

Public Document Pack

**HINCKLEY & BOSWORTH
BOROUGH COUNCIL**



Hinckley & Bosworth Borough Council

**AGENDA FOR THE
MEETING OF THE COUNCIL**

TO BE HELD ON

TUESDAY, 30 SEPTEMBER 2025

AT 6.30 PM

Fire Evacuation Procedures

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- *There are two escape routes from the Council Chamber – at the side and rear. Leave via the door closest to you.*
- Proceed to **Willowbank Road car park**, accessed from Rugby Road then Willowbank Road.
- **Do not** use the lifts.
- **Do not** stop to collect belongings.

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To minimise disturbance to others attending the meeting, please switch off your phone or other mobile device or turn it onto silent or vibrate mode.

Thank you



**Hinckley & Bosworth
Borough Council**

Date: 22 September 2025

Dear Member

I hereby summon you to attend a meeting of the Hinckley & Bosworth Borough Council in the Council Chamber at these offices on **TUESDAY, 30 SEPTEMBER 2025 at 6.30 pm**

Yours sincerely

A handwritten signature in black ink, appearing to read 'RK Owen'.

Miss RK Owen
Democratic Services Manager

A G E N D A

1. **Apologies**
2. **Minutes of the previous meetings (Pages 1 - 12)**
To confirm the minutes of the meetings held on 3 July and 8 July 2025.
3. **Additional urgent business by reason of special circumstances**
To be advised of any additional items of business which the Mayor decides by reason of special circumstances shall be taken as matters of urgency at this meeting. Items will be considered at the end of the agenda.
4. **Declarations of interest**
To receive verbally from Members any disclosures which they are required to make in accordance with the Council's code of conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the Agenda.

5. **Mayor's Communications**

To receive such communications as the Mayor may decide to lay before the Council.

6. **Leader of the Council's Position Statement**

To receive the Leader of the Council's Position Statement.

7. **Summary of achievements to the Corporate Plan 2024-2025 (Pages 13 - 36)**

To inform members of key corporate achievements made against the Corporate Plan 2024-2025.

8. **Financial Outturn 2024/25 (Pages 37 - 58)**

To inform members of the draft financial outturn for 2024/25.

9. **Local Plan 2024 to 2045 - Regulation 18 draft Local Plan (Pages 59 - 246)**

To consider a further stage of consultation to develop the new Local Plan.

EXTRAORDINARY MEETING OF HINCKLEY AND BOSWORTH BOROUGH COUNCIL

3 July 2025 AT 6.30 pm

PRESENT: CLLR REH FLEMMING - MAYOR
CLLR C GIBBENS – DEPUTY MAYOR

Cllr RG Allen, Cllr MC Bools, Cllr SL Bray, Cllr MB Cartwright,
Cllr MA Cook, Cllr MJ Crooks, Cllr WJ Crooks, Cllr SM Gibbens,
Cllr CE Green, Cllr L Hodgkins, Cllr E Hollick, Cllr KWP Lynch,
Cllr LJ Mullaney, Cllr MT Mullaney, Cllr A Pendlebury,
Cllr M Simmons, Cllr H Smith, Cllr P Stead-Davis,
Cllr MJ Surtees, Cllr BE Sutton, Cllr BR Walker, Cllr R Webber-
Jones and Cllr A Weightman

Officers in attendance: Bill Cullen, Rebecca Owen and Sharon Stacey

85. **Apologies**

Apologies for absence were submitted on behalf of Councillors C Allen, Cope, Glenville, Harris, Lambert, Moore and Williams.

86. **Declarations of interest**

No interests were declared.

87. **Conferring Freedom of the Borough**

In accordance with section 249 of the Local Government Act 1979, members considered a recommendation to confer Freedom of the Borough upon Professor Dame Carol Black GBE FRCP FMedSci in recognition of eminent service rendered in the fields of health and medicine, education and work.

Members spoke about Professor Black's inspirational career following her childhood in Barwell. Professor Black gave an inspirational speech about her life and service, encouraging young people of the borough to following their passion and dreams.

It was moved by Councillor Bray, seconded by Councillor R Allen and unanimously

RESOLVED – Freedom of the Borough be conferred upon
Professor Dame Carol Black GBE FRCP FMedSci.

Professor Black was presented with a scroll bearing the Council's common seal.

(The Meeting closed at 7.00 pm)

MAYOR

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HINCKLEY AND BOSWORTH BOROUGH COUNCIL

8 July 2025 AT 6.30 pm

PRESENT: **CLLR REH FLEMMING – MAYOR**

Cllr CM Allen, Cllr RG Allen, Cllr MC Bools, Cllr SL Bray,
Cllr MB Cartwright, Cllr MA Cook, Cllr DS Cope, Cllr MJ Crooks,
Cllr WJ Crooks, Cllr DT Glenville, Cllr CE Green, Cllr C Harris,
Cllr L Hodgkins, Cllr E Hollick, Cllr C Lambert, Cllr KWP Lynch,
Cllr LJ Mullaney, Cllr MT Mullaney, Cllr LJP O'Shea,
Cllr A Pendlebury, Cllr M Simmons, Cllr H Smith, Cllr P Stead-
Davis, Cllr MJ Surtees, Cllr BE Sutton, Cllr BR Walker,
Cllr R Webber-Jones, Cllr A Weightman and Cllr P Williams

Officers in attendance: Ilyas Bham, Bill Cullen, Julie Kenny, Rebecca Owen,
Madeline Shellard and Sharon Stacey

88. Apologies

Apologies for absence were submitted on behalf of Councillors Boothby, C
Gibbens, S Gibbens and Moore.

89. Minutes of the previous meetings

It was moved by Councillor Bray, seconded by Councillor Bools and

RESOLVED – the minutes of the meetings held on 20 February and
13 May 2025 be confirmed as a correct record.

90. Declarations of interest

No interests were declared at this stage.

91. Mayor's Communications

The Mayor presented a long service award to Malcolm Evans who had worked
for the council for 25 years, and updated Council on events he had attended.

92. Questions

(a) Question from Councillor C Allen to the Executive member for Planning

“Can the Executive member provide Council with an update on the former leisure
centre site on Coventry Road please?”

Permission for 66 apartments and 7 houses was granted under application
18/01237/FUL in October 2019, with a section 106 agreement signed in August
2021.

As that permission now lapsed? Or has a material start made in redeveloping this
key site in Hinckley?”

Response from Councillor W Crooks:

“The former leisure centre site, located off Coventry Road / Trinity Lane, was granted permission following a resolution to grant by Planning Committee in October 2019 for 66 apartments and seven dwellings to Green4 as the applicant. A material start on the site was made ahead of the three-year cut off for the permission, with initial access works undertaken on the site from Marchant Road to the west of the site. These works keep the permission live and it remains extant.

In addition to the above, a planning application was received in April 2025 for a 72 bedroom care home facility on the site. This proposal is for one half of the site only, replacing one of the two permitted apartment buildings, and would be located adjacent to Trinity Lane. This application, reference 25/00354/FUL, is pending consideration and has the opportunity to bring a new high quality development, through this full application, to this key town centre site. This application will be presented to Planning Committee in due course. The remaining half of the site will then require an amendment application to regularise this half following any permission granted for the care home.”

(b) Question from Councillor R Allen to the Executive member for housing

“Can the Executive member provide a breakdown of the numbers of council houses purchased under Right to Buy by ward, for the last ten years please?”

Response from Councillor M Mullaney:

“Thank you Councillor Allen for your question. I can confirm that the council has sold 272 properties over the last ten years through tenants exercising their right to buy. A breakdown of the number of properties sold each year is set out below.

year	no of properties
2014-2015	17
2015-2016	23
2016-2017	43
2017-2018	41
2018-2019	26
2019-2020	32
2020-2021	19
2021-2022	24
2022-2023	28
2023-2024	12
2024-2025	7

A breakdown by ward will be provided when available”.

93. **Leader of the Council's Position Statement**

In his position statement, the Leader referred to:

- A series of reports at the last meeting of the Executive about the positive outcomes to support communities
- National recognition for tackling fuel poverty
- Daisy Shields in the council's planning service receiving a commendation for Young Planner of the Year
- The Lawn Tennis Association awards for Hinckley Town and Desford Lawn Tennis clubs
- A recent day trip for armed forces veterans to the National Bomber Command HQ in Lincolnshire
- Summer events including the recent Proms in the Park and Mallory Mile and forthcoming events including Feast Hinckley and the Snapdragon Festival
- Reaching the final of the National Town Centre Awards with the winner being announced on 16 July
- The recent LGA conference
- Local government reorganisation
- The recent conferral of Freedom of the Borough upon Professor Dame Carol Black
- The Heritage Building Improvement grant now available to property owners in the borough to enhance conservation areas.

94. **Minutes of the Scrutiny Commission**

The minutes of the Scrutiny Commission meeting held on 13 March were received for information.

95. **Care experience - protected characteristics**

Council received a report which proposed that care experience (those people who have been in the care system) be adopted as a protected characteristic. It was moved by Councillor Bray, seconded by Councillor M Mullaney and

RESOLVED – the adoption of care experience as a protected characteristic be approved.

96. **Business case to purchase 20 units of accommodation for temporary accommodation requirements**

Consideration was given to the business case and rationale to purchase 20 units of accommodation to be used as temporary accommodation to help reduce expenditure on nightly paid accommodation to meet homelessness demand. In response to members' questions, it was noted that the properties would be spread across the borough. It was moved by Councillor M Mullaney, seconded by Councillor Lynch and

RESOLVED –

- (i) The purchase of up to an additional 20 properties, following a period of review by a working group, be approved;
- (ii) Authority be delegated to the Director (Community & Development) and the Head of Finance to proceed with the purchase.

97. **Disposal of two HRA land assets - Beckett Avenue, Market Bosworth and Thornfield Avenue, Stoke Golding**

Approval was sought for the disposal of two HRA land assets. It was moved by Councillor M Mullaney, seconded by Councillor Lynch and

RESOLVED –

- (i) The sale of the following land assets be approved:
 - a. Land adjacent to 13 Beckett Avenue, Market Bosworth, at a valuation of £120,000;
 - b. Land adjacent to 1 Thornfield Avenue, Stoke Golding, at a valuation of £115,000.
- (ii) The capital receipt be used to support the HRA capital programme.

98. **Business rates write offs**

Consideration was given to recommended business rate write-offs. A member asked whether the level of write-offs was similar to previous years and it was agreed that a response would be provided outside of the meeting. It was moved by Councillor Lynch, seconded by Councillor Bray and

RESOLVED –

- (i) The amount of £69,872.59 be written off due to insolvency following all available enforcement and recovery options being exhausted;
- (ii) The amount of £108,501.16 be written off due to insolvency following all available enforcement and recovery options being exhausted.

99. **Community governance review**

Council was presented with proposed terms of reference for a community governance review. It was moved by Councillor Bray, seconded by Councillor Bools and

RESOLVED – the community governance review and associated terms of reference be approved for publication and consultation.

100. **Overview & Scrutiny annual report 2024/25**

Members received the Overview & Scrutiny annual report for 2024/25. It was moved by Councillor Lambert, seconded by Councillor Surtees and

RESOLVED – the Overview & Scrutiny annual report 2024/25 be approved.

101. **Appointments to charitable bodies**

(a) Poors Platt Charity

At this juncture, Councillor Simmons declared an interest in this item.

It was moved by Councillor Bray, seconded by Councillor Bools and

RESOLVED – Pat Gelhar be appointed as the Council's representative on Poors Platt Charity for a term of four years with immediate effect.

(b) JCC Foundation Trust Hinckley

It was moved by Councillor Bray, seconded by Councillor Bools and

RESOLVED – Ian Daniels be appointed to the JCC Foundation Hinckley for a term of three years from July 2025.

102. **Appointment of independent Persons**

Council was recommended to appoint a pool of independent persons to support the code of conduct complaints process and statutory officer employment processes. It was moved by Councillor Bray, seconded by Councillor Bools and

RESOLVED – the following candidates be appointed for a term of four years:

Michael Gibson
Gordon Grimes
Richard Gough
Laurence Faulkner
Mark Shaw
Matthew Johnson
Michael Chad Smith.

103. **Motions received in accordance with Council Procedure Rule 17**

(a) Motion proposed by Councillor M Mullaney, seconded by Councillor Stead-Davis

“This Council notes that many people rely on good 5G mobile signal for access to services, work and leisure. However we note concern expressed by residents in a number of areas across the Borough including Burbage, Hinckley and elsewhere

about the recent installations of new masts on County Council highway land within the Borough.

The Council further notes that the last Conservative Government changed the rules that mean that these masts are now deemed permitted development and no longer require full planning consent.

This Council resolves to:

1. Ask the Chief Executive to write to the Deputy Prime Minister to request that these be once again subject to planning consent to allow local authorities to properly assess the proposals and consider if the sites are the most appropriate to balance the need for good 5G coverage and other material planning considerations such as impact on the streetscene.
2. Ask the Lead Member for Highways at Leicestershire County Council to consult the community and local councillors before undertaking any financial agreements with mobile operators for installing such masts on their land."

During discussion, the following points were raised:

- It was important for residents to have their say on the siting of masts in their community
- Planning authorities should hold the decision-making power in relation to masts
- The cost to install a mast on highway land was lower than on private land, hence the intrusive location of some masts.

It was moved by Councillor M Mullaney, seconded by Councillor Stead-Davis and

RESOLVED –

- (i) The Chief Executive be requested to write to the Deputy Prime Minister to request that masts be once again subject to planning consent to allow local authorities to properly assess the proposals and consider if the sites are the most appropriate to balance the need for good 5G coverage and other material planning considerations such as impact on the streetscene;
 - (ii) The lead member for highways at Leicestershire County Council be requested to consult the community and local councillors before undertaking any financial agreements with mobile operators for installing such masts on their land.
- (b) Urgent motion proposed by Councillor Bray, seconded by Councillor M Mullaney

The Mayor had accepted the following motion which was deemed urgent because of information coming to light since the despatch of the agenda.

It was moved by Councillor Bray and seconded by Councillor M Mullaney that:

“This Council notes the Government's u-turn last week on welfare reforms, which follows a number of other u-turns including winter fuel payments.

This Council notes that Labour did not reference abolishing two-tier local government in its manifesto and therefore has no mandate to proceed with this fundamental change.

This Council believes that local district and borough councils provide essential discretionary services including economic development, community safety, welfare support and town centre events amongst others. These will be at risk, should districts be scrapped and merged with upper-tier councils, whose budgets face ever increasing pressures because of the failure of successive Conservative and Labour Governments to properly address social services and SEND funding shortfalls.

The economic case for moving to unitary councils is not proven, with estimated costs of transitions running into many £millions and no clear evidence from areas, where councils have moved to unitary status, that substantial savings are being made.

It is also clear that across Leicester, Leicestershire and Rutland, there is no consensus on how local government reform should proceed with competing bids, and disagreement over city expansion, with this Council's Leadership expressing deep concerns about areas being moved into the city without the consent of the communities affected.

Proceeding with local government reform will be divisive, will cause huge disruption and will mean Councils are focused on managing transitions rather than delivering services. Therefore this Council calls on Sir Keir Starmer and the Labour Government to perform a u-turn on Local Government Reform and drop its plans.

The Council instructs its Chief Executive to write to the Prime Minister to set out the Council's position and to communicate this with other local authorities in Leicester, Leicestershire and Rutland.”

Councillor Bray and 16 further members stood to request that voting be recorded. The vote was taken as follows:

Councillors R Allen, Bools, Bray, Cartwright, Cook, Cope, J Crooks, W Crooks, Flemming, Glenville, Green, Hodgkins, Hollick, Lynch, L Mullaney, M Mullaney, Pendlebury, Smith, Stead-Davis, Sutton, Walker, Webber-Jones, Weightman and Williams voted FOR the motion (24);

Councillors C Allen, Harris, Lambert, O'Shea, Simmons and Surtees abstained from voting.

The motion was therefore declared CARRIED and it was

RESOLVED – Council instructs the Chief Executive to write to the Prime Minister to set out the council's position and to communicate this with other local authorities in Leicester, Leicestershire and Rutland.

104. Matters from which the public may be excluded

On the motion of Councillor Bray seconded by Councillor Lynch, it was

RESOLVED – in accordance with section 100A(4) of the Local Government Act 1972, the public be excluded from the following item of business on the grounds that it involves the disclosure of exempt information as defined in paragraphs 1, 3 and 10 of Part I of Schedule 12A of that Act.

The two directors left the meeting at this point.

105. Senior management capacity review

Council gave consideration to a senior management review which would respond to the demands and impacts of local government reorganisation in Leicestershire and Rutland, and interim support arrangements provided to another local authority. It was moved by Councillor Bray, seconded by Councillor R Allen and unanimously

RESOLVED –

- (i) The interim senior structure at director level and above, which would consist of the Chief Executive, Deputy Chief Executive and two directors, be approved;
- (ii) The Leader and Deputy Leader of Council and the Leader of the Opposition participate in the interview and selection process for the interim Deputy Chief Executive role and the interim director role that would be available following the successful appointment to the Deputy Chief Executive role;
- (iii) Authority be delegated to the Chief Executive in consultation with the Leader of the Council to approve the job descriptions and person specifications for the interim Deputy Chief Executive and director roles;
- (iv) The wider senior structure below director level which would be put in place under existing delegated powers following the senior capacity review, be endorsed;
- (v) The section 113 agreement drawn up with another district council in the region in relation to the Chief Executive's role be endorsed;

- (vi) The Chief Executive, in consultation with the Leader of Council and the Leader of the Opposition, be granted delegated authority to confirm any permanent arrangements to be taken forward as part of the budget setting process in February 2026;
- (vii) Amendments to the constitution, including the scheme of delegation, required as a result of the new structure, be delegated to the Monitoring Officer in consultation with the Chief Executive.

(The Meeting closed at 8.10 pm)

MAYOR

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Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Council 30 September 2025

Wards affected: All wards

Summary of achievements to the Corporate Plan 2024-2025

Report of Deputy Chief Executive

1. Purpose of report

- 1.1 To inform Members of key corporate achievements made against the Corporate Plan 2024-2025.

2. Recommendation

- 2.1 For members to note the progress and achievements made by services in 2024-2025.

3. Background to the report

- 3.1 The current Corporate Plan covers the period 202-2028. The document seeks to update Members on achievements against the Corporate Plan in the last year.
- 3.2 The Corporate Plan was developed in liaison with the senior political leaders of the Council and has been shaped with input from senior managers of the organisation. It seeks to deliver our vision in creating great places to live, work and enjoy.
- 3.3 The Plan sets out our priorities, goals and ambitions for the next three years, which are set out under three key themes: People, Places and Prosperity. The Plan is supported and delivered by council services working together as one team and with trusted partners in accordance with the council's key values

4. Exemptions in accordance with the Access to Information procedure rules

4.1 This is a public document and as such will be debated in public session.

5. Financial implications

5.1 There are no financial implications arising directly from this report

6. Legal implications

6.1 There are no legal implications arising directly from this report.

7. Corporate Plan implications

7.1 This updates members on progress made against the Corporate Plan 2024-2028.

8. Consultation

8.1 This update has been informed in dialogue with Directors, the Extended Leadership Team and Service Managers.

9. Risk implications

9.1 It is the council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

9.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) risks

Risk description	Mitigating actions	Owner
Not having an up to date Corporate Plan for the organisation will result in a lack of focus and priority over the delivery of services to our communities.	To bring accountability to progress made against the CorporatePlan.	Strategic Leadership Team

10. Knowing your community – equality and rural implications

10.1 The Corporate Plan vision and objectives and key values are focussed on the whole Borough and highlight the importance of engaging our rural and more remote communities.

11. Climate implications

- 11.1 The Corporate Plan key values and actions are focussed on the corporate priority of tackling climate change and supporting the actions set out as a result of the council' declaration of a Climate Change emergency and underpins the council's Climate Change Strategy.

12. Corporate implications

- 12.1 By submitting this report, the report author has taken the following into account:
- Community safety implications
 - Environmental implications
 - ICT implications
 - Asset management implications
 - Procurement implications
 - Human resources implications
 - Planning implications
 - Data protection implications
 - Voluntary sector

Background papers: Summary of Achievements against the Corporate Plan

Contact officer: Sharon Stacey, Deputy Chief Executive
Executive member: Councillor S Bray

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SUMMARY OF ACHIEVEMENTS TO THE CORPORATE PLAN 2024-2025





PEOPLE:

CORPORATE PLAN AIMS:

- Help people to stay healthy, happy and active and continue to provide initiatives that support children and young people, older people and our vulnerable residents
- Maximise our residents' potential through employment and skills support
- Reduce crime and anti-social behaviour

ACTION:

Improve the quality of existing homes and increase the availability of affordable housing

Maintained 100% Decent Homes across our council homes

Improved the energy efficiency of 57 council homes funded by the government's Social Housing Decarbonisation Fund

Bought 13 more council homes, increasing the council's housing stock.

Completed energy efficiency improvement works to council homes achieving an average of band C energy efficiency for all our council homes

Installed 51 renewable technologies to council homes

Carried out 3,659 improvement works to 1,682 council homes – spending some £6,094,463

Installed additional insulation to 203 properties, including 133 lofts and 70 cavity walls.

ACTION:

Work to prevent all forms of homelessness

Supported 330 customers into different housing tenures

Provided housing advice to 1,289 customers

Supported rough sleepers during adverse weather through our Severe Weather Emergency Protocol

Assisted five Priority rough sleepers through the Rough Sleeper Initiative

ACTION:

Deliver and monitor our cost-of-living support programme

The Welfare Support Service assisted 1,617 residents who were experiencing financial hardship. Support ranged from support to claim the correct benefits, maximise households' incomes, access to grants and help towards food and energy costs.

Created the Hinckley and Bosworth Food Poverty Network, which brings together agencies and the voluntary sector to share knowledge and work together to tackle food poverty.

Successfully set up and ran Uniform Swap shops across the borough during the Summer and Easter where families were able to access free-of-charge school uniform for their children. 50 + schools were represented across 9 locations.

Paid a total of £5,663,196 in respect of Council Tax Support, meaning that those eligible will have their Council Tax bill reduced, creating more disposal income

Continue to support Warm Welcome venues across the borough, during Winter 24/25 there were 62 venues operating offering individuals somewhere warm over the winter months, with over 125 sessions running each week. We distributed £62,000 of grants to Warm Welcome venues to support their operations in 2024/25.

Paid out £106,681.21 for those eligible to receive Discretionary Housing Payments

ACTION:

Work with partners to deliver local skills and employment programmes

Supported 40 individuals into employment and skills through Beam partnership, a service for people who are homeless or at risk of becoming homeless.

ACTION:

Support workplace health initiatives

Held sessions with DWP and wider health sector partners on creating a healthier workforce. Supported new Work Well programme.

Carried out more than 40 HBBC employee Health MOTs - including BP, diabetes risk score, cholesterol and BMI. Improving staff awareness of their own health outcomes.

Shared monthly updates to employees on a variety of health-related support options and interventions.

