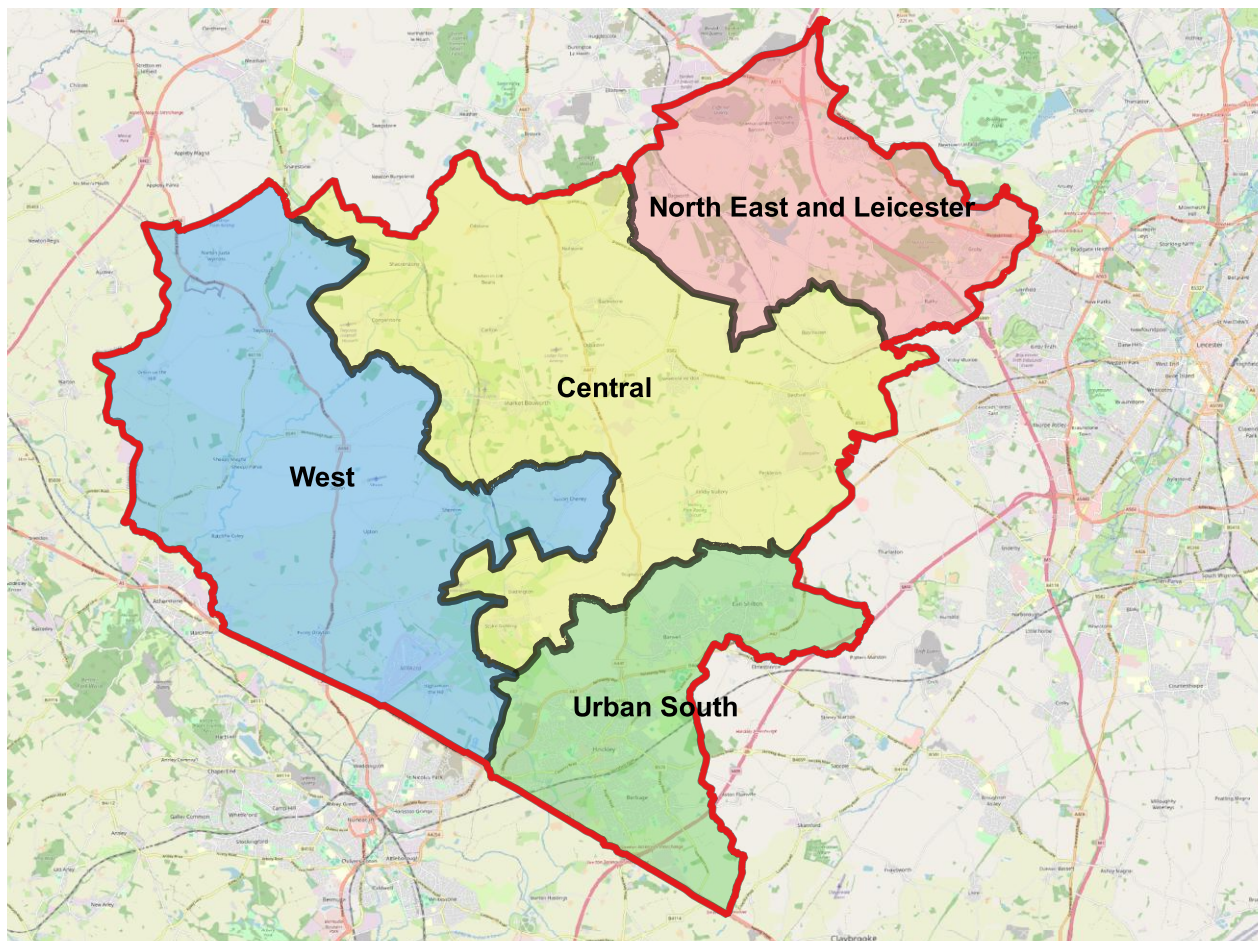


Table 9. Updated Analysis Area Outdoor Sport Summary (Reg 19, 747 dpa, plan period 2024-2045).

Analysis Area	Plan Growth (approx. dwellings rounded)	Period (approx.)	Updated Outdoor Sport Position
Urban South (Hinckley, Barwell, Burbage, Earl Shilton)	7,579		Very high growth concentrated at ES001 (Earl Shilton SUE), BAR001 (Barwell SUE), ES002 (Land south of A47) and north Hinckley sites. PPC confirms significant additional demand for youth and mini football, alongside material increases in 3G training demand, cricket overplay and rugby capacity pressure. PPC outputs confirm significant additional demand for football match play (particularly youth and mini) and a severe increase in football training demand, which cannot be met by existing grass pitches. The area already suffers from a material shortfall of full-size 3G artificial grass pitches, which is forecast to worsen over the plan period. Delivery of new 3G pitches as part of strategic sports hubs, alongside improvements to grass pitch supply and quality, is therefore a critical requirement. Without timely 3G provision, training overplay and displacement to neighbouring authorities will intensify. Strategic response is delivery of multi-pitch sports hubs, coordinated 3G provision, and targeted off-site mitigation for cricket and rugby. Without on-site provision at strategic allocations, existing shortfalls would be exacerbated.
North East & Leicester Suburbs (Groby, Markfield, Ratby)	1,156		Moderate cumulative growth across multiple sites (e.g. RAT001, MARK001–003, GRO001). Individual sites are below on-site provision thresholds; PPC outputs indicate incremental football demand that is best addressed through pooled financial contributions. Priority is quality and capacity improvements at existing hubs (e.g. Markfield Community Sports Centre / Jubilee Playing Fields). The PPS identifies this area as a priority location for new 3G provision, reflecting poor local access to training facilities and regular displacement to other analysis areas and neighbouring authorities. Growth in this sub-area will further intensify demand. The appropriate response is not just off-site contribution, but