ACTION:

Promote and deliver a wide range of preventative health interventions

Continued delivery of the H&B Community Health & Well Being Plan. Focus is on five evidence based priorities; Mental Health, Carers, Cost of Living, Housing and LD/SEND. Each has a dedicated Action Plan that captures progress.

Installed six defibrillators across public access community centres

Delivered eight Steady Steps 24 week falls prevention programmes across the borough to older adults, funded via ICB and UKSPF. Clinical outcomes are measured as part of delivery. These courses go on to be maintained as Steady Steps Plus classes and there are seven running weekly. Reaching more than 148 residents.

Delivered seven Chatty Chairs classes, with light exercise and a chat, addressing social isolation and inactivity. Reaching ~160 residents. Funded via UKSPF.

Supported 391 people with long term health conditions by signposting them into programmes and services that will support them to become more active. 86% had a long term health condition and 94% were not reaching their recommended guidelines for exercise.

Delivered four ESCAPE-Pain (Enabling Self-management and Coping with Arthritic Pain through Exercise) programmes to help 55 people aged 45+ with osteoarthritis or other health conditions causing severe pain in their knee/hip and back, to become more physically active.

Provided neighbourhood mental health coordination on behalf of the Integrated Care Board (ICB). This work includes the ongoing promotion of [llrjoy.com](https://www.llrjoy.com) and the neighbourhood mental health café offer as an integral component of the mental health urgent care pathway. The initiative continues to reinforce the critical importance of collaborative working across statutory services, charitable organisations, and the wider Voluntary, Community and Social Enterprise (VCSE) sector.

ACTION:

Maximise opportunities to participate in physical activity working with sports and health partners

Delivered age appropriate eight-week wellbeing courses to 30 schools, engaging with 1,250 children and young people which data shows has had a positive impact on the attendees' self-confidence, self-esteem and resilience.

Supported 500 children through 1:1 emotional literacy support in schools (postvention) helping children with emotions, bereavement, self-esteem and resilience.

Helped 6,702 inactive adults, older adults, children and young people to become more active. In a project supported by £81,000 investment from Public Health/ICB more than 1000 people were tracked on their activity levels. This revealed a 90% reduction in inactivity and a rise of 52% in those now classed as 'fairly active' or 'active'.

Worked with four local clubs to offer two 'come and try it' days for LD/SEND pupils and local day care groups. 125 people attended the two sessions.

Provide weekly tennis sessions at three venues for neurodiverse young people. More than 800 people attended over the year at both Desford and Hinckley tennis club. Desford Lawn Tennis Club won the LTA Connecting Communities Award 2025 for their Disability Programme.

Increased footfall at Hinckley Leisure Centre to 866,783. This is an 11% increase on the previous reporting year, a real achievement to be celebrated. Pickleball has been the standout sport this year, regularly contributing to 70-80% increase in sports hall participation. 2,000 children swim each week on the Learn to Swim programme.

Secured bicycle and scooter parking onsite at key council events, to promote sustainable travel, supported by HBBC Physical Activity colleagues and Leicestershire County Council Sustainable Transport team.

Supported local GP practices in the borough to obtain the national accreditation 'Active Practice'. Has been awarded to Centre Surgery with Barwell and Station View awaiting assessment.

ACTION:

Deliver housing related health projects

Tackled damp and mould in our council homes by revising our damp and mould process (needs more info)

Implemented advanced response to damp and mould cases to exceed upcoming targets required by Awaab's Law, part of the Hazards in Social Housing (Prescribed Requirements) which will legally require social landlords to respond to damp, mould, and emergency hazards within very strict timeframes.

Assisted 160 individuals through the Safe Spaces project

Continued to develop and extend the reach of the Housing and Respiratory Illness Project, including training and partner agency referral

ACTION:

Be proactive in tackling emerging community safety threats

Continued to address emerging community safety concerns through the Endeavour Partnership

Investigated 703 cases of anti-social behaviour

Achieved 74.9% tenant satisfaction for ASB cases

Investigated 748 noise complaints

The safeguarding team took appropriate action to ensure the safety and welfare of 503 individuals.

Community safety team, supported by partners, engaged with 3651 students and delivered a range of other workshops on topics such as safer driving, ASB, healthy relationships, drugs and alcohol, exploitation, healthy holidays and working with school councils on youth voice. Feedback from teachers and young people is positive and shows increased knowledge.

Organised a successful Youth Conference aimed at 12-to-15-year-olds. 69 students representing nine of the borough's secondary schools attended. The conference offered young people a varied and interactive programme of activities, including workshops on preventing serious youth violence, climate change, and health and wellbeing. There were also table discussions with councillors involving young people's suggestions about what works well within their communities and suggestions for improvements.

Ukrainians living in Hinckley and Bosworth continue to receive bespoke support from our Ukraine Response Co-ordinator, including housing support. 120 Ukrainians have transitioned to private accommodation, 56 have relocated or left the UK, and 84 remain with hosts. A total of 222 individuals have sought assistance with immigration and the Homes for Ukraine scheme, with 105 receiving support in securing private accommodation and essential services. Around 190 refugees are in regular contact regarding employment and education, with 67 supported in CV writing and 29 receiving one-to-one interview preparation.

ACTION:

Launch prevention initiatives, including burglary campaigns

Commissioned specialist youth outreach and diversionary provision through Streetvibe Young People's Service. In 2024-25 Streetvibe had 956 positive engagements with young people in hotspot areas for anti-social behaviour.

Developed a LLR Hate Crime Hub. This hub provides a central repository for information and guidance regarding hate crime for professionals and the community.

Working closely with local police, Hinckley Business Improvement District (Hinckley BID), partners and businesses to reduce crime in Hinckley town centre. Retail crime has been a focus. The use of retail radios, the DISC system (which allows timely sharing of information between police, CCTV and businesses), town centre policing, CCTV cameras and close working with businesses has yielded excellent results with arrests and property recoveries. This approach has resulted in high success rates in the detection of retail theft, well above the Leicestershire Police average.

ACTION:

Work with partners to prevent and reduce incidents of violence, including domestic violence

Through working with partners, we've experienced a decreasing trend across the area in serious violence compared to the previous year, as recorded by our most recent Serious Violence Strategic Needs Assessment.

Used robust structures to partnership manage any issues relating to the night -time economy. These include effective operational work between CCTV, Police and licensees, effective Pubwatch schemes and the use of night-time economy marshals at key times.

Between April 2024 and March 2025, the council's domestic abuse outreach service supported 167 victims/survivors of domestic abuse

The council's domestic abuse outreach service launched a target hardening offer for residents giving survivors access to a target hardening pack The pack contains items like window alarms, solar lights, personal alarms and other target hardening devices that help survivors feel safer in their homes. Additional offers to survivors supported by our Housing and Community Safety Teams also include access to electronic recording video doorbells and HBBC Lifeline.

ACTION:

Work with partners to develop the capacity of the local voluntary sector

Continued to support Voluntary organisations and volunteers through two dedicated funding pots; Making a Difference and Community Volunteer Fund. £70,000 was approved for Voluntary and Community Sector groups in Hinckley and Bosworth. 37 projects were delivered.

Community Organisations and Volunteers continue to receive support via the Voluntary and Community Sector (VCS) partnership to find volunteers or volunteering opportunities. 237 community groups based in Hinckley and Bosworth signed up as members to the VCS network as of March 2025.

Launched a one-off fund in 2024 to mark the 50th anniversary of Hinckley and Bosworth Borough Council, inviting VCS groups operating in the borough to apply for a grant of up to £500 to commemorate the milestone. 20 grants were distributed to local VCS groups totalling £9042.

ACTION:

Make the best use of technology to widen our customers' access to our services whilst ensuring customers retain choice in their contact methods

Installed 287 Lifelines to support vulnerable residents

Installed 17 fall detectors and six smoke detectors to support vulnerable residents.

Undertook a public consultation on council communications methods to ensure we are using the most appropriate and efficient ways of reaching customers with information.

ACTION:

Include other partners at the Hub to maximise its use and expand accessibility for our residents

Attracted NHS Physiotherapy partners into the Hub alongside capital investment into the remodelling and refurbishment of the newly occupied areas.



PLACES: (Shaping development of the borough)

CORPORATE PLAN AIMS:

- Adopt a new and ambitious Local Plan
- Work towards a greener borough
- Promote sustainable development and initiatives to reduce the carbon footprint of the borough

ACTION:

Improve planning performance for customers

Exceeded national planning targets by processing 84% of minor applications and 81% of major applications on time or within agreed timeframes, both well above national targets of 70% and 60% respectively.

ACTION:

Adopt the new open space strategy and improve our green spaces by implementing the actions in the new green space delivery plan

Carried out site improvements at Battling Brook; works included desilting works and tidying to brook course.

Invested £61,000 in refurbishments and improvements to Richmond Park play area and ballcourt

ACTION:

Oppose inappropriate development including the Hinckley National Rail Freight proposal

Successfully opposed the development of the proposed Hinckley National Rail Freight Interchange through a further round of consultation between December and January, with a decision made by the Government in March to refuse the proposal.

ACTION:

Deliver campaigns on litter, fly tipping and dog fouling

Three successful campaigns ran:

- A5 Litter Partnership campaign focusing on litter from vehicles along the A5 working with other districts to tackle issues along this busy corridor, campaign included enforcement, petrol pump advertising, litter volunteers, posters and working with local businesses.
- Borough wide litter campaign lead by HBBC but used across the County focusing on littering, campaign included school poster competition, enforcement, posters, and social media.
- Duty of care (DOC) campaign lead by NWLDC but ran across the County, campaign focused on visiting businesses to check how they dispose of waste, social media, and enforcement to aid with reducing business waste fly tips.

ACTION:

Ensure effective enforcement to tackle issues including breaches of planning control

Identified 10 category one hazards in private sector properties and monitored or used enforcement where appropriate

Relating to Environmental Enforcement the team issued 126 warning letters relating to fly tipping, 27 Duty of care inspections, issued four Fixed Penalty Notices, 14 community protection warnings/ notices, conducted four Interviews under caution and three successful prosecutions.

ACTION:

Ensure effective enforcement to tackle issues including breaches of planning control

Increased recycling rate for household waste collections in 2023/24 (latest audited data) from 41.2% to 43.5%

Provided food waste collections for existing trade waste customers in accordance with legislation from 1 April 2025

Continue to provide a low-cost recycling solution to Hinckley Town Centre BID Members helping them to increase recycling

ACTION:

Expand and deliver community tree planting schemes

Continued to deliver community tree planting schemes across the borough 27,000 free trees handed out to residents, community group and Town and Parish Councils over the borough.

ACTION:

Increase access to electric vehicle charging points across the borough

Continued to improve electric vehicle charging point access in partnership across key sites

ACTION:

Secure Green Flag status for our parks and adopting new open spaces

Green Flag status at Argents Mead and Hollycroft Park retained

ACTION:

Promote biodiversity and produce a refreshed Climate Change and Biodiversity Strategy

Progressed biodiversity works across five HRA sites. Progressed a regeneration project at a garage site to improve biodiversity and improve infrastructure

Launched our council tenant gardening competition

Advanced works to a prominent car park to improve access and biodiversity

ACTION:

Reduce the carbon emissions from our own operations

Completion of solar project at Hinckley Leisure Centre (March 2025). Installed 700 new solar panels at Hinckley Leisure Centre, aiming to save 52kg of carbon each year, now generating free power.

The panels were partially funded by a £120,000 grant from Sport England's Swimming Pool Support Fund.

Completed installation of green technology at a sheltered housing scheme to reduce carbon emissions

Advanced further measures to reduce carbon emissions across housing community assets

Commenced a programme of works to install PV panels to non-traditional council homes

Supported Hinckley Club for Young People to obtain grants to install solar panels.

Continued use of HVO for the fleet saved 710 tonnes of carbon (75% reduction compared to 2019/20 baseline)

ACTION:

Develop the Parish and Community Initiative Fund to renew focus on climate change/biodiversity

Revised the parish toolkit to reflect climate change and biodiversity mitigations.

ACTION:

Launch a new community equipment grant for the rural areas

This grant has now been established and is in its second year.

ACTION:

Deliver the actions in the Rural Strategy

Successful annual Rural Conference held in March 2025. Over 90 participants attended. They were provided with an update on progress against each of the actions within the Strategy.

Delivered three inter active parish forums with participation from partners such as police and LRALC

PLACES: (Town centre)

CORPORATE PLAN AIMS:

- Enhance and promote our town centres
- Adopt new plans for our key towns
- Deliver our UK Shared Prosperity Fund Programme

ACTION:

Continue to market and promote our town centres, with campaigns to tackle vacant units

Introduced a Sunday craft market ran by All Communities Matter, the first market of the year was held on Sunday 30th March and gained a footfall of around 4,090 which showed an uplift of a 20.6% increase in the town centre on a Sunday.

Hinckley Market Facebook page has now reached over 2,600 followers and is ran loyally by one of the traders. This is used to promote new and regular traders and their goods to residents. Please visit: [Hinckley Market | Hinckley | Facebook](#)

ACTION:

Support and work collaboratively with Hinckley Business Improvement District

The BID has successfully co-located into HBBC offices within the Hinckley Leisure Centre. This has improved joint working and collaboration.

Businesses in Hinckley voted positively in Q3 2023 that a fourth term should proceed. Therefore, as from 1st May 2024 the BID commenced its next 5-year term, 2024-2029.

ACTION:

Deliver our annual events programme

Joint working on events programme, including promotion, pre-event and de-brief meetings, and in-kind sponsorship i.e. Hinckley BID fancy dress swap shop at Snap Dragon. Events included on annual TTRO programme and covered by HBBC PLI insurance. Experienced event staff available for BID events.

Successful events program in 2024, bringing in an additional footfall of 101,073 people compared to previous weeks footfall – this was a footfall increase of 62.7%. Notable events were as follows:

St Georges Day – 3,924 additional visitors

Soap Box Derby - 6,652

Snap Dragon – 6,630

Feast – 8,302

Motorshow – 20,861

Christmas Lights – 18,903

All these events were very popular – but there were another 25 events throughout the year – all bringing in extra footfall into the town centre.

Increased participation in Active Awards by 130% compared to 2024.

ACTION:

Target key eyesore sites that require improvement

Improvements to council carparks to remove asbestos garages and improve aesthetic

ACTION:

Commission a new masterplan for Hinckley town centre

New town centre masterplan commissioned and to form part of the forthcoming Local Plan evidence base. A town centre strategic vision has been completed and approved by Executive in June 2025. The Strategic Vision sets the objectives of:

- Creating an attractive and active town centre
- Delivering a range of attractions and events
- Providing a range of facilities
- Allowing for easy town centre access and movement

This has led to the identification of the four key themes of environment, services, activity, access and movement, against which short, medium and long-term actions can be taken to help reinforce and maintain the sustainability and success of the town centre. The Strategic Vision will guide activities for the regeneration and management of Hinckley town centre. The next steps are for Council Officers to work on the development and delivery of the actions in accordance with the Vision.

ACTION:

Refresh Earl Shilton and Barwell town plans

No action to date, however, maintain meetings with Barwell and Earl Shilton Town Councils on a biannual basis

Active Hinckley and Bosworth developing a 'place based' working strategy in Earl Shilton, working closely with Active Together to define scope and opportunities for interventions.

ACTION:

Renew or refresh street furniture within the town centres

Successfully used UKSPF funding to improve street furniture in Hinckley Town Centre. This includes:

- 21 benches in Hinckley town centre replaced with brand new benches to match style of new benches on Church Walk.
- Brick planter removed from Market Place and over 100 bollards removed, decluttering Castle Street, Market Place, The Borough and Regent Street.
- Standard bollards removed in Market Place and replaced with bobbin style bollards to improve the look and feel of the Market Place.

ACTION:

Offer shop front improvement schemes across the borough

Offered a shop front improvement scheme across the borough – eight businesses in Hinckley and Earl Shilton were successful in 2024 in securing match funding. Funded through UKSPF.

ACTION:

Support delivery of Market Bosworth public realm and transport improvement scheme

Confirmation was received that the improvement works would commence in Easter 2025.





PROSPERITY:

CORPORATE PLAN AIMS:

- Boost a wide range of opportunities for economic growth and regeneration by encouraging investment and green growth to provide new jobs as well as more places to live and work across the borough
- Support the regeneration and enhancement of our town centres
- Continue to boost tourism by working with partners to promote local attractions and grow the visitor economy

ACTION:

Deliver levelling up economic projects and programmes through the UK Shared Prosperity Fund

HBBC successfully spent the full UKSPF 2022-25 allocation of £2,600,011 delivering 33 projects across the borough including warm welcomes, welfare support, mobile community hub, marketing, climate change, regenerating spaces, active travel, net zero tourism. improvements to town centres, heritage building improvement grants, feasibility studies, taste the place, employment hub, BEAM, RCC HIRE project, Leicestershire Business Advice Service, business prosperity grant, older adult wellness, workplace wellness, youth activator, food poverty, church walk improvements, Hinckley Museum, defibrillators and property surveys.

The Rural England Prosperity Fund £400k capital project funding was fully spent supporting 33 projects ranging from solar installation, improved pathways, energy efficiency improvements and equipment purchases.

Progressed a regeneration project in Desford funded by UKSPF to improve the amenity and biodiversity

Improved a carpark site to enhance biodiversity and amenity

Installed six defibrillators across community assets

Improved the amenity of wider HRA carparks

ACTION:

Market and promote the borough to both visitors and shoppers

Application for Leicestershire tourism awards, in 2024 were highly commended for our event for third year in a row.

Commissioned eight more Market Trader videos for social media, following a previous set of videos the year before. These videos were very popular on social media, being watched more than 51,000 times on Facebook, Instagram and YouTube, highlighting what the Market traders had to offer and the unique experience of visiting their stalls.

ACTION:

Refresh our Economic Regeneration Strategy

Work has commenced on the work towards a new Economic Regeneration Strategy 2026-2030 with a business intelligence survey undertaken early 2025.

ACTION:

Promote opportunities for inward investment and green energy infrastructure at MIRA Technology Park

The Council's Chief Executive chairs the MIRA Enterprise Zone Implementation Group meeting which is bringing key partners together in supporting growth of the MIRA Technology Park. The MIRA Technology Park has continued to grow with investment made in a low carbon invocation hub including completion of a solar array and various on-site infrastructure including a new welcome hub building. The enterprise zone was also promoted at UKREiF along with the other enterprise zones across Leicestershire.



ACTION:

Work with partners to boost opportunities for training, employment and housing

The Hinckley and Bosworth Employment and Skills Taskforce continues to influence and drive the employment and skills agenda in the borough. A key part of the taskforce is networking and joining key partners up to facilitate projects. Working in partnerships has been key to our success, with the key local taskforce partners including local schools and academies, local businesses – large and small – as well as Leicester and Leicestershire Business and Skills Partnership (LLBSP), Department for Work and Pensions (DWP), North Warwickshire and South Leicestershire College (NWSLC), MIRA Technology Institute (MTI), Federation of Small Businesses (FSB), Rural Community Council voluntary sector representative and other key organisations and partners.

The Hinckley and Bosworth Employment and Skills Taskforce recently updated the action plan along the 4 key themes of:

- Information, Data & Governance
- Education links
- Long term unemployed
- Communications

Officers attended 13 school careers events engaging with 760 young people to showcase careers available in local government.

The Council continues to work with the Hinckley Job Centre in promoting local recruitment events at the Hinckley Hub.

ACTION:

Deliver Twycross National Science and Conservation Centre

Planning permission granted, continued dialogue with Twycross Zoo to assist in delivering the scheme, including permitting amendments to the planning permission granted and discharging planning conditions.

ACTION:

Provide advice and support services to local businesses

Launched the new Hinckley and Bosworth Business Network with events taking place in October 2024 and June 2025, the successful events were well attended and covered a range of topics and allowed time for businesses to connect and network locally.

The monthly Economic Regeneration News e-newsletter continues to signpost businesses to the latest business support, events, news and grant funding information.

Awarded: £4,621,415.30 to local businesses in small business rates relief, £2,389,837.32 Retail, hospitality and leisure relief in accordance with permitted regulations
In addition to processing applications, the team continue to proactively encourage take up where possible.

ACTION:

Secure a new site for employment development at Station Field in Market Bosworth

Planning permission granted for a hybrid permission for delivery of 130 dwellings, to be delivered by Miller Homes, and with an agreement and planning permission secured in outline form for employment development.

ACTION:

Launch work on installing new Bosworth 1485 Sculpture Trail

Works on the sculptures is progressing as per plan. two are now installed – Bosworth Battlefield Centre and Dadlington Church. The others at Sutton Cheney and Fenn Lanes are being finalised. Grand launch is due in August 2025.

ACTION:

Develop new Tourism Strategy for the borough

The strategy is helping sector businesses to secure funding. Positive progress has been made in updating the sector on green credentials. The local Tourism Partnership receives regular updates on how the sector is performing. Latest STEAM data for the Borough shows that 1,942 full time equivalent jobs are supported by direct tourist expenditure and a further 540 jobs supported by indirect tourism revenue.

ACTION:

Explore all options to deliver a new crematorium

There has been an extensive review of options to deliver a new crematorium, from directly running to delivery by a private sector supplier. These considerations are drawing to a close and aim to ensure a cremation service is available in the near future.

ACTION:

Identify further investment and income generation opportunities linked to the council's Investment Strategy

Introduced new charges for assistive technology offer to increase income, to support health and independence.

ACTION:

Continue to support our rural parishes

Regular Parish Forums are held throughout the year. Annually we celebrate achievements and share key information with our 24 Parishes at the Conference.

Events support including annual road order, loaning of equipment, events staff. Information sharing and offer of support to encourage applications for Leicestershire tourism awards.

SUPPORTING ACTIVITIES

Corporate Plan supporting activities:

Provide quality services, good value for money and make the best use of our assets

The total number of HBBC website users saw a significant boost, rising from 379,045 in the 2023/24 financial year to an impressive 903,049 in 2024/25. This represents a remarkable 138.24% increase in user engagement!

6037 new customer sign-ups for the HBBC website's 'my account' feature, bringing the total number of customers using the feature to 64,714.

The HBBC website received an impressive 1,813,015 visits, marking an increase of 147,136 visits compared to the previous year.

The HBBC website was independently ranked first for accessibility out of all 414 UK council websites in 11 out of 12 months in a monthly audit by the Society of Information Technology Management (SOCITM).

From September 2024 to February 2025, the HBBC Facebook page had 28,001 content interactions, up 41.6% from the previous six months

As of February 2025, HBBC was the most followed district/borough council in Leicestershire on Facebook, reaching a higher percentage of its population than other councils

The chatbot feature on the council's website is used approximately 475 times a day. In the last year (19 June 2024 to 18 June 2025):

Chatbot was used 5703 times, with 1316 instances referred to live chat.

For the period of 19 June 2024 to 31 March 2025: 4055 times and 988 referred to live chat.

Tenant engagement events held across the borough, 108 council tenants attended and engaged with us

Recruited 130 new tenants to tenant engagement roles, making our overall total reach 300!

100% compliance in health and safety checks to council properties: Gas Safety, Fire Safety, Communal lifts and water safety checks.

89.4% reported being satisfied that HBBC provides a home that is safe

Tenant Scrutiny Launched: 12 meetings held. 2 TPAS conferences attended.

Continued to utilise Click Travel, a price comparison provider, to ensure that temporary accommodation remains cost effective

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Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Finance and Performance Scrutiny Council	15 September 2025
	30 September 2025

Wards affected: All wards

FINANCIAL OUTTURN 2024/25

Report of Head of Finance

1. Purpose of report

1.1 To inform members of the draft financial outturn for 2024/25.

2. Recommendation

2.1 That Council members approve:

- a) the General Fund Outturn for 2024/25 as outlined in section 3.2 of the report,
- b) the transfers to earmarked reserves and balances as outlined in section 3.7 of the report and Appendix 4,
- c) the General Fund revenue carry forwards into 2024/25 as detailed in Appendices 1 to 3 section 3.5,
- d) the Housing Revenue and Housing Repairs Account Outturn for 2024/25 and transfers to and from balances as detailed in sections 3.9 to 3.10,
- e) the Capital Programme outturn for the General Fund and Housing Revenue Account from 2024/25 as outlined in section 3.11 to 3.13,
- f) the HRA carry forwards outlined in Appendix 5, and
- g) the Capital carry forwards as detailed in Appendix 6
- h) The additional budget approvals outlined in 3.14
- i) The income and expenditure budgets totalling £75,000 be approved for 2025/26 in respect of the Local Land Charges migration as set out in section 3.6.

3. Background to the report

- 3.1 The Outturn presented below is before the audit of the financial statements and excludes unbudgeted statutory charges in accordance with accounting practice that have no overall impact on General Fund or HRA balances. Balances in this report are still subject to audit. Any material post audit variations that impact on General fund or HRA balances will be reported back to this committee.

General Fund

- 3.2 The original budget for 2024/25, revised budget for 2024/25 (Presented at February Council) together with the draft outturn are summarised below. (Before any regulatory accounting adjustments, which do not affect balances).
- 3.3 After taking account of adjustments to the budget, (e.g., virements and supplementary budgets and savings identified in year) the provisional outturn shows £17.56m being spent on services compared against a budget of £17.759m with a net amount of **£0.793m** being transferred from earmarked reserves and **£0.633m** being taken from General Fund balances. Overall, this means a reduction in use of balances of **£0.118m** compared against the position of £0.751m reported to Council in February 2025 (Table 1 and 2 below provides the details of changes).

Table 1	Original Estimate 2024/25	Revised Estimate 2024/25	Draft Outturn 2024/25
	£	£	£
Corporate & Street Scenes Services	7,975,494	9,402,741	9,384,629
Community Services & Development Services	7,876,842	8,356,785	8,179,453
Total service expenditure	15,852,336	17,759,526	17,564,082
Special Expenses brought down	-828,280	-839,780	-804,064
Capital Accounting Adjustment	-1,022,850	-1,034,850	-1,052,826
External Interest Paid /(Received)	332,751	361,751	-98,912
flexi pay	0	0	-5,025
IAS 19 Adjustment	-1,626,220	-1,626,220	-1,635,220
Transfer (from) unapplied grants	-27,840	-608,191	-533,062
Transfer to Unapplied grants	0	399,000	880,599
Carry forwards from prior year	0	-219,299	-203,879
Carry forward to 2526	0	0	141,998
Transfer to Reserves	3,755,474	945,000	1,106,929
Use of Reserves	-3,206,766	-1,928,918	-1,838,918
Transfer (from) / to General Balances	730,423	751,009	633,163
HBBC Budget Requirement	13,959,028	13,959,028	14,154,865

Table 2 This table below summaries the funding position	2024/25 Budget	2024/25 Draft Outturn	Mvt Inc/(Dec)
	£	£	£
National Non-Domestic Rates BLF (Base Line Funding)	2,821,150	2,821,150	0
<i>Business Rates Growth</i>	4,351,944	4,357,279	5,335
<i>Funding Floor</i>	0		0
<i>Lower Tier Support Grant</i>	546,179	546,179	0
<i>Services Grant</i>	18,144	18,144	0
<i>New Homes Bonus</i>	493,397	493,397	0
<i>Un-ringfenced New Burdens</i>	0	8,103	8,103
<i>Net Collection Fund Surplus / (Deficit)</i>	132,543	314,941	182,398
<i>Council Taxpayer</i>	5,391,096	5,391,096	0
	204,575	204,575	0
<i>Total Financing</i>	13,959,028	14,154,864	195,836

- 3.4 Total service expenditure on the face of the summary shows an underspend of £0.196m compared against the revised budget of £17,564m after allowing for carry forwards the net service overspend is £443,000.

Table 3	£000's
Service Expenditure Latest Budget February 2025	17,760
Service Expenditure Draft Outturn	17,564
Underspend	(196)
Carry fwd. for contractual commitments	142
Carry fwd. of grants for contractual commitments (net)	497
Net Overspend	443

The net overspends, after allowing for these variations, is £443k. Major variances between the budget reported to Council and the draft outturn are summarised in Table 4 below.

Table 4	Under (over) spends £000's
Additional income from Business Rates pooled retention	(248)
MIRA funding agreement income posted as interest income (Which is not included in service budgets)	477
MIRA funding agreement income lower than growth forecast (to be recovered in future years (business rate growth being sufficient))	187
Additional Benefits Expenditure	207
Development Control income reduction and appeals higher than forecast	67
Additional Net Homelessness Pressure	69
Waste Management agency and fuel savings	(90)
Additional Street cleansing income	(83)
ICT Savings	(150)
Additional Legal support to cover vacancies	110
HRA element of support costs	(100)
other minor variances	(3)
Total	443

Carry Forward Budgets

- 3.5 In a number of cases budget managers have requested that the under spend in their budget(s) be carried forward to 2025/26 because of delays in committing expenditure. Requests totalling a net £1,180,062 have been received. Funding details of the requests are summarised below, and details can be found in appendices 1, 2 and 3.

Table 5 Source of Funding	Amount (£)	
General Fund carry forwards	141,998	Appendix 1
Unapplied Grant Carry fwd.	880,599	Appendix 2
Unapplied Grants fwd. prior grants	157,465	Appendix 3
Total	1,180,062	

Unapplied Grants are specific grants and contributions which have not been spent and are transferred to “unapplied grants and contributions” in accordance with accounting standards. Pending approval, budgets will be set up for these amounts in 2025/26 and funding released accordingly from the Balance Sheet.

Request for Additional Budgets 2025-26 Financial Year

- 3.6 Payments totalling £75,000 are due to be made in two instalments of £25,000 and £50,000 from HM Land Registry (HMLR) to the Council to support the migration of the Local Land Charges register. These payments are to cover any associated burdens and potential loss of income resulting from the transfer of responsibilities to HMLR from Blaby District Council (BDC) who currently undertake this function for the Council. The payments will be made to HBBC who will then pay BDC. This will require income and expenditure budgets totalling £75,000 to be approved to cover the receipt and the payment to BDC.

Earmarked Reserves

- 3.7 The table below shows the expected transfers to and from reserves for the general fund revenue compared against the budgeted position. The movement of £409k. The overall reserves position is attached in Appendix 4.

Table 6 Reserves	Budget February 2025	Actual	Variance to carry forwards	Comments
Special Expense Area	-12,550	-12,550	0	
Local Plan	308,518	308,518	0	
Business Rates equalisation Reserves	653,000	653,000	0	Used to support the general fund performance. Reserve is now at minimum approved level.
Yr End Carry Fwds	219,299	61,881	-157,418	£142k carry fwd into 2526, £15k funding not required
ICT Reserve	-15,000	-161,929	-146,929	ICT savings set aside for future pressures
Waste Management	222,000	207,000	-15,000	additional contribution to balance reserve
Elections	-25,000	-25,000	0	
Enforcement Reserve	50,000	-40,000	-90,000	Contribution allowed for in carry fwd reserves
Environmental Improvement Reserve	50,000	50,000	0	
Economic Priority reserve	-259,600	-259,600	0	
Total	1,190,667	781,320	(409,347)	

General Fund Balances

- 3.8 The table below summaries the transfers for the general fund and the Special Expenses Area

Table 7 Balances Contributions (to)/from balances	Transfer to/(from) Balances Original Budget	Transfer to/(from) Balances Latest Budget	Transfer to/(from) Balances Outturn
	£000	£000	£000
General Fund Element	730	751	633
Special Expense Element	(23)	(23)	(3)
Total General Fund	707	728	630

The general fund balance as at the 31 March 2025 equals £1,918,000 after the use of balances noted above. The current balance including SEA is considered adequate at 12.85% but it is below the target of 15% but greater than the 9% as are 31st March 2024.

Table 8	Total	General Fund	Special Expenses
	£'000	£'000	£'000
Budgeted at 31 March 2024	1,288	1,055	233
Outturn 31st March 2025	1,918	1,688	230

Housing Revenue Account

- 3.9 Costs relating to the HRA as at 31st March 2025: the HRA had an outturn surplus of £365,329 against the latest budgeted surplus of £76,061. This is a variation of £289,268. The main reasons for the variances are summarised below:

Table 9 Under (over) spends	£000's
Reduction in contribution to Bad Debt Provision	55
Additional interest received	394
Savings employee costs	34
Gas & Electricity savings	72
Additional interest costs	(32)
Equipment overspend	(33)
Additional rent income	13
Additional Support Service Recharges	(88)
Additional Contribution to Housing Repairs	(130)
Other minor variations	4
Total	289

Housing Repairs Account

- 3.10 The Housing Repairs Account outturn is £ 58,385 compared to the latest approved budget of £67,470. This is an underspend of £9,085. The main reasons for the variances are summarised below:

Table 10	under (over) spends
	£000's
Additional Central Support costs	20
Additional Responsive Repairs to dwellings – primary due to increases in demand	100
Contribution from HRA to fund cost	(130)
Other variations	1
Additional amount transferred to Reserves	(9)

HRA reserves are summarised in the table below: -

Table 11	Closing Balance 31 Mar 24	(To) / From reserves	From reserves Capital Spend	Estimated Outturn 31Mar 25
Regeneration Reserve	(2,726)	(2,875)	2,370	(3,231)
HRA Piper Contribution Revenue	(26)	(30)	43	(13)
Major Repairs Reserve	(43)	(3,009)	3,009	(43)
Pensions Contribution	(56)	0	0	(56)
HRA Communal Furniture	(5)	0	0	(5)
Service Improvement Rese	(50)	0	0	(50)
HRA Housing Repairs Account	(73)	0	59	(14)
Rent Equalisation Reserve	(60)	0	0	(60)
	(3,039)	(5,914)	5,481	(3,472)

Details of HRA Carry Forwards are attached in Appendix 5

Capital Programme

- 3.11 For the General Fund £3.857m has been spent on capital schemes to the end of March 2025 against a budget of £8.084m. This represents an underspend of £4.227m. In the majority of cases (£3.916m), under spends at the year-end are due to slippage and therefore will be spent in forthcoming years. If approved, the relevant financing for these schemes will be transferred to the 2025/26 Capital Programme. Council will be requested to approve carry forwards totalling £3.916m. Capital carry forwards are detailed at Appendix 6. Other major variations above £25,000 have been summarised as follows:

Table 12 Scheme	£000's Under spend/ (Overspend)	Explanation
Parish and Community Funds	105	Reduction in in year demand.
Hinckley Wayfinding	44	Tendered costs lower than forecast.
UK Shared budget reprofiled	(68)	Cost higher than anticipated but funded within the overall UKSPF funding envelope
Major & Minor Works (Private Housing improvements)	153	Demand Led budget. Budget not required.
Total	234	

3.12 For the HRA £12.823m has been spent against a revised budget of £17.787m. This represents an under-spend of £4,964m. Carry forward requests have been requesting totalling £4.965m (Please refer to Appendix 6.) The request relates to existing commitments for the repairs programme and rephasing of the Peggs Close Development.

3.13 A full capital carry forward list is detailed in Appendix 6

Additional Budget Approvals

3.14 Council are requested to approve the following approval to the 2024/25 budgets that will have no impact on Council Budgets

Description	Value £		
Food Waste	168,075	Increase funding and reprofile costs based on lats costs estimate.	Externally funded no net impact
Uk Shared Prosperity Fund	319,610	Reprofile budget based on updated project schedule.	Externally funded no net impact
ICT Partnership	158,820	Increase income and expenditure budget to allow for 3 month extension for Blaby DC	Net nil impact on general fund.

Description	Value £		
UK Rural Prosperity (Capital)	120,260	Grant funding Rural Schemes	Externally funded no net impact
HRA Capital Programme. Acquisitions and Development Budget	353,500	Rephase capital programme to allow for acquisition opportunities.	Rephase HRA Capital Programme.

4. Exemptions in accordance with the Access to Information procedure rules

4.1 Report taken in open session.

5. Financial implications [IB]

5.1 Contained in the body of the report.

6. Legal implications [JS]

6.1 The Local Government Act 2003 places a duty on the S151 Officer to report to members on the budget setting process and comment on the adequacy of the reserves allowed for.

7. Corporate Plan implications

7.1 The budget and MTFS contribute to all objectives of the Corporate Plan.

8. Consultation

8.1 None

9. Risk implications

9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks

Risk Description	Risk Description	Owner
That the Council has insufficient resources to meet its aspirations and cannot set a balanced budget	That the Council has insufficient resources to meet its aspirations and cannot set a balanced budget	A Wilson

10. Knowing your community – equality and rural implications

10.1 There are no direct implications arising from this report.

11. Climate implications

11.1 There are no direct implications arising from this report. However financial planning is a key tool for delivering the corporate priorities of the Council. Included in those priorities are the Climate change considerations for services. The budget decisions made directly affect the council's abilities to invest in climate change priorities. The financial pressure on the council will mean it become increasingly difficult to meet its carbon emergency targets by 2030.

12. Corporate implications

12.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

Background papers: None

Contact officer: Ilyas Bham, Accountancy Manager Ext. 5924

Executive member: Cllr K Lynch

Appendix 1: General Fund Carry Forwards

Ref	Description	Earmarked Reserves	General Fund	Detail
		£	£	
1	Tara House		90,000	Enforcement action in relation to Tara House .The building was put up for auction in September 2024 and we are waiting to hear if it will be necessary for the Council to carry out the demolition given the new ownership. Carrying this forward into the next financial year, while not guaranteeing it, provides the opportunity to save the Council this expenditure.
2	Community Planning		3,499	Special VE Anniversary Community Grant scheme which runs across the financial year.
3	Community Planning		5,367	Special VE Anniversary Community Grant scheme which runs across the financial years
4	General Grants		1,226	These monies are the contingency element of the project. There are no other funds available should funding be needed to support the project for areas that cannot be currently identified
5	Community Safety		4,516	This money is required to meet increased costs in relation to the new ECINs system which has now replaced Sentinel.
6	Mayors Allowance		2,200	Mayors Budgets due to the mayoral year being different from the financial year.
7	Environmental Health		4,425	Environmental Health budgets required to be used for Mallory Park Costs
8	Private Sector Housing		3,919	Required to pay for legal advice regarding Clifton Court, defective lease and disrepair.
9	Private Sector Housing		5,128	Additionally, ABC law subscription is required to upskill officers in food safety to be more flexible and resilient
10	Parks Special Expenses		3,050	Funding required for ongoing works needed at the Wykin pumping station essential works for contaminated waste procedures

Appendix 1: General Fund Carry Forwards (continued)

Ref	Description	Earmarked Reserves	General Fund	Detail
11	Countryside Management		18,668	This budget is for the further tree works that are required primarily at Burbage Woods for the removal of dead or dying ash trees which have ash die back disease. last financial year. This funding is therefore required to ensure we can complete tree works planned for last year in the current financial year.
	Total		141,998	

Appendix 2: Unapplied Grants Carry Forward Requests 2024-25 to 2025-26

Unapplied Grants Carry Forward Requests 2024-25 to 2025-26 (For Grants received in 2024-25)			
Ref	Cost Centre Name	Unapplied Grants (General Fund)	Detail
1	Community Safety Partnership	4,506	This is external ring fenced funding from the Police and Crime Commissioner. Funds must be carried over and used for specific projects for CSP. In 2025/26 this will be used for CSP activities
2	Cadent - centres for warmth	97,064	This is external monies from Cadent to deliver a Centres for Warmth project over a two-year period. This is external funding and so must be carried forward and spent for Cadent Project as agreed in project specification
3	Homes for Ukraine	87,388	The funding is external monies used to support service delivery for the Homes for Ukraine schemes. The money will continue to sustain staffing arrangements.
4	Mental Health	16,302	External funding to support the delivery of mental health co-ordination within the borough. Funding is used to sustain staffing arrangements
5	Planning Policy	227,963	In February 2025, HBBC submitted an EOI to access a Local Plan Delivery Fund being offered by MHCLG to support the progress of Local Plans that were at the Regulation 18 stage. On 19 March HBBC were awarded £227,963.50 in grant funding. This is ringfenced for work that contributes to the progress of the Local Plan. The grant was awarded at the end 2024/35 financial year but there was no expectation from MHCLG that the grant needed to be spent in that year. Therefore, this carry forward request is made to allow Planning Policy to utilise the funding to commission outstanding evidence studies.
6	Planning Policy	5,000	Funding from Improvement Development Agency for 2 year bursary
7	Bradgate Stables	7,647	This request relates to a longstanding and ongoing Planning workstream at the grade II* listed Bradgate Stables, which involves the enforcement of urgent works to the stables which are ongoing on a voluntary basis by the owner. These works need oversight by HBBC and our employed technical advisors during 2025/26, so the remaining budget needs to be carried forward to cover any costs involved.
8	Steady Steps	40,020	Grants monies received in 2024/25 for costs covered by UK Shared. Carry forward required to cover committed to expenditure in 2025/26
9	GO Referral	3,507	to complete work covered by external grant monies

Appendix 2: Unapplied Grants Carry Forward Requests 2024-25 to 2025-26

10	Respiratory Pilot Scheme	147,000	Completion of externally funded project funded by the Better Care Fund
11	Food waste income	244,202	Food waste income received late March to fund yr one costs
	Total	880,599	

Appendix 3: Unapplied Grants Carry Forward Requests Prior Year

Unapplied Grants Carry Forward Requests 2024-25 to 2025-26 (For Grants received prior to 2024-25)			
Ref	Cost Centre Name	Unapplied Grants (General Fund)	Detail
		£	
1	Community Safety Partnership	7,469	This is external ring-fenced funding from the Police and Crime Commissioner. Funds must be carried over and used for specific project i.e emerging threat
2	Diversion Pathways	19,028	This is external ring fenced funding from the Police and Crime Commissioner Funds must be carried over and used for specific project i.e diversionary activities
3	Grassroots funding	13,500	This is external ring fenced funding from the Police and Crime Commissioner Funds must be carried over and used for specific project i.e grassroots activities
4	Seasonal Campaigns	3,699	This is external ring-fenced funding from the Police and Crime Commissioner Funds, must be carried over and used for specific project i.e community safety campaigns
5	Contain Tranche 2	32,335	. Being carried forward centrally. To be used for Domestic abuse outreach
6	Contain Tranche 33	9,188	This is contain funds. Being carried forward centrally. Set aside for food hygiene inspections.
7	Safety Crew	6,819	This is external ring fenced funding from the Police and Crime Commissioner Funds must be carried over and used for specific project i.e. safety
8	Home Security	108	Garant balance of grant aided home security project
9	Homes for Ukraine	65,319	The funding is external monies used to support service delivery for the Homes for Ukraine schemes. The money will continue to sustain staffing arrangements.
	Total	157,465	

Appendix 4 - General Fund Earmarked Reserves

	Closing Balance 31st March 2024	Capital Expenditure	To Revenue	From Revenue	Closing Balance 31st March 2025
Special Expenses Reserve	(295,865)	14,015	32,450	(45,000)	(294,400)
Local Plan Procedure	(512,785)	0	308,518	0	(204,267)
Business Rates Equalisation Reserve	(1,903,000)	0	653,000	0	(1,250,000)
Year End Carry Forwards	(219,299)	0	203,879	(141,998)	(157,418)
ICT Reserve	(15,000)	15,000	0	(161,929)	(161,929)
Waste Management Reserve	(237,000)	30,000	237,000	(30,000)	0
Asset Management Reserve	(400,000)	125,742	0	0	(274,258)
Election Reserve	(25,000)	0	0	(25,000)	(50,000)
Grounds Maintenance	(30,000)	0	0	0	(30,000)
Enforcement & Planning Appeals	(60,000)	0	50,000	(90,000)	(100,000)
Building Maintenance costs	(588,120)	96,351	0	0	(491,769)
Developing Communities Fund	(235,813)	0	0	0	(235,813)
Environmental Improvement Reserve	(200,000)	0	50,000	0	(150,000)
Enterprise Zone - Covid	(214,486)	0	0	0	(214,486)
Economic Priorities Reserve	(2,753,141)	183,450	540,400	(800,000)	(2,829,291)
Total	(7,689,509)	464,558	2,075,247	(1,293,927)	(6,443,631)

Appendix 5: HRA Carry Forwards 2024-25 to 2025-26

Ref	Cost Centre Name	HRA	Detail
		£	
1	Strategic Tenant Participation	18,858	This money is required to support the continued burdens imposed in relation to the recently imposed Social Housing Regulation Act. This is new burdens funding
2	Supervision & Management	61,952	Albeit it is appreciated that salary underspends are not usually carried forward, this carry forward has been discussed with the finance team in advance and is requested to meet additional resource challenges as follows. 12 month temporary housing registration assistant post. The remainder of the carry forward is used to maintain a DV housing options officer.
3	Neighbourhood Improvement Fund	4,547	The money is required to help support the delivery of reactive and proactive improvements to the council housing estate.
4	EEM Warm Homes	14,611	The funding is external monies used to support residents facing fuel hardship.
	Total	99,968	

Appendix 6: Capital Programme Carry Forwards 2024-25 to 2025-26

Ref	Cost Centre Name	HRA	General Fund	Detail
		£	£	
1	Borough improvements		12,632	borough improvement schemes which have been committed during the 2024/25 programme but have not been completed by year end.
2	Sketchley Brook S106		40,960	The Sketchley Brook Section 106 budget is to be used in full towards the implementation of the Hinckley Town Centre Wayfinding Strategy. The services to implement the Strategy were procured during 24/25 and will be implemented during 25/26.
3	Heritage Action Zone		21,724	Set aside for completion of renovation works at HBBC owned 39 Castle Street and final snagging and maintenance works for the Church Walk Public Realm Scheme
4	LLEP Regeneration Zone		10,366	Allocation balance from LLEP EZ Retained Business Rates fund. Project to be decided via the MIRA Enterprise Zone Implementation Group and be delivered in 2025/26.
5	Disabled Facilities Grants		212,722	Active cases currently committed within the 24/25 financial year but works will be completed in 25/26.
6	Fuel Poverty		1,096	Externally funded project where funds will be transferred to the County Wide Green living Leicestershire when the partnership agreement is finalised
7	Green deal capital fund		138,569	Externally funded project where funds will be transferred to the County Wide Green living Leicestershire when the partnership agreement is finalised
8	Hoarding Project		270,799	This is an externally funded project. This is Externally funded through the Bettercare fund and delivered through the lightbulb partnership across the County.
9	Private Sector Housing Enforcement		117,218	The funding is required for properties which are subject to enforcement action by the PSH allowing timely completion of works in default.
10	Major Works Grants		16,715	Active cases currently committed within the 24/25 financial year but works will be completed in 25/26
11	Sport Facility Improvement Scheme		14,010	Carry forward required to complete scheme
12	Bosworth 1485 Sculpture Project		90,139	Funds required to complete scheme
13	Solar Panel Scheme & Leisure Improvements		102,213	Carry forward required to fund additional works
14	Electric Charging Points		157,353	Continuation of electrical vehicle installation in P&D car parks