		delivery of at least one accessible full-size 3G pitch within the North East analysis area, supported by pooled developer contributions from Markfield, Groby and Ratby sites.
Central (Desford, Market Bosworth, Barlestone, Newbold Verdon, Stoke Golding)	1,283	Dispersed growth including DES001 (Land south of Desford) and a number of small to medium village sites. PPC evidence shows modest increases in football demand that can generally be accommodated through local pitch improvements and selective on-site provision at DES001. Cricket and rugby demand remains low and is appropriately addressed through financial contributions to nearby established clubs. No borough-wide strategic shortfall triggered by growth in this area, but local mitigation remains necessary. There is a clear need for improved 3G access for Central Area clubs. The PPS supports: • either enhanced / expanded AGP provision at a central hub location (e.g. Desford / Bosworth catchment), or • delivery of a new 3G pitch where it serves multiple settlements and clubs. While growth alone may not mandate multiple pitches, it does justify delivery of at least one strategically located 3G facility, particularly given: • dispersed settlement pattern, • reliance on travel, • cumulative demand, and • increasing pressure on Urban South pitches.
West (Lindley Meadows, Higham on the Hill, Sheepy Magna)	1,674	Growth dominated by LIN001 (Lindley Meadows new settlement), located in an area with very limited existing pitch stock. PPC confirms that on-site provision of football pitches is essential, with future flexibility for pitch reconfiguration and potential 3G provision as the settlement grows. Minor additional growth at village sites generates limited demand and does not alter the strategic picture. The West Analysis Area represents the clearest case for self-contained on-site outdoor sport provision linked to delivery phasing and feasibility.

7. Onsite and Offsite provision

7.1 On-site Provision

For strategic sites (500+ dwellings), the scale of demand justifies on-site delivery of playing pitches and associated infrastructure. The preferred approach is the creation of multi-pitch, multi-sport hubs, incorporating:

- grass football pitches;
- space for future pitch reconfiguration;
- where justified, 3G artificial grass pitches; and
- shared changing and clubhouse facilities.

Single-pitch provision is not considered sustainable for developments of this scale.

7.2 Off-site Contributions

For **non-strategic allocations**, the appropriate response is:

- financial contributions calculated on a pro-rata basis using PPC outputs; and
- targeting investment at priority sites identified in the PPS Action Plan, including quality improvements, ancillary facilities and strategic 3G provision.

8. Monitoring and Review

8.1 Monitoring Indicators

The following indicators should be used to monitor the delivery of outdoor sport provision against the PPS action plan and the Regulation 19 Local Plan during the plan period:

- **Football pitch capacity (MES/week):** Total peak period match equivalent sessions (MES) available across adult, youth and mini football pitches within each analysis area, compared against estimated demand generated by development.
- **3G artificial grass pitch provision:**
Number of full-size 11v11 3G pitches in the borough.
Target: increase provision from 1 to 4 pitches by 2033, in line with PPS and Local Football Facility Plan priorities.
- **Pitch Quality**
Grass pitch quality ratings:
Number and proportion of pitches rated “Good” or above under FA/Sport England assessment criteria.
Target: increase from 33 of 133 pitches to at least 60 of 133 by 2035 through improvement programmes and secured developer funding.
- **S106 outdoor sport contributions:**
Annual value of contributions secured and spent, by analysis area and facility type (e.g. grass pitches, 3G, cricket, rugby, changing provision).
- **Strategic Site Delivery**
Outdoor sport provision on strategic sites: Monitoring of delivery against policy requirements and occupation thresholds for ES001, ES002, BAR001, HIN001, HIN002, LIN001, and DES001, including:

- number of pitches delivered
- phasing relative to housing completions
- delivery of ancillary facilities
- **Wider Sport Provision (Recommended Addition)**
Cricket and rugby provision:
 Delivery of new or enhanced provision (on- or off-site) funded through development contributions within relevant analysis areas.

8.2 Review Trigger

This Addendum Note should be reviewed and updated if:

- a) the housing requirement changes materially
- b) one or more strategic allocations is removed from the Local Plan following examination modifications; or

A full PPS refresh should be commissioned no later than 2028 to inform the five-year review of the adopted Local Plan.