Appendix 6: Capital Programme Carry Forwards 2024-25 to 2025-26 (continued)

Ref	Cost Centre Name	HRA £	General Fund £	Detail
15	Resurfacing Car Parks		5,538	Essential maintenance. Car park resurfacing, design and layout to improve surface safety and improve user experience.
16	Richmond Park		72,397	S106 funding – Works to upgrade the play area and multi-use games area. Quotes have been obtained and works planned to take place in summer 2025.
17	Wykin Park		3,716	Carry forward required to cover the costs of these works.
18	Nutts Lane		10,750	Funding for improvements to the play area on Nutts Lane. Site not yet adopted.
19	Burbage Common		34,524	Further footpath improvements work postponed due to waterlogged ground conditions. Works will be carried out during the summer 2025
20	Waterside Play Area		70,668	S106 money – for improvements to play area. Site not yet adopted. Works to take place on adoption of open space.
21	Waterside Open Space (SEA)		57,988	Contribution from developer to improve landscaping on adoption of site. Site not yet adopted.
22	Food Waste Capital Costs		973,970	
23	HAC Wayfinding		5,000	Balance required to complete scheme
24	Asset Management Enhancement Works		14,610	Balance of budget required to complete planned improvements
25	Jubilee works		355,150	
26	Network & Server Resilience		74,602	delays due to Capacity and contract changes
27	Network Upgrades Phase 2		14,981	delays due to Capacity and contract changes
28	ICT Security Upgrades		87,406	delays due to Capacity and contract changes
29	ICT Strategic Improvements		623,314	delays due to Capacity and contract changes
30	Partnership IT Schemes		202,894	delays due to Capacity and contract changes
31	NHS Hinckley Hub upgrade		57,908	Complete works to NHS area
32	Cloud Archiving		45,000	delays due to Capacity and contract changes
33	Kitchens	70,000		Planned works for 2024/25 not completed
34	Asbestos Removal	15,000		Garage removal works not carried out in 2024/25
35	Property Enhancements	100,000		Upgrade of Communal heating system at Armada Ct not carried out as planned in 2024/25 and stock condition work
36	Insulation & Wraps	340,000		External wrap programme not completed due to weather. Removal of gas supplies to sheltered schemes outstanding. Cavity wall insulation upgrades to sheltered schemes not completed in 2024/25

Ref	Cost Centre Name	HRA	General Fund	Detail
		£	£	
37	Fire Risk Works	340,000		Programme of fire door replacements & smoke alarm upgrades not completed in 2024/25 due to contractor performance
38	Peggs close	4,039,027		Contract to be tendered August 25
39	Housing Delivery	62,473		Balance of Housing Delivery budget to set aside for future purchases
		4,966,500	3,916,932	

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Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Council 30 September 2025

Wards affected: All Wards

Local Plan 2024 to 2045 Regulation 18 draft Local Plan

Report of Director (Community Services)

1. Purpose of report

1.1 This report seeks to gain Members consideration and endorsement of a further stage of consultation aimed at developing a new Local Plan (the Plan) for the borough. This further Regulation 18 draft Plan has been prepared as a direct response to the following:

- Changes to the national planning system brought about by a new National Planning Policy Framework (NPPF) published in December 2024;
- To address an increase in the borough wide housing target as a consequence to changes in the Standard Housing Method calculation published in December 2024; and
- Proposes potential employment land for allocation to meet identified need once quantified.

1.2 The Local Plan needs to allocate land to meet an overall plan period housing requirement of 15,603 (743 dwellings per annum (dpa) x 21 years). This Regulation 18 consultation proposes additional housing allocations to meet an identified shortfall of circa 3,700 additional dwellings to contribute towards this need to 2045. In addition, potential sites for employment land development are also put forward for consideration for allocation once the borough's employment needs are quantified through emerging evidence. Although this consultation will be a non-statutory stage of the new Plan process, it will complement and add to the plan-making work already undertaken and pave the way for the final Regulation 19 submission version of the Plan to be consulted on in spring 2026, prior to submission to the Secretary of State for Examination by December 2026.

2. Recommendation

2.1 That Members:

- i. Agree the Regulation 18 draft Local Plan for a period of formal public consultation from 12 pm on Friday 17 October 2025 to 5pm on Friday 28 November 2025 (6 weeks).
- ii. To delegate responsibility to the Head of Planning in liaison with the relevant Executive Member to make minor drafting/presentational changes to the consultation documents.

3. Background to the report

3.1 The current adopted development plan for Hinckley and Bosworth Borough Council consists of:

- the Hinckley and Bosworth Core Strategy (December 2009)
- Hinckley Town Centre Area Action Plan (March 2011)
- Earl Shilton and Barwell Area Action Plan (September 2014); and
- Site Allocations and Development Management Policies (July 2016)

3.2 Since the current development plan period of 2026 is nearing its end and the housing policies contained within it are now generally considered out of date, the borough council have been working to produce a new Local Plan to cover the period 2024 – 2045. It is common practice for Councils to backdate the plan period to reflect the base date for the plan and its evidence base (particularly with regard to housing evidence), so it is essentially the statistical period on which the plan is founded. The start date of housing evidence is a common reference point. It helps to ensure that objectively assessed housing needs relating to the period when the borough's housing policies were deemed out of date are not lost. Having the start of the plan period beginning before the expiration of the previous Plan (2026) also allows for us to demonstrate 'seamless provision'. Again, this overlap is common and acceptable practice.

3.3 To date there have been five previous rounds of public consultation to develop the new Plan, these being:

- Regulation 18 – Scope Issues and Options (2018)
- Regulation 18 – New Directions for Growth (2019)
- Regulation 18 – Local Plan Consultation (2021)
- Regulation 19 – Pre-submission consultation (2022); and
- Regulation 18 – Local Plan Consultation (2024)

3.4 The last round of Regulation 18 consultation in summer 2024 coincided with the incoming Labour Government announcing their pledge to reform the planning system to deliver 1.5 million new homes by the end of their term in government. This meant the introduction of immediate mandatory housing targets for local planning authorities, an updated NPPF and updated standard housing method (SHM) calculation. There was also a requirement for all Local Plans prepared under the current planning system to be submitted to the Secretary of State for Examination by December 2026. Due to these issues, it

was necessary for officers to re-visit the Plan to take account of the implications and prepare an updated Local Development Scheme (LDS) in order to move the Plan forward.

- 3.5 From the work into the implications of the new government's changes to plan-making, including the update to the SHM, it was established that the borough council needed to identify sites for an additional c.4,000 homes for allocation in the Plan. Through the update to the NPPF and a review of evidence to date, policy gaps and additional evidence needs were also identified, most notably around climate change, hot food takeaways, safeguarding land for future development and open space, sport and recreation. This would require the production of a further Regulation 18 version of the Plan to allow consultation on these elements prior to finalising a final version of the Plan, known as the Regulation 19 submission version. Although this would extend the production time of the Plan, Officers were still confident that a further Regulation 18 Plan consultation could be accommodated within the prescribed government timescale to have Plans submitted to the Secretary of State for Examination by December 2026.
- 3.6 A further implication of the changes to the planning system and a need to update the council's LDS is that the Plan's plan period needed to be updated. There is a requirement for Local Plans to guide development in their area for at least 15 years from adoption. Because of the need to add in an additional Regulation 18 to deal with the implications of incoming planning changes, the existing LDS timetable and Plan timeframe of 2020 to 2041 would not fulfil this obligation. Therefore, a new Plan timeframe of 2024 to 2045 is being used moving forward. This new timetable provides a better fit with current and planned evidence documents. The latest LDS was adopted in March 2025.

Content of this Regulation 18 Document

- 3.7 This Regulation 18 version of the Local Plan provides an opportunity to consult on potential sites for future allocation to meet the updated housing need the council has to plan for. This is as a result of the change to the national SHM which created a shortfall of c.4,000 dwellings for the council to identify sites to address, over and above the previous Reg 18 consultation in summer 2024.
- 3.8 There are 12 additional housing sites put forward for consultation that could assist in meeting this shortfall, including a proposal for a new settlement which would continue to help to meet identified housing and employment needs in this plan period and beyond. With regard to meeting the borough's employment land needs, the exact requirement to plan for in terms of both general industrial and strategic B8 needs is not fully known at this point. Evidence is still emerging that will give the target that needs to be planned for, including joint county wide evidence. However, 4 additional potential future employment sites to meet the needs once quantified are being presented for consultation in this Regulation 18. It is considered necessary to present these proposed allocations at this stage to enable them to be subject to public consultation prior to reaching a conclusion on the level of need to address.

Final employment site allocations will then be set out in the forthcoming Reg 19 Plan in 2026.

- 3.9 The Regulation 18 will also provide an opportunity to address some policy gaps, either as a result of the new December 2024 NPPF or to respond to evidence findings since the last Regulation 18. New and/or updated policies within this Regulation 18 are:

- Sustainable Development Policy
- Safeguarding Development Potential Policy (see related background papers)
- Hot Food Takeaway Policy
- Open Space Provision Policy
- Sport and Recreation Facilities Policy

- 3.10 Alongside the Regulation 18 Plan there are three additional documents we are seeking representations on. Firstly, the Settlement Hierarchy Methodology Review paper advises on the process being undertaken to carry out a review of all the defined settlements in the borough. This relates to how the borough's settlements are characterised based on their role and function. This is important to help plan for sustainable development and support our local communities to thrive. In addition, the Settlement Boundary Methodology paper seeks comments on the method that we employ to review and refine the settlement boundary around the borough's towns and villages. The role of the settlement boundary (also known as a village envelope or limit to development) is to delineate the built extent of a settlement and distinguish it from the surrounding countryside. Finally, the Site Selection Paper outlines the evidence-based, iterative process used to identify and assess potential development sites for allocation in the Local Plan, ensuring transparency, consistency, and alignment with planning objectives. It sets out how sites are initially identified, assessed against planning constraints and sustainability criteria, and refined through technical analysis and consultation.

4. Exemptions in accordance with the Access to Information procedure rules

- 4.1 None

5. Financial implications [initials of person writing the implications]

- 5.1 The cost of this consultation can be met from existing Local Plan budgets. Any changes to the plan that result in additional costs would require a supplementary budget request.

6. Legal implications [initials of person writing the implications]

- 6.1 Local Authorities are legally required to have a Local Plan which follows the relevant legal requirements. The main aim of this stage of the current Local Plan preparation is to ensure that the 'consultation accords with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations

2012 by notifying residents, community groups, businesses and other interested parties of the subject of the Local Plan and inviting comments on what the Local Plan ought to contain. It is a requirement of the Local Planning Authority to ensure that the time period given for the consultation is appropriate.

7. Corporate Plan implications

7.1 People

2. Maximise people's potential through employment and skills support

Place

2. Keep our town centres vibrant and viable
4. Improve the quality of existing homes and enable the delivery of affordable housing

Prosperity

1. Boost economic growth and regeneration by encouraging investment that will provide new jobs and places to live and work all over the borough
2. Support the regeneration of our town centres and villages
3. Support our rural communities
4. Work with partners to raise aspirations and boost opportunities for training, employment, and housing
6. Ensure businesses are supported to safeguard and maintain local employment opportunities
7. Provide direct investment in economic opportunities where opportunities arise and subject to the business case

8. Consultation

- 8.1 None at this stage

9. Risk implications

- 9.1 It is the council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.
- 9.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) risks

Risk description	Mitigating actions	Owner
DLS 37 Consult with customers and stakeholders	Consultation and engagement is carried out in line with the council's published Statement of Community Involvement	Head of Planning
DLS 39 Develop partnership working	Work with neighbouring authorities within the HMA to prepare and agree a Statement of Common Ground on housing distribution and unmet need.	Head of Planning
DLS 50 Compliance and regulation	Preparation of Local Plan must be in accordance with the relevant legislation and guidance	Head of Planning
Speculative applications continued lack of 5-year housing land supply and planning by appeal	Maintain progress on the Local Plan in line with the LDS to ensure the council can demonstrate a sufficient supply of suitable housing land. Having an up-to-date Local Plan in place protects communities from unsustainable and/or unacceptable speculative development.	Head of Planning
New development being determined on appeal	Make planning decisions in line with the development plan and/or national planning policy and guidance to deliver better place making outcomes	Head of Planning
Failure to meet Government's expected deadline for submission	Maintain progress on the Local Plan in line with the LDS and ensure close monitoring of the timetable and respond to and report on issues arising quickly.	Head of Planning

10. Knowing your community – equality and rural implications

- 10.1 The Local Plan is relevant to all communities within Hinckley and Bosworth Borough.

11. Climate implications

- 11.1 Relevant actions from the borough's Climate Change and Biodiversity Strategy 2024 to 2028:
- deliver biodiversity net gain, green infrastructure projects, and protect at risk species through our planning services
 - develop the Local Plan to include policies for climate change mitigation and adaptations to relevant developments, and support, where

appropriate, the potential installation of new solar farms and renewable energy schemes

- support, where possible, the installation of solar farms
- work with businesses to identify opportunities for carbon reduction and improved energy efficiency measures
- work with our partners to understand what adaptation measures are needed
- fully consider climate change in our decision-making processes
- encourage active travel
- ensure new developments promote active travel through the Local Plan

12. Corporate implications

12.1 By submitting this report, the report author has taken the following into account:

- Community safety implications
- Environmental implications
- ICT implications
- Asset management implications
- Procurement implications
- Human resources implications
- Planning implications
- Data protection implications
- Voluntary sector

Background papers:

Regulation 18 draft Local Plan

Combined:

- Appendix 1 – Glossary
- Appendix 2 – Neighbourhood Plans
- Appendix 3 – Proposed development sites
- Appendix 4 – Strategic and non-strategic policy list
- Appendix 5 – Evidence base list
- Appendix 6 – Hot Food Takeaway Policy Overview Map
- Appendix 7 – Open space and outdoor sport provision

Settlement Hierarchy Review Methodology

Settlement Boundary Review Methodology

Site Selection Paper

[Agenda for Cabinet on Friday, 12 September 2025, 11.00 am - Leicestershire County Council](#)

<https://democracy.leics.gov.uk/ieListDocuments.aspx?MIId=7510>

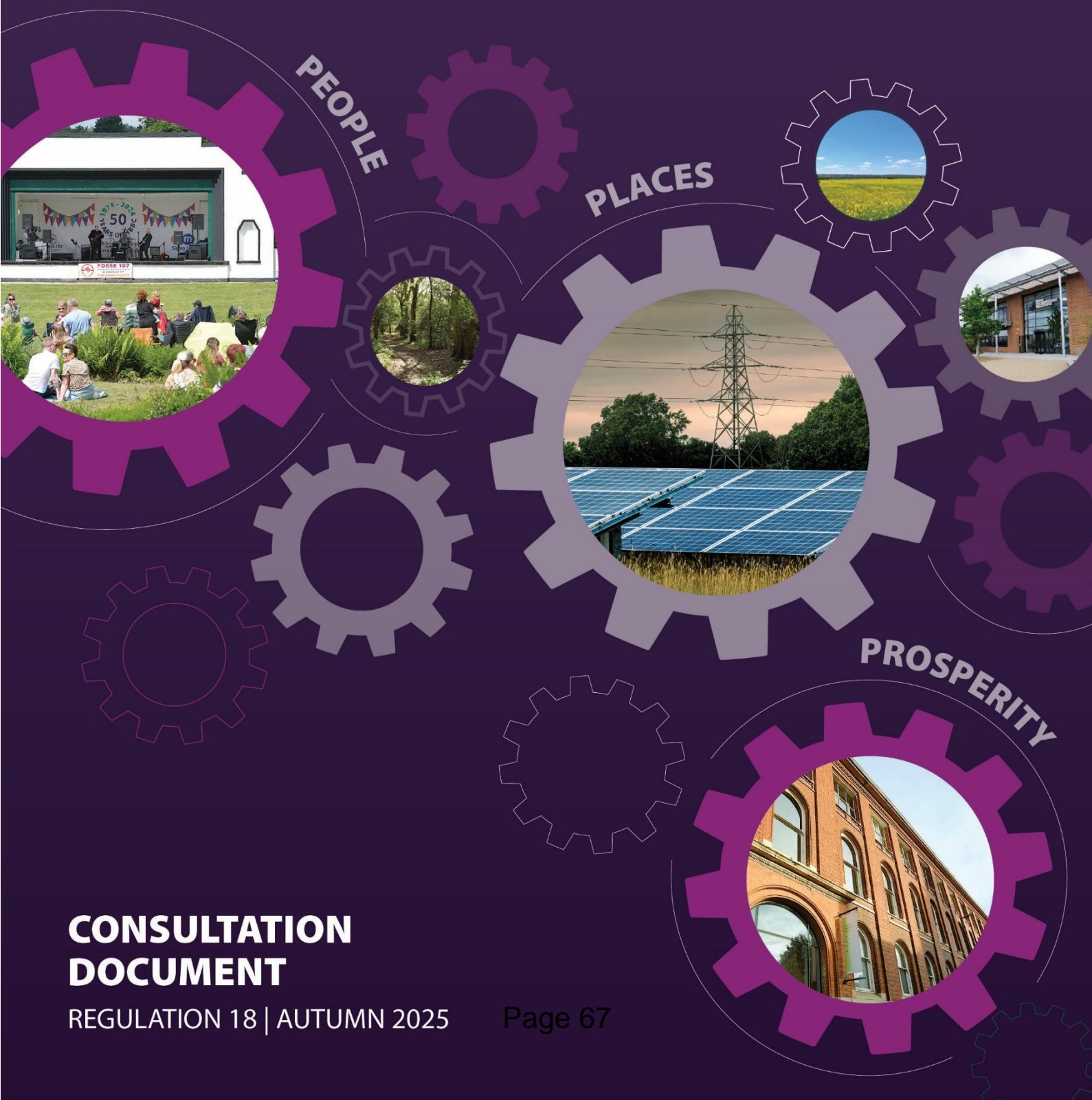
Contact officer: Kirstie Rea, Planning Manager (Policy), ext 5857

Executive member: Cllr W Crooks

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HINCKLEY AND BOSWORTH LOCAL PLAN

2024 - 2045



**CONSULTATION
DOCUMENT**

REGULATION 18 | AUTUMN 2025

Page 67

Hinckley and Bosworth Borough Council's Regulation 18 Draft Local Plan Consultation 2025

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1. Consultation Overview

Background and Context

- 1.1 We are now consulting on a further draft of the new Hinckley & Bosworth Local Plan (hereafter referred to as 'the Local Plan' or 'the Plan'), under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This document is for consultation purposes only and is not a decision-making document.
- 1.2 This latest version of the Local Plan builds on previous consultations, reflecting the feedback received and incorporating new evidence gathered since those earlier stages. A further consultation was also considered necessary following updates to the National Planning Policy Framework (NPPF) in December 2024. These changes included the revised Standard Method for calculating housing need, resulting in new targets for the borough, as well as further amendments which must now be considered. Discussions regarding Leicester City Council's unmet housing and employment needs also remain ongoing and may influence future planning decisions. This consultation provides an opportunity to consider these latest developments before the Local Plan progresses to Regulation 19 pre-submission stage.

Scope of Consultation

- 1.3 As this is therefore a follow up to the previous Regulation 18 consultation held in Summer 2024, the scope of this consultation is limited to focus specifically on the new or updated elements of the Local Plan that have been developed since the previous consultation. The draft Plan now includes additional proposed development sites to meet the increased housing target, as well as draft policies which are either a continuation of previous draft policies, entirely new (not previously consulted on) or have been updated following the changing national context and feedback from the last consultation.
- 1.4 The reference and/or name of this focused set of policies are not final at this stage. To assist readers in navigating through these policies, each policy is clearly referenced to indicate whether it is newly introduced (labelled as NEW) or a revised version of a previously consulted policy (labelled as REV). We encourage you to review and comment on these specific elements only as part of this consultation, to continue to refine the Local Plan.
- 1.5 **PLEASE NOTE:** Please do not re-submit any comments that have previously been submitted during past consultations on the Local Plan. Elements already consulted on during the previous stages are not included in this consultation and will be carried forward for consideration in the next version of the draft Local Plan at Regulation 19 pre-submission stage. **Any that are re-submitted as part of this Regulation 18 consultation 2025 will not be**

taken into consideration.

Evidence Update

- 1.6 We are still finalising some key pieces of evidence and/or new pieces that have been necessary following the recent changes to national planning policy and latest data releases. These include, but are not limited to highways modelling, infrastructure capacity, whole plan viability, design coding, habitat survey and Strategic Flood Risk Assessment. Therefore, there is still some uncertainty about a number of issues which means that some of the proposed development sites and draft policies may be subject to change/modification in the Regulation 19 pre-submission version of the Local Plan.

How to Comment on This Consultation

- 1.7 You are hereby invited to make comments on the Regulation 18 draft Local Plan and comments should be made during the consultation period of: **12pm (noon) Friday, 17 October 2025 to 5pm Friday, 28 November 2025.**
- 1.8 We encourage comments to be made through our online consultation portal. The portal and further details of the consultation, including the online response form, can be found on the Borough Council's website at: <https://www.hinckley-bosworth.gov.uk/2025reg18>
- 1.9 However, should you prefer to submit comments by email or letter, please submit these via:
- Email: planningpolicy@hinckley-bosworth.gov.uk; or
 - Post: FAO Planning Policy, Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
- 1.10 **PLEASE NOTE:** As required by legislation, consultation responses will be made public as part of the preparation of the local plan-making process, and we will keep your details on our consultation database for future reference. Your contact details will be protected under data protection legislation but your name and any comments you make will be publicly viewable. We are unable to accept and take into account anonymous comments.
- 1.11 When making comments about policies, please include the policy and/or paragraph number to aid understanding and clarity. As stated above, policy references and numbers may change once moving forward to the Regulation 19 pre-submission version of the Local Plan.

Next Steps

- 1.12 Following this consultation, the Local Plan will be revised and subject to further sustainability appraisal and remaining elements of evidence finalised. A Regulation 19 pre-submission version of the Local Plan will be prepared for further consultation in Spring 2026, prior to

submission to the Secretary of State for Examination in Public (EiP) later in 2026. Under changes to the national planning system, the Borough Council must submit a Local Plan prepared under the current plan-making system by December 2026.

2. Layout of the Plan

Policy Boxes

2.1 Policies are in purple-coloured boxes, as below:

Policy X
Policy Text inserted here

Supporting Text

2.2 Supporting text is not policy itself, but it provides context, explanation and justification for the policies included in the Local Plan. It helps readers of the document to understand the intent, rationale and application of the policies. While it can be relevant to interpreting policy, it does not carry the same weight as the policy wording in decision-making. Supporting text may include references to national policy, strategic aims or evidence base documents. Supporting text in this Local Plan may come before or after policy and further information boxes.

Further Information Boxes

2.3 Boxes are also provided that give further information including the relevant evidence bases that have informed the policy, the spatial objectives that policy is meeting, as well as the policies in the current Local Plan (2006-2026) that are being replaced. These information boxes are teal-coloured boxes, as below:

Further Information: Policy X
What evidence has informed the Policy? A B C
Which spatial objectives will the Policy help deliver? X Y Z
Which Policy from the Local Plan 2006-2026 will this Policy replace? 1 2 3

3. What Is the Local Plan?

3.1 To remain effective and responsive to changing circumstances, it is essential that local plans are kept up to date and reflect current evidence and community priorities. The Local Plan sets out the vision and objectives for the future form, scale and quality of development in the borough up to 2045. The Local Plan:

- Identifies land and areas for development for a broad range of uses;
- Identifies areas that should be conserved or enhanced and where future development should be carefully managed;
- Sets clear policies that guide decisions on planning applications; and
- Indicates how the Plan will be delivered, including infrastructure, and how progress will be monitored.

3.2 Local plans are central to the planning system. They are a key part of all the documents that a Local Planning Authority can prepare and adopt as part of the plan-led system. Together they form the statutory framework of the development plan that guides decisions on planning applications, unless material considerations indicate otherwise.

3.3 The Local Plan sets out a vision and strategic framework for the future development of the area. It identifies how needs and opportunities will be addressed - covering housing, the economy, community facilities and infrastructure. It also plays a vital role in protecting and enhancing the natural and historic environment, to supporting climate change mitigation and adaptation, and promoting high-quality well-designed places.

3.4 The NPPF (2024) is clear that the planning system should be genuinely plan-led. It states, *“succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings”* (paragraph 15).

3.5 The Local Plan is a central and important strategy for the borough. The Plan plays a significant role in delivering sustainable development in the right locations, and helps to protect the countryside, important green spaces, and the built and natural environment from inappropriate development.

3.6 The NPPF also states that plans should be positively prepared and be aspirational; however, they must also be deliverable – in that the aims, objectives and policies set out in the Plan must have a realistic opportunity to be delivered. The Plan is subject to a

viability assessment to ensure the policies of the Plan can be implemented whilst delivering the required levels of development.

- 3.7 Local plans must set out strategic policies to address the development and use of land in the area they cover. Strategic policies should set out an overall strategy for the pattern, scale and quality of development. In addition, the Plan includes several non-strategic policies, mainly to help guide decision-making on planning applications. Appendix 4 sets out which policies of the Local Plan are considered strategic or non-strategic.
- 3.8 Further, the NPPF expects plans to be underpinned by up-to-date relevant evidence. The evidence should be proportionate, as well as support and justify the policies set out in the Plan. The Plan has been informed and prepared by a comprehensive evidence base which has been listed in Appendix 5 and can be accessed on [the Borough Council's website](#). The evidence base is regularly reviewed to ensure it is up to date, robust and relevant.
- 3.9 The Local Plan will replace the following Development Plan Documents:
- Hinckley & Bosworth Core Strategy DPD (December 2009);
 - Hinckley & Bosworth Site Allocations and Development Management Policies DPD (July 2016);
 - Hinckley Town Centre Area Action Plan (March 2011); and
 - Earl Shilton and Barwell Area Action Plan (September 2014).
- 3.10 To ensure the Local Plan remains up to date, it will be reviewed within five years of adoption and be updated as necessary. Dependent on the scale of changes to national policy and guidance and/or locally specific issues, this may entail revisions to certain policies only or a full review of the Local Plan.

How Has It Been Prepared?

- 3.11 The Local Plan has been prepared in the context of the following:
- The various planning acts and legislation;
 - National planning policy and guidance, set out in particular in the NPPF and the National Planning Practice Guidance (NPPG);
 - Evidence studies prepared to inform the preparation of the Local Plan;
 - The Borough Council's Corporate Plan and other relevant strategies;

- Made and emerging neighbourhood plans in the borough; and
- Ongoing preparation of Sustainability Appraisal, Habitat Regulation Assessment, Equality Impact Assessment and Health Impact Assessment.

3.12 The Local Plan has been prepared in accordance with the Local Development Scheme (LDS) March 2025, which sets out the timetable and scope for plan-making. The LDS is a statutory requirement under the Planning and Compulsory Purchase Act (2004) and provides transparency and accountability throughout the process. It enables stakeholders and communities to understand when key stages of plan preparation will take place and ensures that the Local Plan is prepared in a structured and timely manner. By following the LDS, the Borough Council can aim to coordinate evidence gathering, consultation and policy development effectively, supporting a robust and legally compliant Local Plan.

3.13 The Local Plan has also been developed through ongoing engagement with the public, landowners and other key stakeholders such as parish councils, infrastructure providers, interest groups and the development industry. As well as this draft Local Plan, proactive stakeholder engagement has included public consultation on the following documents:

- Scope, Issues and Options Consultation (2018);
- New Directions for Growth Consultation (2019);
- Regulation 18 Draft Local Plan Consultation (2021);
- Regulation 19 Pre-Submission Consultation (2022); and
- Regulation 18 Draft Local Plan Consultation (2024).

What has occurred since the previous Regulation 18 consultation in 2024?

3.14 The previous Regulation 18 Local Plan consultation took place between 31 July 2024 and 27 September 2024. Since this draft Local Plan was published, a number of key updates have emerged which needed to be considered before progressing to Regulation 19 pre-submission stage (Spring 2026):

- Following the general election in July 2024, the incoming Labour Government made it clear that reform of planning would be a key area for rapid change. On 30 July 2024, the day prior to the most recent Hinckley & Bosworth Local Plan consultation, the Government published proposed reforms for consultation to the planning system. This

included a draft NPPF and a revised method for calculating housing need. The proposed reforms were subsequently published as a new NPPF, updated sections of the National Planning Policy Guidance (NPPG) and a revised Standard Method for calculating housing need in December 2024. There was also confirmation of the transitional arrangement for local planning authorities who wished to prepare plans under the current plan-making system and the need to prepare and publish an updated LDS by 6 March 2025.

- The change to the Standard Method for calculating housing need initially resulted in an increase for the borough from 432 dwellings per annum (dpa) to 649 dpa. The new Standard Method contains an adjustment based on local housing affordability ratios that are released annually in March, which is applied in order to ensure that the Standard Method for assessing local housing need responds to price signals and is consistent with the Government's policy objective of significantly boosting the supply of homes. In March 2025, this affordability adjustment raised the figure for the borough to 659 dpa. Then, in May 2025, new housing stock data was released which once fed into the Standard Method calculation slightly adjusted the final outcome to **663 dpa**. This Standard Method figure should effectively be fixed now until further affordability adjustments are released in March 2026. However, the final figure did result in the Borough Council needing to identify additional sites to meet the increase in its local housing need.
- The quantum of unmet need from Leicester City was also previously finalised and the [Leicester & Leicestershire Statement of Common Ground relating to Housing and Employment Land Needs](#) (June 2022) was signed. However, the scale and distribution of housing in response to the new Standard Method (December 2024), including unmet need post 2036, is currently being reviewed through a Leicester & Leicestershire Housing and Economic Needs Assessment (Distribution Paper) update, based on new Standard Method figures. This evidence is being prepared jointly by the eight plan making authorities in Leicester and Leicestershire, as well as Leicestershire County Council given their statutory responsibilities.
- As a consequence of the above changes to evidence underpinning housing need in Hinckley and Bosworth, there has also been an impact on the broader evidence base which needs to be gathered and tested to ensure that sites are capable of delivering the future land requirements to meet identified needs. Officers have been working internally and externally with partners to get the evidence base complete.
- Further, there were broader additional and revised policies in the NPPF (2024) that the

Borough Council needed to take account of.

- Finally, it was also necessary for the Borough Council to review and update the plan period to accommodate the above changes and ensure at least a 15-year time horizon for the Local Plan at the point of adoption. The Plan period is now updated to 2024 to 2045.

What area does it cover?

- 3.15 The Local Plan relates to the whole of Hinckley and Bosworth borough, as shown in Figure 1 below. The characteristics of the borough are described in more detail in Section 4 of the Plan - The Spatial Portrait.

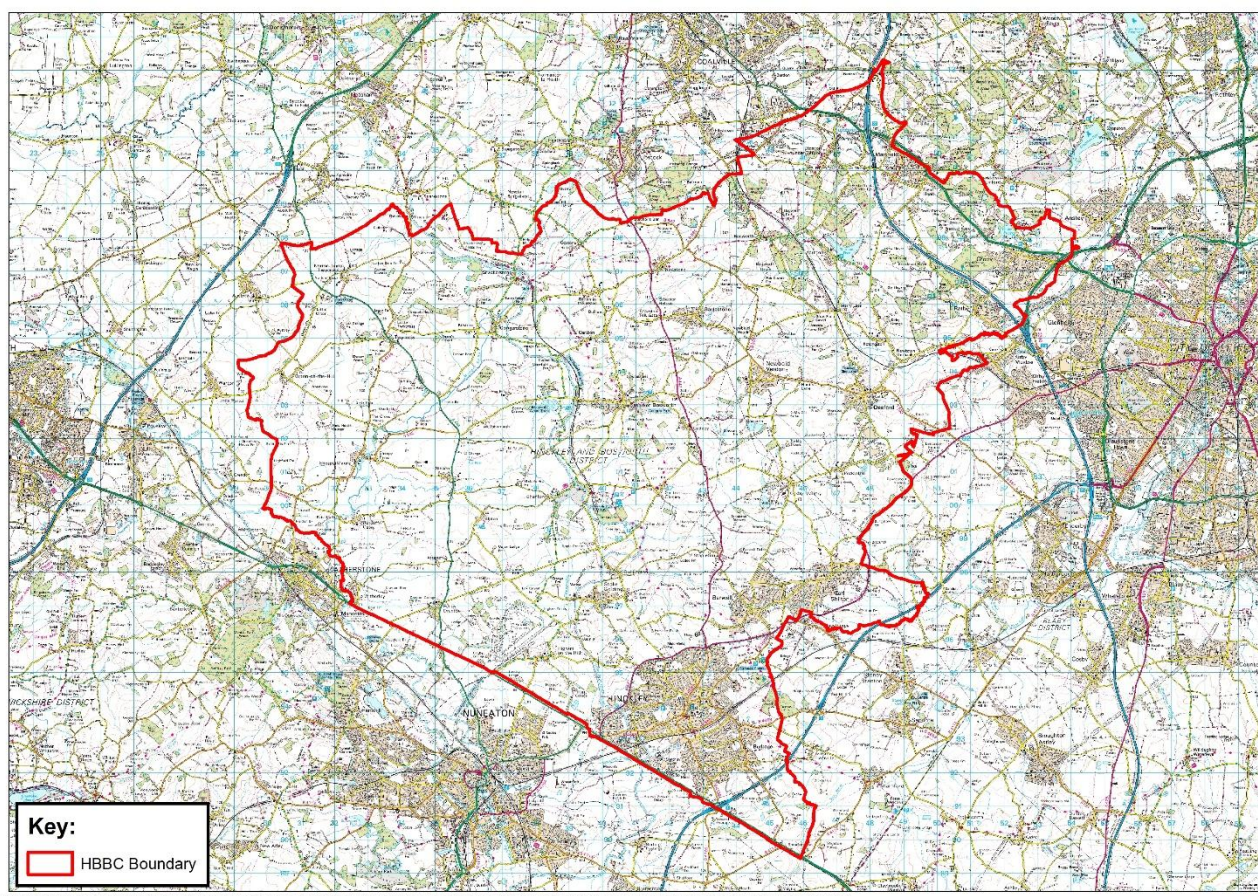


Figure 1: Hinckley and Bosworth Borough Boundary

Neighbourhood Planning

- 3.16 The Local Plan is supplemented by more locally detailed policies and proposals set out in neighbourhood development plans, where these have been prepared for parts of the borough.
- 3.17 A neighbourhood plan is a planning document that sets out planning policies for a

designated neighbourhood area. It is written by the local community, the people who know and are invested in the area, with the aim of ensuring that the community gets the right types of development in the right places. By producing a neighbourhood plan, communities can take a lead on developing planning policies and allocations for their areas, provided that they meet the prescribed 'basic conditions' as set out in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as inserted by the Localism Act 2011). Any plans and policies in the neighbourhood plan need to be in general conformity with the strategic policies contained in the Local Plan. Once made, neighbourhood plans form part of the Borough Council's statutory Development Plan, sitting alongside the Local Plan and other development plan documents in decision-making on planning applications.

3.18 Since the introduction of neighbourhood planning by the Government in the Localism Act (2011), there has been significant interest from communities in Hinckley and Bosworth in preparing, maintaining and updating neighbourhood plans. The Borough Council offers support to neighbourhood planning groups, in particular providing advice and support at the statutory stages of neighbourhood plan development, and providing ongoing professional opinions on policy writing, site allocations and the evidence base.

3.19 As of September 2025, twelve neighbourhood plan areas are designated in the borough – all of which have reached different stages of preparation. The plans that have been 'made' up to September 2025 are Market Bosworth, Sheepy, Burbage, Desford, Markfield, Barlestone and Stoke Golding neighbourhood plans. Full details on our made and actively progressing neighbourhood plans can be found in Appendix 2 and on [our website](#).

3.20 The use of neighbourhood plans will predominantly inform:

- The determination of planning applications in the designated area that the neighbourhood plan applies;
- The requirement and scope of development contributions associated with a planning permission; and
- The assessment of schemes in the context of a need identified and well evidenced in the neighbourhood plan, for example the form of development or infrastructure requirements.

3.21 Overall, the Borough Council will champion neighbourhood planning, empower local

communities to make decisions on sustainable and meaningful development within their designated area, and provide support to ensure neighbourhood plans are deliverable, achievable and sustainable.

Strategic Growth Plan

- 3.22 The creation of sustainable and attractive places to live, work and relax is a shared endeavour by all partners in Leicester and Leicestershire. To achieve this key objective, the local authority partners have a history of working collaboratively to achieve the best outcomes for communities in delivering development and infrastructure, whilst also maintaining the distinctive identity and character of individual places in the City and across the County.
- 3.23 The Strategic Growth Plan, approved in 2018, was prepared by the ten partner organisations – the City Council, the County Council, the seven boroughs and districts, and the Leicester & Leicestershire Enterprise Partnership – to provide a plan which will shape the future of Leicester and Leicestershire in the period to 2050. It is a ‘non-statutory’ plan, but it provides an agreed framework to use when preparing individual local plans and other strategies. The Strategic Growth Plan can be viewed at <https://strategicgrowthplan.org.uk>.
- 3.24 Local plans prepared by the eight plan making authorities in Leicester and Leicestershire are the statutory tool for delivering the Strategic Growth Plan’s overarching vision, as well as providing the local steer for the delivery of infrastructure and reflecting local distinctiveness and circumstances. Local plans may include policy provision to enable later phases of the Strategic Growth Plan beyond the plan period. As the Hinckley and Bosworth Local Plan is updated and replaced, the relevant policies and proposals will reflect the Strategic Growth Plan, together with the evidence base.
- 3.25 The partner authorities continue to take a collaborative approach to the delivery of the Strategic Growth Plan’s vision and objectives, incorporating cross-boundary growth and infrastructure matters, including through statements of common ground and/or memorandums of understanding, as appropriate.
- 3.26 The Hinckley and Bosworth Local Plan enables the Strategic Growth Plan by/through taking account of it with regard to the Plan’s spatial strategy. In particular, the Strategic Growth Plan designates the A5 as an Improvement Corridor and thus recognises improvement of the A5 corridor is essential to reducing congestion in the borough, to deliver already planned housing growth and to support the delivery of major industrial sites which already have been allocated or have planning permission. Furthermore, Hinckley (alongside the towns of Coalville, Loughborough, Lutterworth and Market Harborough) is identified as an Area of Managed Growth where growth will be achieved through local plans.

3.27 Since adoption of the Strategic Growth Plan, all partners have continued working together in partnership to put together relevant evidence to support its implementation.

Duty to Co-operate and Statements of Common Ground

3.28 The NPPF 2024 (paragraph 24) states that local planning authorities and county councils (in two-tier areas) are under a '*duty to co-operate*' with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.

3.29 This means that local planning authorities should jointly identify the strategic planning matters which should be addressed in their plans. They should also engage with other stakeholders, where relevant. Co-operation should be effective and ongoing to help develop positive relationships and justify strategies to address these issues.

3.30 Hinckley and Bosworth Borough Council have been working continuously and effectively with its strategic partners including the other local planning authorities in Leicester and Leicestershire, and where appropriate Warwickshire, and other stakeholders on a range of cross boundary and strategic planning matters. This has led to the development of the Strategic Growth Plan, the joint preparation of evidence base documents and collaborative work on a range of planning issues. This co-operation will continue to support preparation of local plans and other strategic planning documents where the Borough Council is a stakeholder.

3.31 To help ensure that the identified housing and employment need across Leicester and Leicestershire Housing Market Area (HMA) and Functional Economic Market Area (FEMA) was achieved up to 2036, a specific Statement of Common Ground (SoCG) was prepared jointly between each Local Planning Authority (LPA) within the Leicester and Leicestershire HMA in 2022. This set out how the HMA and FEMA needs would be distributed across the LPAs, including the un-met needs arising from Leicester City. The proposed share of the un-met need apportioned to Hinckley and Bosworth was an additional 187 dpa to be added to the Borough Council's annual Standard Method housing figure, which at the time totalled up to 659 dpa (472 dpa plus 187 dpa). Although the Borough Council accepted that as a member of the Leicester and Leicestershire HMA it has a duty to help address any un-met need, the figure of 187 dpa was disputed due to the final manual adjustment that is made to the formula behind the distribution based on historic stock growth. Although this objection is an '*area of disagreement*' detailed in the SoCG, the Borough Council resolved to become a signatory to the SoCG at Council on 30 January 2024.

3.32 An additional Statement of Common Ground (SoCG) is now being prepared, underpinned by the Leicester & Leicestershire Housing and Economic Needs Assessment (Distribution Paper) update, to give sufficient certainty on the scale and high level distribution of housing in response

to the revised Standard Method (December 2024) and distribution of Leicester City's unmet need post 2036 (the end date for Leicester City's emerging Local Plan). This can be seen as an addition to the previous SoCG (2022), rather than superseding it, and will support the submission of the Hinckley and Bosworth Local Plan.

- 3.33 This Statement of Common Ground will be finalised and published in due course, to evidence and support the ongoing co-operation between the partners and document the cross-boundary matters being addressed at particular points of time to support the submission of the Hinckley and Bosworth Local Plan.

4. Spatial Portrait

- 4.1 This Section of the document provides a data-driven representation for Hinckley and Bosworth borough (hereafter referred to as the borough), providing context for the social, economic and environmental conditions within the area, whilst including the demographics and the geography that constitutes to the borough.

Characteristics of Hinckley and Bosworth

Spatial Characteristics

- 4.2 The borough of Hinckley and Bosworth is located in South-West Leicestershire, within the East Midlands, and acts as a centred hub to various cities, such as Leicester, Birmingham, Coventry and surrounding towns including Nuneaton, Atherstone, Tamworth and Coalville. The borough is situated North of the A5, which acts as a physical border between Warwickshire and the wider West Midlands.
- 4.3 Hinckley and Bosworth Borough Council is one of eight local planning authorities in Leicestershire, responsible for an area of approximately 29,734 hectares out of the County's total of around 215,711 hectares. This makes the borough the third largest by area in Leicestershire behind Harborough District Council and Melton Borough Council.

Travel and Transport

- 4.4 Located in the centre of England, the borough has significant transportation links to other major transport hubs in England. The borough sits in a key position on the Strategic Road Network in the East Midlands, close to the A5, M42/A42, M69 and the M1. Direct rail links are available from Hinckley to nearby areas such as Leicester, Birmingham and Coventry (via Nuneaton), as well as further afield to Cambridge and Stanstead Airport. The borough is also nearby two international airports: Birmingham and East Midlands. Furthermore, bus services run throughout the borough, with most routes operated by Arriva Midlands. Despite the various travel options found within the borough, 87.3¹% of households have one or more cars or vans in the household that are owned or are available for use¹.

Population and Demographics

- 4.5 The borough's population continues to grow, and as of 2021, had an approximate population of 113,640², with 51% of the population being female and 49% being male. This is an

¹ ONS, 2021. Cars or vans owned or available for use by a household.

² ONS, 2021. Population for Hinckley and Bosworth.

approximate 8%³ increase from the population statistics back in 2011. It is worthy to note the borough also has the third highest population in Leicestershire, behind Leicester City and the borough of Charnwood. In total, Leicestershire and Leicester City have a population of approximately 1,080,938⁴.

- 4.6 The main urban areas are to the south of the borough, where approximately 62% of the population reside, this includes Hinckley, Burbage, Barwell and Earl Shilton. These areas are found to offer leisure, shopping, health and various educational facilities. The remaining 38% of the borough's population reside in wards primarily rural in nature across several key centres, villages and hamlets. The rural areas of the borough are found within western and central areas and contribute to the overall beauty of the Leicestershire countryside. The historic town of Market Bosworth is considered one of the most notable with nearby Bosworth Battlefield being of significant international historical and cultural interest, and as a designated heritage asset of national importance.



Figure 2: Image of Cineworld at The Crescent, Hinckley Town Centre

- 4.7 The market town of Hinckley is the second largest town in Leicestershire, following Loughborough, making it the main urban centre in the borough. Hinckley town centre has seen significant regeneration in recent years, with the main developments being the Crescent commercial leisure facility and Hinckley Leisure Centre. The town is also home to key administrative services and provides the principal shopping, leisure and community facilities

³ Census 2021. Hinckley and Bosworth census population profiles, 1981 to 2021.

⁴ Census, 2021. All residents in Leicestershire by Local Authority.

to residents.

Age Profile

- 4.8 In reference to data from 2021, the largest age category habituating in the borough are people between the ages of 50 to 64 years of age at 21.2%, however 60.3% of people are between ages 15-64 years of age⁵. The borough's population aged 65 and over has increased from 18.1% in 2011 to approximately 22.4% by 2021⁶, which is higher than the averages in England (18.4%) and the East Midlands (19.5%)⁷.

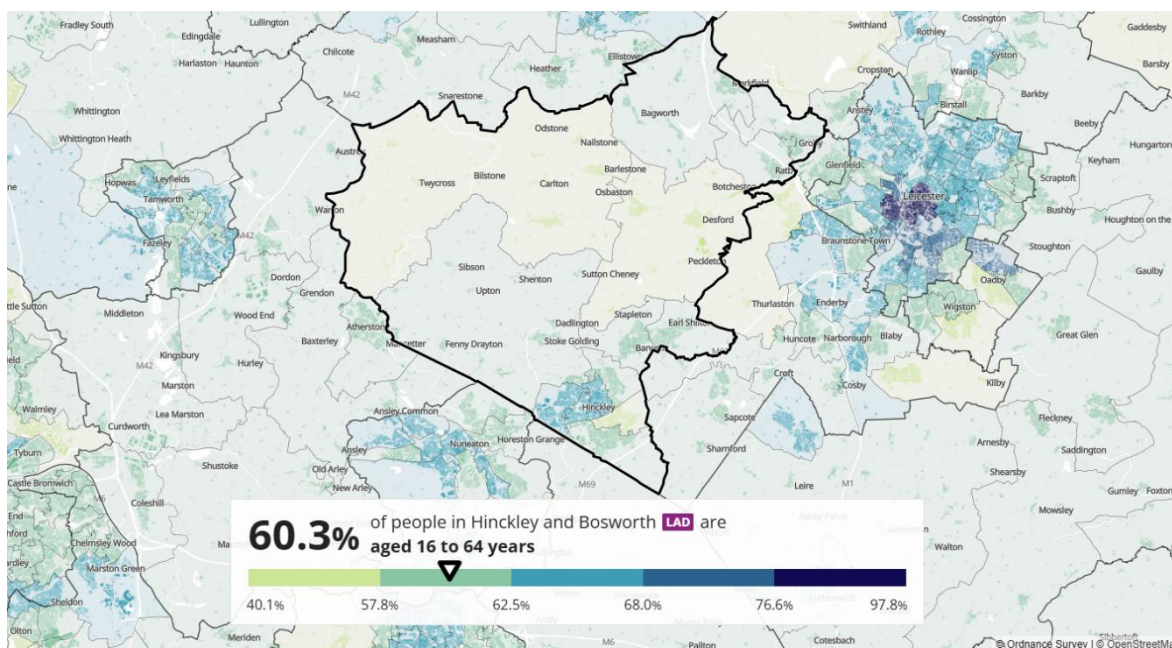


Figure 3: Map showing age distribution within the borough, with the most common age category being 16-64 years (Census, 2021)

- 4.9 While an aging population is experienced borough wide, the general spatial trend suggests the lowest per cent of this age bracket are mostly located in the north-east and southern urban parishes. In 2021, the parishes of Bagworth and Thornton (15.4%), Higham on the Hill (16.4%), Stanton under Bardon (19.1%) and Ratby (20.5%) had the lowest per cent of all usual residents aged 65 and over. The highest per cent of usual residents aged 65 and over were more commonly located in more rural central parishes, with some anomalies in the north-east and south-west parishes. In 2021, the parishes of Osbaston (35.2%), Witherley (34.5%), Market Bosworth (34.2%) and Markfield (30.1%) had the highest proportion of 65 and over. It is noted that nationally we have an aging population, of which an aging population can bring

⁵ Census, 2021. Area Profile for Hinckley and Bosworth Local Authority.

⁶ Census, 2021. All usual residents in Hinckley and Bosworth by age.

⁷ NOMIS, 2021. All usual residents in Hinckley and Bosworth, England and East Midlands by age in 5-year bands.

challenges of accessibility, rural isolation and inadequate provision of services.

- 4.10 In 2021, those aged 15 years and under represented 17.4% of the borough's population. The wards to the centre and the north-east of the borough have the highest proportion of persons ages 15 and under, with the highest percentages found in the parishes of Bagworth and Thornton (23.7%), Stanton under Bardon (22%), Desford (19.6%), Cadeby (19.1%) and Ratby (18.5%)⁸.

Diversity and Main Languages

- 4.11 Hinckley and Bosworth borough is not as ethnically diverse as most other boroughs and districts nationally. The proportions of the population who identify as each broad ethnic group within the borough are as follows⁹:

- 94.3% as White;
- 2.8% as Asian or Asian British;
- 1.8% as Mixed or Multiple ethnic groups;
- 0.6% as Black, African, Caribbean or British; and
- 0.6% as other ethnic group.

- 4.12 The main language spoken within the borough is English at 97.15%. Within the remaining 2.85% of people, 1.66% speak other European languages, with 0.71% of people speaking Polish, 0.48% speak South Asian; including Panjabi and Gujarati, East Asian at 0.24% (including Mandarin and Cantonese) and the remaining 0.47% are composed of Turkish, Portuguese, Spanish and others. All other main languages present have numbers below 0.1% of all usual residents¹⁰.

Health and Wellbeing

- 4.13 The borough of Hinckley and Bosworth ranked within the top 20 percent of local authority areas in England for health in 2021. The residents of the borough are considered to be in relatively good health, with over 83% of residents describing their health to be good or very good in 2021, similar to the national average¹¹. Despite this, it should be highlighted that health challenges do exist and are present. In 2021, 6.8% of residents in the borough had day-to-day

⁸ NOMIS, 2021. All usual residents in Hinckley and Bosworth by age.

⁹ ONS, 2021. All usual residents in Hinckley and Bosworth by ethnicity.

¹⁰ ONS, 2021. All usual residents in Hinckley and Bosworth by main languages spoken.

¹¹ HBBC, 2024. Health Impact Assessment

activities limited a lot by a long-term health problem or disability and 10.8% of residents were limited a little¹². The most recent data suggests that the life expectancy at birth for males is 80.5 years and for females slightly higher at 83.3 years (2020-2022). These are slightly higher than England's averages of 78.9 years at 82.8 years¹³ respectively over the same period. It's worth noting that as the Census 2021 data was collected during the COVID-19 pandemic, this may have influenced how people perceived their health and therefore their responses to the survey provided.

- 4.14 Following a survey conducted by Active Lives from Sport England, it can be revealed that for adults ages 16+, 62.1% of the borough were active for at least 150 minutes during a week, for the year from November 2023 to 2024, which can be found to be slightly lower than the average across England at 63.7%. 26.4% did less than 30 minutes of physical activity in a week, which is higher than the national average for England with 25.1% of people participating in less than 30 minutes of exercise in the week.
- 4.15 For young people ages 5-16, in reference to the academic year 2023-24, it is revealed that 46.5% did at least 60 minutes of exercise in a day, which is lower than the national average for England at 47.8%. 31.7% of young people in the borough did less than 30 minutes in a day, in comparison to the national average for England which was 29.5%¹⁴. Unlike the previous year, these figures suggest the borough's population to have a slightly less active lifestyle than the national average.
- 4.16 Despite the importance of physical activity, Active Together for Leicestershire, Leicester and Rutland reveal that 24.6% of our adults and 28% of children and young people are inactive, meaning they do little to no physical activity each week¹⁵. With data relative to the borough, health behaviours reveal a mixed picture. It's noted that 68.8% of adults are physically active, which is of significant value in comparison to the national value of 67.4%. In contrast, as England's average for adults consuming the recommended five portions of fruit and vegetables daily is 31.3%, the boroughs statistic comes out at 29.5%¹⁶. It can be noted that challenges towards health and health behaviours are compounded by inequalities across the district with Barwell, Hinckley Central and Hinckley Clarendon Park being highlighted as particular areas of concern.

¹² NOMIS, 2021. All usual residents in Hinckley and Bosworth by long term health problem or disability.

¹³ ONS, 2021. How life has changed in Hinckley and Bosworth: Census 2021

¹⁴ Active Lives Sport England, 2024

¹⁵ Active Together, 2024. NHS England (NHSE) Position Statement on Physical Activity.

¹⁶ Leicestershire County Council Business Intelligence Service, 2025.

- 4.17 There are no major hospitals or accident and emergency facilities (A&E) facilities in the borough, although residents do have access to community physical and mental health services, including 11 general practice branches and Hinckley and Bosworth Community Hospital. Larger hospitals with A&E facilities available are located within a short distance from the borough such as, Nuneaton, Leicester and Coventry.

Service Provision

- 4.18 Public services are provided for our residents at borough and county levels, alongside our 24 Parish and Town Councils. The Borough Council have a continued relationship with partners, service providers, stakeholders and organisations (local and national) to bring services for our residents. Fostering these close partnerships is essential to the effective provision of services, including Integrated Care Boards (ICB), the Police and the Education Authority. As a Borough Council, we work closely with the residents of the borough, particularly the voluntary sector, which is becoming increasingly necessary on a national scale.

Economy and Employment

- 4.19 The borough's history is inextricably linked to the industrial revolution with hosiery, mining and manufacturing being drivers for the borough's long term economic growth. The Business Register and Employment Survey (BRES) 2022 found that the 'Manufacturing' industry still accounts for the joint largest number of people in employment in Hinckley and Bosworth, at an estimated 7,000 employee jobs (16.3% of total employee jobs). This is considerably above the percentage for the East Midlands (11.4%) and more than double percentage for Great Britain (7.6%)¹⁷. There are also an estimated 7,000 employees working within the 'Wholesale and retail' sector of the workforce, making up 16.3% of the workforce. 5,000 employees within the 'Transport and Storage' sector, making up 11.6% of the workforce. 4,000 jobs within the 'Education' sector making up 9.3% of the workforce and finally 3,500 jobs within the 'Health and Social Care' sector with 8.1% of the workforce.

¹⁷ Business, Register and Employment Survey (BRES) 2022

Table 1: The most common sectors of employment in the borough (BRES, 2022).

Sector	Employees	Percentage of the Workforce
Manufacturing	7,000	16.3%
Wholesale and Retail	7,000	16.3%
Transport and Storage	5,000	11.6%
Education	4,000	9.3%
Health and Social Care	3,500	8.1%
Accommodation and Food	3,500	n/a
Professional and Scientific	3,000	n/a
Construction	2,500	n/a

- 4.20 The average weekly earnings for the residents of the borough are £655.20, which is higher in comparison to the East Midlands at £640.20, but lower than Great Britain on a whole at £682.60¹⁸.
- 4.21 Hinckley and Bosworth is also very much at the forefront of future innovation, and home to many industry-leading companies and according to a research team at De Montfort University, four of the top 10 businesses in Leicestershire are based in Hinckley and Bosworth¹⁹. Some of the businesses we are very proud of in the borough are Horiba MIRA founded in 1946, a lead automotive engineering consultant company located north of the A5, Triumph, founded in 1983, a motorcycle company hiring around 2,000 employees²⁰, and finally, a key branch of Caterpillar based in Desford, a world leading manufacturer in the construction and engineering sector.



Figure 4: Image of automotive engineering company HORIBA MIRA, along the A5 (HORIBAMIRA, 2025).

¹⁸ ASHE Data, 2023. Residency Earnings.

¹⁹ The Hinckley Times, 2016. 'Hinckley and Bosworth boasts top firms in Leicestershire list'.

²⁰ Triumph Motorcycles, 2025

- 4.22 The 'Transport and Storage' industry has seen significant growth in employee jobs with an increasing growth since 2015 (with 2018 being the only anomaly) starting at 5%. A key driver of the growth of this industry is the national transport links within the '*golden triangle*' for logistics and distribution. The borough therefore attracts and has become home to several strategic distribution centres, including the high-tech state-of-the-art facility for DPD at Hinckley Park, which is strategically located adjacent to the M69 and A5, as well as being in close proximity to the M1.
- 4.23 Farm based agricultural is excluded from the data collected on employee jobs. However, the high farmland-use and rural nature of the borough continues to define a high proportion of positive identity, community spirit and historical background for the borough's residents.
- 4.24 Over the last decade, the borough's labour market has seen overall growth in the proportion of all people in employment. Recent statistics show a peak of 87.6% in December 2019, before a various peaks and troughs through the impacts and recovery of the COVID Pandemic, up until the latest figure of 82.3% in December 2023. East Midlands and Great Britain statistics show the same fall during the pandemic, although statistics on these wider scales did not increase to the same high levels or see the same extreme peaks experienced in Hinckley and Bosworth in 2021 and 2023²¹.

Travel To Work

- 4.25 In regard to Census data from 2021, 29.8% of people ages 16 and over in employment in the borough work mainly at or from home. 1.3% of people ages 16 and over travel to work by bus, minibuss or coach. 56.2% of people travel to work by driving a car or a van. 3.5% of people are a passenger in a car or van. 1.5% of people travel by bicycle and 6.1% travel by foot²².

Businesses

- 4.26 As of 2024, there is a total of 4,440 enterprises and 4,985 local units based within the borough²³. The majority of enterprises are micro enterprises (0-9) at 90%. Only 0.5% of enterprises are large enterprises (250+), whereas small (10 to 49) represent 8.4% and medium (50 to 249) represent 1.5%. A smaller trend is found with local units with 85.5% of local units being defined as micro (0-9).

²¹ ONS, 2024. Employment, Unemployment and Economic Inactivity in Hinckley and Bosworth

²² ONS, 2021. Method of Travel to Workplace

²³ NOMIS, 2024. UK Business Counts

Economic Activity

- 4.27 Hinckley and Bosworth's unemployment rate has consistently remained below Great Britain and East Midlands averages for over a decade, with the borough's figure dropping as low as 2.7% between April 2024 and March 2025²⁴. Also, between this time, 19.7% of Hinckley and Bosworth residents were estimated to be economically inactive, as compared to 21.8% in the East Midlands and 21.5% in Great Britain respectively. People who are economically inactive include those who are retired, discouraged from working, long-term sick, temporary sick, looking after the family/home and students.
- 4.28 Hinckley and Bosworth does not have a prominent student population, as a result of no universities being located within the borough. The closest universities are located in Leicester City (The University of Leicester and De Montfort University), Loughborough University in the borough of Charnwood, as well as the borough being within commutable distances from further universities, such as within Coventry and Birmingham.

Earnings

- 4.29 In 2024, the gross weekly pay for full time workers by place of residence in the borough is £670.40, which fall short in comparison to the regional value for East Midlands at £684.10 and Great Britain at £729.80. However, there remains a high level of commuting out of the borough for employment, particularly into Leicester and Warwickshire, which continues to shape the nature and economy of many of our rural communities. Over the same period, the average gross weekly pay for residents by place of work within the borough is £650.60 as compared to the East Midlands and Great Britain average of £664.90 and £729.60 respectively. These average earnings imply that workers commuting or working remotely for workplaces outside of the borough have a higher income on average.

Deprivation

- 4.30 Overall, the borough has a relatively low deprivation ranking being placed at 228 out of the 316 local authorities in the English Indices of Deprivation 2019, which indicates that deprivation is not as a significant concern compared to other authorities. In Leicester and Leicestershire, the borough ranks as 6 out of 8, in front of Leicester and North-West Leicestershire only. Despite this, there are concentrations of relative deprivation in the borough, most notably in the urban areas such as Hinckley, but also pockets of the rural area, especially with regard to barriers to housing and services. This indicates that housing

²⁴ NOMIS, 2024. Employment and Unemployment

affordability and access to services is an issue for rural areas in the borough.

The Built and Natural Environment

- 4.31 The borough of Hinckley and Bosworth consists of many historical heritage sites of which some are famously known within Britain's history, such as the Bosworth Battlefield. There are also some Sites of Special Scientific Interest, including Burbage Woods and Aston Firs, Kendall's Meadow, Sheepy Fields, Botcheston Bog and the Ashby Canal, which traverses north via Hinckley through multiple rural villages in the borough, including into the Market Bosworth Marina as well as Groby Pool, the largest water body in the borough where 177 species have been recorded²⁵. The borough is also home to two nationally important forests, the National Forest in the north of the borough and Charnwood Forest in the north-east, which provide natural and semi-natural open spaces, green infrastructure and tourism opportunities to many.

Tourism Attractions

- 4.32 One notable tourist site within the borough is the Bosworth Battlefield Heritage Site and Country Park. This area reflects upon the nationally significant historic events during 1485 which saw King Richard III defeated marking the end of the War of the Roses. The true location of the Battlefield was finally determined in 2012. This area consists of guided walks around the fields to illustrate and understand the history here. The site also holds events throughout the year such as festivals, shows and exhibitions, suited for people of any age, including children and families²⁶.

²⁵ LROS, 2025. Groby Pool

²⁶ Bosworth Battlefield Org, 2025.



Figure 5: Image of Bosworth Battlefield Heritage Centre (Tourist Places, 2018)

- 4.33 Twycross Zoo is another significant attraction within the borough. Open 7 days a week, the conservation zoo, located off the A444 is an ideal attraction for any age group as well as larger group trips such as schools.



Figure 6: Image of life at Twycross Zoo

- 4.34 Mallory Park is a motor racing circuit, situated in the village of Kirkby Mallory, just off the A47, which opened in 1956. Today this facility has earned its reputation of 'the friendly circuit' used by many across the borough and the UK²⁷. Mallory Park is also the host of the popular annual family cycling event called the Mallory Mile which is part of the local celebrations for National Bike Week.

²⁷ Racing Circuits Info, 2025. Mallory Park.



Figure 7: Bird's-eye-view of Mallory Park, Kirby Mallory

- 4.35 Other attractions within the borough include the Battlefield Line Railway heritage line, Triumph Factory Visitor Experience, Tropical Birdland in Desford and Burbage Common and Woods. All these distinctive and valuable assets make the borough unique to residents and visitors, adding to the historical and cultural dynamic the borough offers.

5. Vision and Objectives

- 5.1 The vision and objectives are at the core of the Local Plan and build on the uniqueness of the borough set out in the Spatial Portrait. The vision and objectives are also shaped by the wider corporate priorities and strategies of the borough and have been developed through the previous consultations undertaken in the preparation of the Plan.
- 5.2 The Hinckley & Bosworth Corporate Plan 2024-2028 sets out the overarching vision for the Borough Council, reflecting national and local priorities and provides the focus for the Borough Council's service delivery. The Corporate Plan sets out a range of actions and priorities focused on three key themes:
- **People** - Helping people to stay healthy, active and in employment;
 - **Places** - Creating clean, sustainable and attractive places to live, visit and work in; and
 - **Prosperity** - Encouraging sustainable commercial economic and housing growth, as well as attracting businesses, improving skills and supporting regeneration.
- 5.3 These three themes broadly correlate to the three overarching objectives of sustainable development set out in the NPPF – social, environmental and economic sustainability. The spatial objectives have been developed with regard to the themes of the Corporate Plan.
- 5.4 The Rural Strategy for Hinckley & Bosworth 2024-2028²⁶ sets out the high-level priorities for the rural areas of the borough. The Strategy sets out eight priority themes, the majority of which can be influenced by planning. The themes of the Rural Strategy have helped shape the vision and objectives of the Local Plan.

The Plan Vision

- 5.5 The Local Plan Vision describes how the borough will change and develop over the plan period to 2045. It sets out how the Local Plan will shape the borough, and it is a collective positive vision for the future of the area.

The vision:

By 2045, Hinckley & Bosworth borough will be a flourishing, healthy and vibrant community where people want to live, work and enjoy. As a place of opportunity, it will be a thriving place supporting continual sustainable economic and housing growth. The borough will encourage inward investment and green growth to provide new jobs as well as more places to live and work and maximise our resident's potential through employment and skills support.

The borough will prioritise low-carbon, climate-resilient development and nature recovery. Growth will be shaped by principles of environmental sustainability, with a focus on reducing emissions, enhancing biodiversity and promoting nature-based solutions.

Development will be focused in the urban areas where it will be closest to key services, opportunities, key transport links and facilities, together with development of a new settlement, providing its own services, opportunities and sense of place. Hinckley Town Centre will be a welcoming and successful destination for retail, business, commercial services and leisure, with Burbage, Earl Shilton, Barwell and a new settlement providing services to meet the needs of their population.

Sustainable development will also be supported in rural communities with the release of well-located sites in our Key Rural Centres and Rural Villages, as shaped by the Local Plan and neighbourhood plans made by our communities.

All growth will respect the borough's important townscapes and natural landscapes, and the borough is a place where our historic and cultural assets will be respected for their intrinsic significance and for the positive benefits they can bring. The borough will have a cleaner and greener environment with sustainable development promoted through energy efficiency, waste reduction and biodiversity enhancements.

The Spatial Objectives - People, Places, Prosperity

- 5.6 To ensure this vision is achieved, the following Spatial Objectives, reflecting the themes of the Borough Council's Corporate Plan, and representing the social, environmental and economic issues of the borough have been identified. These objectives will frame the specific policies in the Local Plan and the objectives relevant to each policy are listed alongside each particular policy. The objectives will also set the monitoring framework to assess the effectiveness of the strategy, policies and objectives of the Local Plan.

- 5.7 To achieve sustainable development, the policies of the Local Plan have been prepared to meet our social, environmental and economic objectives. These objectives are interdependent, and the Local Plan should be read as a whole and in this context.

People – Social Objectives

1 Healthy Communities and Places

- i. To support and create strong, healthy and self-reliant urban and rural communities where the identities of existing settlements are respected. Communities have access to green spaces and nature, the social, recreational, sports and cultural facilities and services they need in their places, which in turn help them to thrive, grow sustainably and improve health, social and cultural wellbeing for all.
- ii. To ensure housing development is of an appropriate quality to support the health and wellbeing of residents.

2 Safe and Inclusive Communities

- i. To develop strong and safe communities by designing out crime, creating safe spaces and encouraging community involvement and positive interaction.
- ii. To improve life chances by providing fair access to resources and local employment opportunities.
- iii. To support development that meets the varied housing needs of the borough including affordable and other specialist types of housing.

3 Infrastructure

- i. To ensure that the future infrastructure needs of the borough's new and existing communities are properly assessed, planned for and delivered at the right time in the development process.

4 Tourism

- i. To support sustainable tourism and leisure developments within the borough, which respect the landscape and the local surroundings, support local communities and their economies.

5 Transport

- i. To promote a sustainable transport system which enables reliable access to homes, jobs services and facilities by a choice of sustainable transport modes, including active travel, and mitigates the impacts of new development on the highway network.

Places – Environmental Objectives

6 Natural Environment

- i. To conserve and enhance the natural environment, increase and protect biodiversity and deliver a network of green infrastructure that connect and contribute to the Local Nature Recovery Network.

7 Climate Change

- i. To mitigate climate change and reduce the effects of new development on air quality and carbon emissions by promoting a sustainable pattern of development, the use of sustainable materials, nature-based solutions, low carbon technologies, sustainable transport options, renewable energy and energy efficiency measures and the waste hierarchy (preventing, reducing, reusing and recycling waste).

8 Achieving Good Design

- i. To ensure that new development is designed to a good standard. Good design will help meet the borough's current and future needs and make a positive contribution to maintaining and enhancing local character, distinctiveness and an attractive environment.
- ii. Innovative design and construction methods will be supported.

9 Built Environment and Townscape

- i. To conserve and enhance the borough's archaeological and historical significance and the unique townscape character of the borough's towns and villages.

Prosperity – Economic Objectives

10 Positive Planning

- i. To take a positive and proactive approach to development proposals which accord with the policies of the Development Plan.

11 Land for Development

- i. To plan for suitable, sustainable, available, deliverable and well-located land to meet all identified development needs and maintain a balance between housing and employment.

12 Economic Growth and Resilience

- i. To ensure that suitable buildings, sites and quality infrastructure are provided, in accordance with sustainability considerations, to support strong economic growth, tourism,

agriculture and a varied local economy. These should provide flexibility and be able to adapt to changing economic needs.

13 Town and Village Centres

- i. To plan for the continued regeneration and the identification of opportunity sites in Hinckley Town Centre to accommodate a range of uses to support and expand its role as the borough's main retail, leisure and cultural centre.
- ii. To support, develop and maintain the vitality and viability, and in the case of Market Bosworth, its historic character, of all other identified retail centres within the borough.

6. General Development Principles

Sustainable Development

Policy REV01 Sustainable Development

Proposals that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no relevant policies, or policies are considered out-of-date, planning permission will be granted unless:

- a) Policies within the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusal; or
- b) Any adverse impacts arising from the development would significantly and demonstrably outweigh the benefits, when assessed against the policies within the National Planning Policy Framework as a whole

In applying this Policy, particular regard will be given to:

- Directing development to the most sustainable locations;
- Supporting climate mitigation and adaptation;
- Making effective use of land;
- Securing well-designed, inclusive and resilient places; and
- Enhancing biodiversity and natural capital.

- 6.1 Draft Policy REV01 is being consulted on again (previously SP01) as it has been updated to reflect the new National Planning Policy Framework (NPPF) and given its links to all strategic objectives of the Local Plan. The revisions also respond to comments made on the previous draft that was subject to consultation during Summer 2024.
- 6.2 The Policy sets out a clear presumption in favour of sustainable development. This should be seen as a golden thread running through both plan-making and decision-taking. This Local Plan has been prepared with the aim of delivering sustainable development within the borough, in accordance with national policy, ensuring that growth is balanced with environmental protection, social wellbeing and economic resilience.

- 6.3 Policy REV01 reflects Paragraph 11(d) of the NPPF 2024, which requires local planning authorities to approve development proposals that accord with an up-to-date development plan without delay. Where relevant policies are out-of-date or absent, this Policy ensures that planning decisions are made in favour of sustainable development unless specific national policies plainly indicate otherwise or the adverse impacts clearly outweigh the benefits.
- 6.4 When considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development that is contained in the NPPF.
- 6.5 This approach supports the delivery of homes, jobs, infrastructure and services in a way that responds to climate change, enhances biodiversity, promotes good design and directs development to the most sustainable locations. It also provides clarity and certainty for applicants, the borough's communities, and decision-makers, reinforcing the plan-led system and enabling proactive, positive planning.
- 6.6 The Council will monitor the effectiveness of this policy through its Authority Monitoring Report (AMR), including the rate of housing delivery, the location of new development, and the extent to which proposals contribute to the objectives of sustainable development.

Further Information: Policy REV01 Sustainable Development

What evidence has informed the Policy?

The Policy seeks to achieve sustainable development in accordance with the NPPF.

Sustainable development is central to the purpose of planning.

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy REV01 (previously SP01) replaces Policy DM1 in the Local Plan 2006-2026.

Settlement Hierarchy Methodology Review

- 6.7 As part of the preparation of the Local Plan, we are undertaking a review of the settlement hierarchy methodology to check it is still suitable, effective and capable of fulfilling its intended function. This is the framework used to classify towns, villages and other settlements based

on their role, function and ability to accommodate growth. The settlement hierarchy plays a vital role in shaping where development should be focused across the borough over the plan period. It helps to guide where development should be focussed to support sustainable communities to continue to thrive and make efficient use of infrastructure. The NPPF (2024) has nothing to suggest that the spatial roles of settlements in the borough should be modified.

- 6.8 The consultation at this stage is solely focused on the methodology behind the hierarchy - how we assess and categorise settlements, the criteria we use (such as access to services, infrastructure, transport and employment), and whether that approach remains fit for purpose and is aligned with our proposed development strategy. Individual settlement positions or rankings will be confirmed within the next stage of the Plan and will be subject to consultation at that time.
- 6.9 The settlement hierarchy directly influences how and where housing, employment, community services and infrastructure are planned. It was last reviewed to inform the Local Plan in 2021, and its current recommendations have informed the proposed development sites and overall development strategy to date. However, it was considered that a lot has changed since 2021, and an update was required to ensure we are still planning appropriately. Also, by participating in this consultation we can ensure that up to date local knowledge and perspectives contribute to our evidence underpinning the settlement hierarchy that we confirm.
- 6.10 We are therefore now seeking views from residents, community groups, businesses, parish councils, developers and other stakeholders to ensure our approach is robust and reflective of local circumstances. Responses to this consultation will help us to ensure a sound evidence base, so that future growth is directed to the most sustainable and appropriate locations.
- 6.11 Following this consultation, we will review feedback and consider any necessary changes to the settlement hierarchy methodology. We will then apply the methodology to re-assess all settlements across the borough and make any appropriate changes to settlement tiers in the hierarchy if necessary. The resulting revised settlement hierarchy will be published as part of the next draft of the Local Plan, at Regulation 19 pre-submission stage.
- 6.12 One particular matter for consideration is whether a Settlement Hierarchy Policy is required. The Settlement Hierarchy provides a clear sequential approach to the selection of locations for sustainable development through the life of the Local Plan. By clearly defining the role and capacity for growth of each settlement, the hierarchy provides a robust framework for assessing the sustainability of settlements in planning applications. It ensures that decisions are consistent with the Local Plan's spatial strategy, helps to resist speculative development in less sustainable or suitable locations and ensures that decision-making is genuinely plan-

led. A settlement hierarchy policy would also protect rural character, enhance infrastructure planning and prioritise upgrades, and provide clarity and transparency to applicants on where development would be considered appropriate.

- 6.13 However, previously the Hinckley & Bosworth Local Plan has not included a settlement hierarchy policy and instead adopted policies for specific settlements or the tiers of the hierarchy (Core Strategy policies 1-4, 7, 8, and 10-13). It is considered that having no settlement hierarchy, and therefore no judgement on the scale of appropriate development for settlements, would not be reasonable as it could lead to unsustainable levels of development taking place in areas that are not served well by services, facilities or public transport, and could have harmful impacts on the countryside or rural setting of a settlement.
- 6.14 In addition, we are also considering whether a new tier should be introduced in between Urban/Town Centres and Key Rural Centres, to showcase the larger rural but service-rich settlements, and whether the Rural Villages tier should be split to indicate the differences between the larger villages and the smaller villages. Also, it is considered that a new tier of Countryside-based settlements should be introduced as the lowest tier to capture the small settlements that haven't previously been captured or given status in previous Local Plans.
- 6.15 Overall, we are seeking views as to whether the Local Plan should include a specific settlement hierarchy policy, and whether we should introduce new/split tiers, and the reasons as to why these would be appropriate and/or helpful, both to support the allocation of sites in the Local Plan and for decision-making for the duration of the plan period.
- 6.16 See supporting document Settlement Hierarchy Methodology Paper (October 2025) for more information.

Site Selection Paper

- 6.17 Included in this consultation is a paper detailing the stages of the site selection process, our progress so far and what is still to come.
- 6.18 Site selection is a critical component of the Local Plan process, ensuring that land is allocated in a way that meets strategic objectives, supports sustainable development, and aligns with national and local policy frameworks. The aim is to identify sites that can deliver housing, employment, infrastructure, and community needs while balancing environmental, social, and economic considerations.
- 6.19 Effective site selection involves assessing a wide range of factors including availability, suitability, deliverability, and viability. It also requires engagement with stakeholders, including landowners, developers, infrastructure providers, and the public.

- 6.20 The methodology for site selection typically follows a structured and transparent process, outlined in the Site Selection Paper supporting this Regulation 18 draft plan consultation.
- 6.21 The paper outlines the progress so far, including call for sites exercises, the Strategic Housing and Economic Land Availability Assessment (SHELAA) process, the evidence gathering requirements, the site sifting process, infrastructure, viability and deliverability testing, and ultimately how the Sustainability Appraisal plays a key role in the Local Plan being the most sustainable plan it can be.
- 6.22 The Site Selection Paper will be built on as we go through the process, and will be available again at Regulation 19 in 2026 to showcase the full process sites have been through to deliver a sustainable plan.

Settlement Boundary Methodology Review Paper

- 6.23 As part of preparing the Local Plan, we are also consulting on a proposed methodology for reviewing settlement boundaries across the borough. The role of the settlement boundary (also known referred to as a village envelope or limit to development) is to delineate the built extent of a settlement (where development is generally more acceptable) and distinguish it from the surrounding countryside where stricter planning policies usually apply. This spatial definition is fundamental for the application of countryside and settlement separation policies in the Local Plan.
- 6.24 The last full review of settlement boundaries in Hinckley and Bosworth was carried out in 2013 based on a set of principles established through the Settlement Boundary Topic Paper (2013) which informed the Site Allocations and Development Management Policies DPD (2016). Since then, many changes have occurred, including new housing and employment developments, changes in national policy, adoption of neighbourhood plans and updated evidence about housing and other land use needs. It is important that we now revisit how we define settlement boundaries to make sure the approach is fair, consistent and fit for purpose, as well as ensuring boundaries are drawn accurately within the Local Plan maps. A settlement boundary review is thus an essential part of evidence-based plan-making. It helps to provide clarity and consistency in defining the spatial extent of an area's settlements.
- 6.25 The Borough Council wish to seek views on the proposed methodology and principles for defining settlement boundaries. The methodology paper sets out the existing principles, provides a consistency analysis with the NPPF 2024 and proposed changes to the principles, where identified by this analysis. The methodology paper also includes a section on neighbourhood plans as they can often include settlement boundary designations that reflect

locally determined principles. The paper puts forward a proposed approach for taking neighbourhood plans into account to ensure consistency and alignment.

6.26 Having clear and up-to-date settlement boundaries helps to:

- Provide clarity for communities, developers and decision makers;
- Support sustainable growth in the right places;
- Protect the countryside from inappropriate development; and
- Ensure the Local Plan is based on sound evidence and national policy.

Safeguarding Development Potential

6.27 As the Local Plan is in the process of being prepared, there are a number of ongoing discussions which are taking place with partners; in particular around highway infrastructure which the Borough Council wish to acknowledge at this stage. These possible projects have the potential to significantly benefit the current and future development of the borough, in particular around the A5 and the Hinckley main urban area. It is important therefore for the long-term planning of the borough and beyond, that these opportunities are acknowledged and supported as best as they can be at this stage of the Local Plan process. The aim of this Policy is therefore to ensure that permission is not granted for development which could prejudice such schemes from coming forward.

6.28 As such projects progress and become more certain, they will be included as specific infrastructure requirements and will form part of the Infrastructure Delivery Plan (IDP).

Policy NEW01: Safeguarding Development Potential**Policy NEW01: Safeguarding Development Potential**

Planning permission will not be granted for development which would prejudice:

- i. the delivery of key infrastructure required to support the current and future development in the borough, including flood alleviation schemes and other strategic infrastructure; or
- ii. the ability of other land to come forward for development where it is necessary to meet identified development needs of the borough or the long-term spatial strategy of the borough; or
- iii. the comprehensive development of proposed development sites, including those identified in this Local Plan or emerging neighbourhood plans.

6.29 Granting planning permission for development has the potential to hinder development sites and/or any adjoining land from delivering other schemes that may be required during the plan period or beyond. This Policy therefore seeks to ensure that development proposals do not compromise the delivery of essential infrastructure. For example, granting permission for a residential scheme could obstruct the delivery of key infrastructure such as flood alleviation schemes, transport networks and utilities. It also safeguards the strategic planning of the borough by protecting the development potential of adjacent or related sites (i.e. it could limit opportunities for well-balanced mixed-use developments) and promote comprehensive, coordinated development. As a result, such development may undermine the comprehensive planning of the wider area and conflict with the efficient use of land and resources.

6.30 During the life of the Local Plan there is the potential that two schemes could come forward which would be of significant infrastructure benefit to the borough and the wider area. These are:

- a) the Nuneaton Parkway Station; and
- b) the potential Hinckley western link road.

6.31 The Nuneaton Parkway Station is identified in the Warwickshire Rail Strategy (2019–2034) and whilst the development predominantly lies in the Rugby Borough Council administrative area, it relies on land in both Nuneaton and Bedworth and Hinckley and Bosworth Borough Council administrative areas to be fully realised.

6.32 The extent of land recommended by Warwickshire County Council to be safeguarded for the

Neaton Parkway Station across all relevant local plans, to accommodate location refinement and enable suitable access provision from the A5, is shown in Figure 8 below.



Figure 8: Extent of land required for safeguarding of Nuneaton Parkway (Warwickshire County Council)

- 6.33 The potential Hinckley western link road lies predominantly within the borough of Hinckley and Bosworth (although there is a small area that falls within adjacent Nuneaton and Bedworth borough along the A5) and is at a very early stage in its initial development. A report on the matter is presented at the Leicestershire County Council Cabinet Meeting on 12 September 2025. The broad area relating to the proposed Hinckley western link road is shown in Figure 9 overleaf.

Illustrative Broad Area of Proposed Hinckley Western Link Road

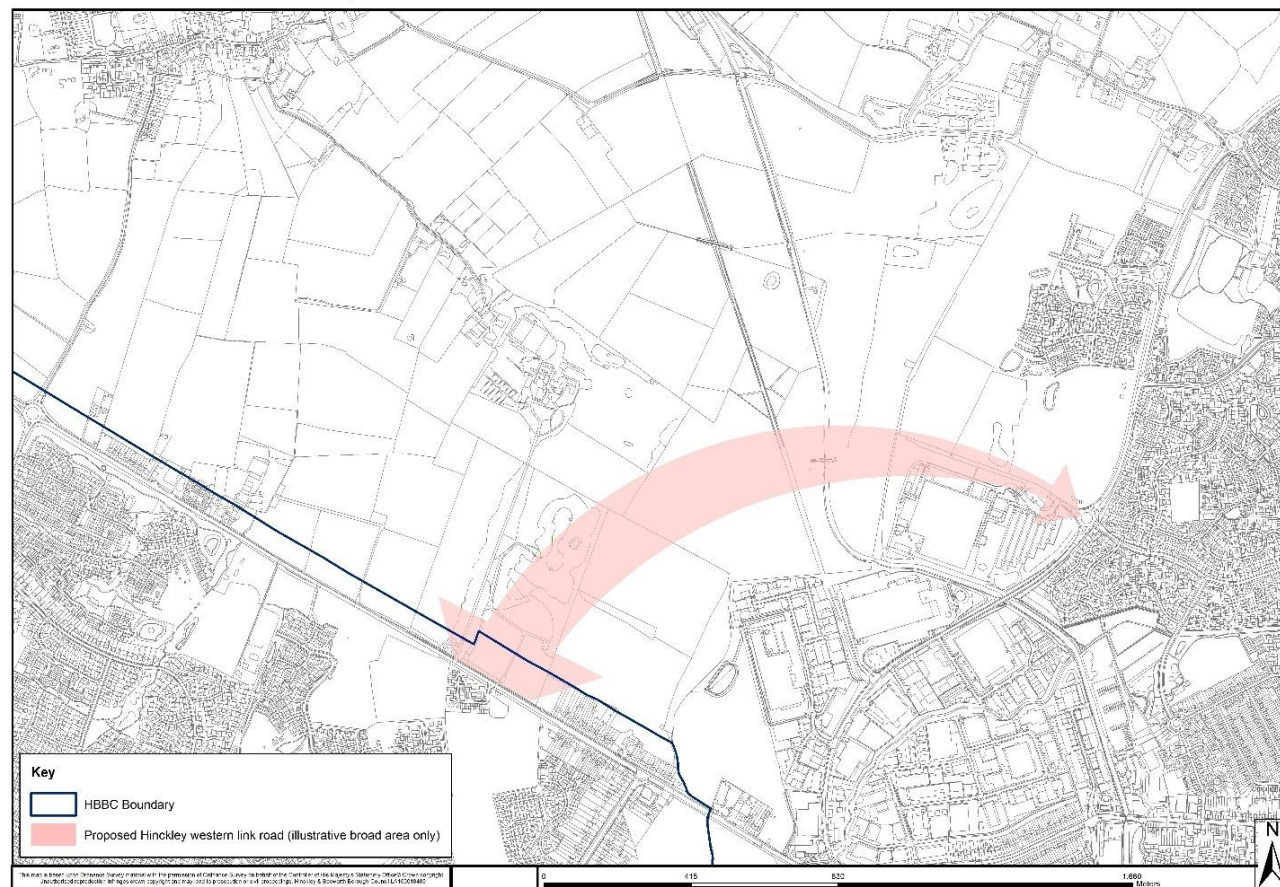


Figure 9: Broad area relating to proposed Hinckley western link road

Further Information: Policy NEW01: Safeguarding Development Potential

What evidence has informed the Policy?

Warwickshire Rail Strategy (2019–2034)

Leicestershire County Council Cabinet Meeting Agenda item 11:A5 Concept Link (12 September 2025)

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Transport 5(i)

Further Information: Policy NEW01: Safeguarding Development Potential

Places – Environmental Objectives

Climate Change 7(i)

Achieving Good design 8(i)

Prosperity – Economic Objectives

Positive Planning 10(i)

Economic Growth and Resilience 12(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

New Policy for the Local Plan 2024-2045.

7. Spatial Strategy

Development Strategy

7.1 Many of the comments that were received during the previous round of consultation on the Regulation 18 draft Plan in 2024 set out that draft Policy SP02: Development Strategy was difficult to navigate and did not provide sufficient clarity for planned development over the plan period. Coupled with the changes to the NPPF from December 2024, the resulting changes to the Standard Method (SM) for assessing Local Housing Need (LHN) and the revision to the Local Plan period (2024–2045), the Borough Council have re-considered the approach to Policy SP02. Instead, we propose a suite of separate policies in relation to the development strategy, as follows:

- i. Policy NEW02: Provision of Overall Development;
- ii. Policy NEW03: Housing Development Sites; and
- iii. Policy NEW04: Employment Development Sites.

7.2 Policy NEW03: Housing Development Sites and Policy NEW04: Employment Development Sites, at present, only include the additional development sites that have been identified to meet the increased housing need and employment need since the 2024 Regulation 18 Local Plan consultation. It is important to note that, in accordance with the approach adopted in this specific consultation, previously identified proposed housing and employment sites are not replicated here and we are not inviting further comment on those. The final list of identified housing and employment allocations will be set out in the Regulation 19 pre-submission version of the Local Plan in Spring 2026 (as set out in paragraph 1.5).

Provision of Overall Development

Policy NEW02: Provision of Overall Development

The following level of housing and employment development is planned over the period 2024-2045:

- a) provision for 15,603 new homes (743 dwellings per annum), including meeting a proportion of Leicester City's unmet housing need.

For employment land, the council will support the delivery of employment land to meet the borough's identified needs over the plan period. A figure in excess of 110 hectares of employment land will be allocated through this Local Plan, subject to refinement based on the latest monitoring data of commitments and completions, update of the Employment Land and Premises Study and

Policy NEW02: Provision of Overall Development

completion of the Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study.

Additional sites identified as having appropriate development potential that could assist in meeting identified needs will be proposed in this Local Plan.

Employment development will be allocated in sustainable locations that:

- Supports the Borough Council's economic growth objectives;
- Are accessible by a range of sustainable transport modes;
- Minimise or appropriately mitigate environmental impacts; and
- Complement existing employment areas and infrastructure.

Proposals for employment development on non-allocated sites will be supported where they can:

- Demonstrate a clear economic benefit;
- Are compatible with or do not adversely impact surrounding uses; and
- Do not undermine the delivery of allocated sites.

Meeting the Housing Requirement

- 7.3 The first step in the process of assessing housing need is through the Standard Method, as set out in National Planning Practice Guidance (PPG). When the NPPF was updated in 2024, the Standard Method (SM) was also revised. The revised SM calculation incorporates a baseline of local housing stock and is then adjusted to reflect local housing affordability pressures to identify the minimum number of homes expected to be planned for. The current Local Housing Need (LHN) for Hinckley and Bosworth to 663 dwellings per annum (dpa).
- 7.4 Government guidance sets out that the SM should be considered as the starting point for establishing a housing requirement for the Local Plan. We have considered whether there are any other circumstances which mean the borough should be planning for a number of houses above that established through the SM. We do not anticipate that there are specific economic circumstances present in the borough that would require increasing the supply of new homes at this stage. We have also considered whether the LHN figure should be revised to take account of the need for affordable housing. Providing new affordable housing is important in the borough. However, our evidence indicates there is no specific need to consider a housing

requirement greater than the LHN figure in order to enable the delivery of more affordable housing. This is because affordable housing need is already accounted for in the LHN. LHN measures the total number of new households that will form, including those in need of affordable housing. There is therefore no additional affordable need above and beyond the already identified LHN. In addition, many households with a need for affordable housing will already be living in housing and so providing an affordable housing option will release another home, meaning there is no overall net increase in need.

- 7.5 Hinckley & Bosworth is part of the Leicester and Leicestershire Housing Market Area (HMA). The City of Leicester has declared an un-met housing and employment need which has been quantified in the Housing and Economic Needs Assessment (HENA June 2022). The Borough Council has actively engaged with partners in the Housing Market Area to accommodate this need in the most sustainable way. A Statement of Common Ground (SoCG) has been prepared between the relevant partners which sets out the process by which unmet need will be distributed across the HMA to 2036.
- 7.6 Hinckley & Bosworth signed the SoCG on the 30 January 2024 and as a result, the Regulation 18 Local Plan consultation 2024 set out a requirement for 660 dwellings per annum over the previous plan period (2020–2041). This resulted in an overall requirement of 13,826 dwellings for the borough.
- 7.7 Whilst the 2024 NPPF and NPPG publication (663 dpa) only results in a very minor increase in the overall housing need compared to the 2024 Regulation 18 consultation requirement (660 dpa), work is currently underway to update the housing aspect of the Leicester and Leicestershire Housing and Economic Needs Assessment (HENA) as a number of the neighbouring authority partners are having to make provision for housing requirements in their local plans beyond the 2036 period. Leicester City's SM figure was also updated as part of the 2024 NPPF and NPPG publication (as well as the Borough Council).
- 7.8 Table 2 below sets out the updated housing requirement for the plan period based on the emerging draft HENA. It also includes the provision of a 5% buffer as required under paragraph 78a) of the NPPF (2024), along with the resultant requirement for allocations over the plan period minus the current supply. In addition, Table 2 also identifies the number of dwellings that could deliver in the previous plan period from those allocations which were included in the 2024 Regulation 18 Plan consultation, along with the resultant shortfall due to the increase in the overall housing requirement and revised plan period.

Table 2: Hinckley & Bosworth housing requirement and supply (2024-2045)

Hinckley & Bosworth Local Plan Housing Requirement and Supply (2024–2045)		
A	Housing requirement per annum (including <u>estimated proportion of unmet need from emerging HENA</u>)	708
B	5% buffer (per annum) as required by paragraph 78a of the NPPF (2024)	35
C	Housing requirement per annum+ buffer (A+B)	743
D	Plan period requirement (C x 21 years)	15,603
E	Existing Supply: <i>Completions (as of 1st April 2024) (to be confirmed)²⁸</i> <i>Commitments (small and large sites with planning permission as of 1st April 2024) (2,560)</i>	2,560
F	Small site windfall allowance (87 dpa x 16, applied from 2029–2045)	1,392
G	Sites allocated in made neighbourhood plans (without permission)	57
H	Total supply (E+F+G)	4,009
I	Required allocations (D-H)	11,594
J	Sites already identified in draft Policy SP02 (2024) (under the previous plan period to 2041), comprising: <i>Strategic Sites (sites of 500+ homes) including new settlements (6,631)</i> <i>Non-strategic major sites (between 101–499 homes) (1,253)</i>	7,884
K	Shortfall to find under new housing requirement and the new plan period to 2045 (I–J)	3,710

7.9 The existing housing supply is made up of completions and commitments (i.e. small and large sites with planning permission, including sites subject to S106). Table 2 does not however include a figure for completions as the 2024 – 2025 housing land monitoring report is still in the

²⁸ The 2024 – 2025 residential land availability monitoring report is in the process of being completed therefore it has not been possible to include this information in table 2 at this stage. The figures for the commitments are taken from the 5 year housing land availability report which form part of the current suite of consultation documents.

process of being finalised. This table will be updated with the most up to date information for the next stage of local plan consultation.

- 7.10 In addition to the existing supply the housing requirement also includes an allowance for small site (up to 10 dwellings) windfall contributions (as per the 2024 Regulation 18 consultation) and sites allocated in made neighbourhood plans.
- 7.11 Our own evidence shows that small sites make an important contribution to housing supply in the borough. This may include small scale conversions of existing buildings not currently in residential use such as agricultural buildings or former factory buildings, infill development and other development which makes sustainable use of vacant or underused land and buildings in the borough. Approximately 87 dwellings per annum are supplied on such small sites in the borough. As the Regulation 18 Local Plan does not look to allocate new housing on small sites it is right to include an allowance for this based on our robust and strong evidence on the supply of small sites²⁹.
- 7.12 Once the existing supply is taken from the LHN, the resulting requirement for allocations to 2045 is 11,594 dwellings. Previous draft Policy SP02 already sets out proposals to meet 7,884 dwellings up to 2041 (previous plan period) through proposed allocations, as previously identified during the 2024 Regulation 18 consultation. There is therefore a need to find further sites to meet the identified shortfall of at least 3,710 dwellings up to 2045.
- 7.13 The Borough Council have identified further, potential housing site allocations in Policy NEW03 and as shown in Appendix 3. Combined, these sites have the potential to deliver an estimated 4,191 dwellings over the new plan period up to 2045. Whilst this is a potential oversupply, the Council feel that this is required at this time in order to address the following:
- a) There is a risk that some of the strategic site allocations already identified in the 2024 Regulation 18 consultation may not deliver in the manner initially anticipated or may fall away based on the completed evidence base or other reasons;
 - b) Not all sites will deliver the total number of units over the plan period. Some of the strategic sites may only deliver a proportion of the identified total number of units up to 2045 which means that there is a requirement to ensure that there is a continuous supply of deliverable sites over the duration of the plan (there is a separate supporting paper which identifies a housing trajectory for the additional sites identified in Appendix 3, as well as those already

²⁹ Windfall Study – 1 April 2021 - https://www.hinckley-bosworth.gov.uk/downloads/file/7460/windfall_study_april_2021⁶

identified in the 2024 Regulation 18 consultation); and

- c) There is a need to ensure a range and choice of sites (including small and medium sized sites, as well as those for self-build), in the most sustainable and deliverable locations over the plan period, including identifying land to accommodate at least 10% of housing allocations on sites no larger than 1ha³⁰ and that there is a supply of readily available sites in years 0-5 of the Local Plan.

Meeting the Employment Requirement

7.14 Evidence from the Employment Land and Premises Study (ELPS, 2024) indicates that the borough has a sufficient supply of general employment land (category B2 use class, general industrial and non-strategic B8 use class, warehousing and distribution) to meet the needs up to 2041.

7.15 However, given that the base date of the plan has changed from the 2024 Regulation 18 consultation, and now extends to 2045, it has been necessary to review the findings of the ELPS (2024). Consultants are in the process of reviewing the econometric forecasting models to cover the revised plan period to provide an updated evidenced employment land requirement position for the Local Plan.

7.16 As well as this shift in the Plan base date, the refused development consent for the Hinckley National Rail Freight Interchange (HNRFI) application has provided clarity around some of the modelling scenarios previously undertaken and work is nearing completion on the Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study.

7.17 As part of the Regulation 18 Plan consultation in 2024, a further Call for Sites exercise was undertaken specific to employment land. This was because emerging evidence was suggesting that the council would need to identify further land for general and B8 employment land (for proposals over 9,000 sq. m) to meet expected needs that were indicated from emerging draft evidence and due to the Plan period changing to a 2045 end date. This process saw the submission of several sites that had the potential to be allocated to meet a range of employment needs. Although the quantum of land needed and to serve what type of employment had not yet been quantified, the decision has been taken to publish these sites to seek views on their potential to be future employment land allocations in the Regulation 19 version of the Plan.

7.18 This employment land requirement is based on the figure previously consulted on in the

³⁰ Paragraph 73a) NPPF, 2024 [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/policies/national-planning-policy-framework)

summer 2024 Regulation 18 Plan and was based on the evidence available at that time. However, monitoring data for completions in the latest year is not yet available. Once published, this data will be used to update the employment land supply position and inform the final allocations and their delivery timescales. This approach ensures that the Local Plan remains responsive to up-to-date evidence while providing a clear framework for supporting economic development across the borough.

- 7.19 The Borough Council are aware that there may be a significant requirement in the borough for strategic B8 land over the plan period as a result of the emerging evidence. Further additional sites are therefore identified in Appendix 3 which could help meet this need, as well as any potential additional requirements that may result from the update to the ELR.

Further Information: Policy NEW02: Provision of Overall Development

What evidence has informed the Policy?

Emerging Leicester and Leicestershire Housing and Economic Needs Assessment (HENA), 2025

Hinckley & Bosworth Brough Council Employment Land Review (ELR), 2024

Emerging Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study

Residential Land Availability Monitoring report 2024-2025

Employment Land Availability Monitoring report 2024-2025

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This Policy is new for the Local Plan (2024-2045)

Housing Development Sites

- 7.20 The supporting text to Policy NEW02: Provision of Overall Development above identifies a revised requirement for the provision of 15,603 homes within the borough from 2024–2045. This is as a result of the emerging draft HENA evidence (which uses the most up to date Standard Method housing figures and a proportion of the un-met housing need from Leicester City) plus a 5% buffer. As previously stated, this is an estimate informed by the draft emerging HENA until the final figure is agreed amongst the Leicester and Leicestershire partners through the duty-to-cooperate and a new Statement of Common Ground.
- 7.21 A significant proportion of the resulting housing allocations have already been identified and consulted upon as part of the 2024 Regulation 18 consultation (see Policy SP02). The allocations in that Policy amount to 7,884 dwellings.
- 7.22 The most recent requirement for allocations under the emerging HENA evidence is set out in Table 2 and amounts to 11,594. For the reasons set out, a list of further proposed site allocations are identified in Policy NEW03: Housing Development Sites below. The site address and corresponding Strategic Housing and Economic Land Availability Assessment (SHELAA) reference is also identified for each site, and this corresponds to the site maps that are provided in Appendix 3.
- 7.23 For the purpose of continuity, the same classification of sites as previously identified in draft Policy SP02 (2024) is also used in this consultation document, which for ease of reference comprise:
- a) Strategic Sites: sites of 500 new homes or more, including mixed-use new settlements;
 - b) Non-strategic major development sites: sites of between 101–499 homes; and
 - c) Small non-strategic development sites: sites of between 11-100 homes.
- 7.24 In due course, the final list of identified site allocations will be refined, alongside those already identified in Policy SP02 (2024 Regulation 18 consultation) and will be published as part of the Regulation 19 Plan. As part of this consultation, the Borough Council are also inviting comments on the summary of the site selection process which will be finalised and published alongside the Regulation 19 Local Plan.
- 7.25 It's worth noting that at the time of drafting Policy NEW03 Housing Development Sites below, some of the proposed and potential site allocations identified are pending the outcome of planning applications. These sites are marked with an * within the Policy.

Policy NEW03: Housing Development Sites

a) Strategic Sites and New Settlements:

- i. Land South of the A47, Earl Shilton (LPR216): 513 homes
- ii. Land South of Desford, Desford (LPR151A): 500 homes
- iii. New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 - in part, HBBC only): minimum of 7500 homes (2,250 within the Plan period)

b) Non-strategic major development sites

- i. Land South of Sacheverell Way, Groby (LPR146 A & B): 170 homes

c) Small non-strategic development sites:

- i. Land South of New Barn Farm, Kirkby Road, Barwell (LPR185): 60 homes*
- ii. Land West of Station Road, Bagworth (LPR221): 46 homes
- iii. Land off Barns Way and North of Leicester Lane, Desford (LPR86): 94 homes
- iv. Land South of London Road and West of Ratby Lane (Parcel B), Markfield (LPR94 B): up to 95 homes
- v. Land South of Arnolds Crescent, Newbold Verdon (LPR190): 135 homes*
- vi. Land North West of Old Farm Lane and South of Bosworth Lane, Newbold Verdon (LPR207): 200 homes*
- vii. Land Between the A5 and Northwood Farm, Wood Lane, Higham on the Hill (LPR181): 70 homes
- viii. Land off Oakfield Way and Meadow Close, Sheepy Magna (AS519): 58 homes

7.26 Three potential strategic sites, including a new settlement are identified in part a) of this Policy. These sites amount to 8,513 new homes (note not all of these new homes would be delivered within the plan period) and would play a significant part in supporting the overall vision, aims and objectives of the Local Plan strategy. It is envisaged that these sites are of a scale that would require their own strategic development policy in the Regulation 19 Local Plan, setting out in detail the design code, key master planning principles and considerations, along with

infrastructure requirements necessary to deliver the sites over the lifetime of the Local Plan and beyond.

- 7.27 The new settlement option - Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 – in part, HBBC only) - is a residential led mixed-use new settlement comprising three connected villages. The site is proposed for a minimum of 7,500 homes (2,250 to be delivered in the plan period) and 19ha of employment land, as well as facilities for primary and secondary education, sports, leisure and community facilities, district and local centres and open space.
- 7.28 Site LPR216 adjoins an already proposed strategic site allocation under Policy SP02 (2024) in Earl Shilton (LPR200). This additional site would provide an opportunity to increase the capacity to deliver a slightly larger comprehensively planned and strategic site proposal (2513 total dwellings).
- 7.29 The strategic site in Desford (LPR151 A) presents an opportunity to provide a site which has the potential to address a number of the issues identified with infrastructure capacity constraints in the settlement. This includes the provision of a new GP surgery, sports pitch provision and highway improvements.
- 7.30 In relation to the non-strategic major development sites, part b) of the Policy, only one additional site has been identified, which has the potential to deliver up to 170 dwellings in Groby (LPR146 A & B). LPR146 A would include all of the built form, whereas LPR146 B would include no built form and is included as an opportunity to provide an area of naturalistic parkland to the west of the site and could also accommodate SUDS, biodiversity enhancements and provide recreation benefits.
- 7.31 Part c) of the Policy sets out eight small, non-strategic development sites with the potential to deliver 759 dwellings over the plan period. Some of these sites are currently pending planning applications or appeals (those marked with an *) and as such, have the potential to be determined as work progresses on the Local Plan. Any sites identified which are granted permission in the interim will be captured in the relevant residential land availability monitoring report and identified as part of the supply accordingly (and removed from the list of potential allocations).
- 7.32 It is quite common at this stage of the plan preparation process, especially in authorities where there is no up-to-date Local Plan, for potential site allocations to be twin tracked with a planning application. There are many reasons why this is done but ultimately it helps to provide certainty to communities about where potential development sites are proposed. Additionally, such sites also help contribute to the maintenance of a five-year housing land supply, which is crucial when

a Plan has a strategy which relies on large, strategic scale sites to deliver on the identified housing numbers.

- 7.33 The Borough Council will continue to work with neighbourhood planning groups to bring sites forward in their neighbourhood development plans, including those which are in made neighbourhood plans, but which remain undeveloped.

Further Information: Policy NEW03: Housing Allocations

What evidence has informed the Policy?

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This Policy is new for the Local Plan (2024-2045)

Employment Development Sites

- 7.34 The sites identified in Policy NEW04, which include new employment allocations and a future Direction for Growth below, amount to circa 170 ha. These sites are included as additional potential proposals to help meet the emerging identified need for general employment and strategic B8 land uses over the plan period. These sites would, if required, be included (along with those already consulted upon as part of the 2024 Regulation 18 consultation) in the next Regulation 19 version of the Local Plan.

Policy NEW04: Employment Development Sites

The following sites have been identified with the potential to assist in meeting the borough's identified employment development needs once this need is quantified through emerging evidence and monitoring at the next Regulation 19 Local Plan stage:

- i. Land at Start Farm, Burbage (LPR241): 7.1 ha
- ii. Land East of Hinckley Park, Burbage (LPR259): 35.82 ha
- iii. Land South of Soar Brook, Burbage (LPR16 A): 117.38 ha
- iv. New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 - In Part, HBBC Only): 7 ha (in Plan period, 19ha in total)

A further 'Direction for Growth' for future employment development has been identified at:

- Land North of Glenfield, Groby (Parcel A) (LPR134 A): 10.64 ha

- 7.35 Details about the above sites are as follows:

- i. Land at Start Farm, Burbage (LPR241): This is a 7.1 ha site that has the potential to provide a range of employment uses on site, delivering in the range of 23,543m² of new employment floorspace to meet local needs (non-strategic employment) during the Plan period. The site is bounded by Junction 1 of the M69 southbound slip road to the north and west, Watling Street (A5) to the south and is adjacent to the neighbouring Leonardo Hotel and IM Properties Hinckley Park development to the east. The site has an existing farm access off Watling Street at the southwest of the site although this would likely not be adequate for the proposed use. The site has the potential to be accessed direct from the A5 if an arrangement can be entered into with the Leonardo Hotel owners to share and enhance their access.

- ii. Land East of Hinckley Park, Burbage (LPR259): This site of 35.82 ha lies directly adjacent to the existing Hinckley Park Strategic Employment Site off the A5. This site would act as an extension to Hinckley Park for further strategic distribution and warehousing development and would utilise the existing Hinckley Park roundabout for access. Given the existing access, the potential is for this site to delivery early on in the plan period, with Land South of Soar Brook (LPR16 A) below as a second phase given the infrastructure upgrades likely required.
- iii. Land South of Soar Brook, Burbage (LPR16 A): This site of 117.38 ha is proposed as a further expansion of the strategic employment uses in this area. The potential is for the site to deliver as a second phase of the above site (LPR259). Development of this site would encompass a significant retention of green spaces (including buffers lining the northern and eastern boundaries) and development of amenity areas with public access. The development of this site would likely require the upgrading and enhancement of the Lutterworth Road/A5 Junction to accommodate growth and a new site access in this area.
- iv. New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 – In Part, HBBC Only): Norton Heath is a new settlement proposal in the north-west of the borough adjacent to Norton Juxta Twycross and close to Twycross Zoo. The proposal would see the development of three connected villages. The site lies predominantly within Hinckley and Bosworth borough but also extends across the borough boundary into North West Leicestershire. Employment land is planned to be developed across the Norton Heath new settlement, of which 7 ha are proposed within the Hinckley and Bosworth administrative area (an additional 12 ha would be within North West Leicestershire administrative area).
- v. Future Direction for Employment Growth: Land North of Glenfield, Groby (Parcel A): (LPR134 A): This site within Hinckley and Bosworth (10.64 ha) forms part of a broader parcel of land promoted partly within Blaby District Council administrative area (circa 16.61 ha). The site lies to the north of Mill Lane Road, off Kirby Road Glenfield, in Blaby district to the rear of the existing industrial units on Mill Lane, Glenfield. The parcel within Hinckley and Bosworth is to the north of the overall site and south of the Leicester Western Bypass. Access to the site within the Hinckley & Bosworth administrative area (LPR134 A) could only be achieved if the parcel within in Blaby District is to be allocated in their Local Plan Review. Therefore, at this stage the site is being considered as a potential Future Direction for Growth that could be available, suitable and achievable for future employment development if the broader parcel of land on the other side of the borough boundary is to be allocated by Blaby District Council.

- 7.36 There are also a number of existing employment areas in the borough which already meet the needs for a range of employment opportunities. These sites need to be protected for such purposes going forward and further detail will be set out in due course in the Regulation 19 version of the Local Plan.

Further Information: NEW04: Employment Development Sites

What evidence has informed the Policy?

Hinckley & Bosworth Brough Council Employment Land Review (ELR), 2024

Emerging Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study

Employment Land Availability Monitoring Report 2024-2025

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Save and Inclusive Communities 2(ii)

Infrastructure 3(i)

Transport 5(i)

Places – Environmental Objectives

Climate Change 7(i)

Achieving Good Design 8(i) & (ii)

Prosperity – Economic Objectives

Positive Planning 10(i)

Land for Development 11(i)

Economic Growth and Resilience 12(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy DM20 Provision of Employment Sites - Site Allocation and Development Management DPD

8. Healthy Place Making

Hot Food Takeaways and Fast-Food Outlets

- 8.1 This Policy has arisen both as a result of the publication of the NPPF (2024) and the Hinckley & Bosworth Health Impact Assessment (HIA) (2024) which recommended changes to Policy SP11 to include restrictions around hot food takeaways. Policy SP11 does not form part of this current consultation, however the Borough Council wishes to include this new hot food takeaway policy to provide further clarity around the locally specific circumstances which support the restrictions to hot food takeaways and fast-food outlets that were introduced in Paragraph 97 of the NPPF (2024)³¹:

“Local planning authorities should refuse applications for hot food takeaways and fast-food outlets:

- a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or*
- b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour.”*

- 8.2 A hot food takeaway is defined as a business that is primarily focussed on food being made to be consumed mostly off the premises. As of 2020, hot food takeaways fall under a ‘sui generis’ category meaning they don’t explicitly fit into an existing use class and do not benefit from any permitted development rights. Common examples include, but are not limited to, kebab shops, Chinese takeaways, pizza shops, and fish and chip shops.
- 8.3 The December 2024 update to the NPPF includes the term ‘fast food outlets’, but without a clear definition there is no clarity on how this can work under current planning policy and law. Hence, Policy REV02: Hot Food Takeaways and Fast-Food Outlets uses the hot food takeaway definition subject to an update to national definition of ‘fast-food outlets’. Therefore, for the purposes of the application of this Policy, the Borough Council include both hot food takeaways and fast-food outlets as part of this definition.

Policy REV02: Hot Food Takeaways and Fast-Food Outlets

To promote healthier communities, planning permission will not be granted for hot food takeaways

³¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/national-planning-policy-framework)

Policy REV02: Hot Food Takeaways and Fast-Food Outlets

and fast-food outlets which are located in any of the following locations:

- a) within a 400-metre radius of where young people congregate, including: primary schools, secondary schools and colleges; or
- b) in and within a 400-metre radius of Barwell, Earl Shilton and Hinckley Castle wards which demonstrably have both higher obesity prevalence for certain age categories and higher concentrations of hot food takeaways than the Leicestershire average.

In locations outside of the 400-metre radius, proposals for hot food takeaways and fast-food outlets will need to demonstrate that they will not exacerbate overweight or obesity concerns in that area.

- 8.4 Around two-thirds (64.5%) of adults in England are above a healthy weight and 26.5% are living with obesity. Childhood obesity is a key public health priority in addition to adult obesity. In England, 1 in 3 children leaving primary school are overweight or living with obesity and for children in Year 6, nearly a quarter of them are classified as obese in 2023/24³²³³. Being overweight or obese significantly impacts health, increasing the risk of serious conditions such as heart disease, Type 2 diabetes and some cancers. They also contribute to premature mortality, exacerbate health inequalities and place considerable pressure on health and care services, with UK societal costs estimated at £74 billion annually³⁴.
- 8.5 On a more local level this picture is similar, with data from 2023–2024 showing that adult obesity prevalence in Hinckley and Bosworth is 27.9%³⁵. This is the second highest local authority in Leicestershire and above the national average of 26.5%.
- 8.6 Similarly for children of Reception age and in Year 6, according to three years combined data from 2021/2022–2023/2024³⁶, Leicestershire has an obesity average of 8.1% for Reception age children and 18.8% for Year 6 age children. This is particularly prevalent in three wards within the borough:
- a) Hinckley Castle ward has 9.5% for Reception age children and 22% for Year 6 age children;

³² [Fingertips | Department of Health and Social Care](#)

³³ [Obesity profile: short statistical commentary, May 2025](#)

³⁴ [Obesity Healthcare Goals: Department of Health and Social Care](#)

³⁵ [Adult obesity prevalence - ONS](#)

³⁶ [Fingertips | Department of Health and Social Care](#)

- b) Barwell ward has 9.8% for Reception age children and 26.3% for Year 6 age children; and
- c) Earl Shilton ward has 6.3% for Reception age children and 23.9% for Year 6 age children.

- 8.7 Furthermore, recent studies looking at fast food outlet exposure (i.e. the number of hot food takeaways or fast-food outlets within an area) and income on diet and obesity concluded that evidence of the burden of low income, coupled with an unhealthy neighbourhood food environment, contribute jointly to social inequalities in health. Evidence also suggests that neighbourhoods with a higher proportion of hot food takeaways may encourage unhealthy behaviours due to increased exposure³⁷.
- 8.8 The three identified wards of Hinckley Castle, Barwell and Earl Shilton all contain areas which fall within the 30% most deprived in the country³⁸. They also have the highest concentration of hot food takeaways in the borough and have comparatively higher rates of obesity in at least one age category.
- 8.9 Given the evidence, it is clear that there are particular spatial areas within the borough where there are higher levels of childhood and/or adult obesity compared to both the national and Leicestershire average, and that there are areas with a higher density of existing hot food takeaways or fast-food outlets. The Borough Council would therefore not wish to allow these averages to worsen as it would be contrary to both the objectives of the Local Plan and the Corporate Plan. Combined, this evidence provides robust justification to develop a specific Local Plan policy to support the refusal of hot food takeaways and fast-food outlets as identified in Paragraph 97 of the NPPF (2024).
- 8.10 The specifically identified areas are portrayed in the overview map in Appendix 6, including the 400m buffer around the ward boundaries. These wards will be under review and subject to change as part of the monitoring process dependent upon changes in concentrations of hot food takeaways, as well as the overweight and obesity levels in wards when compared to the Leicestershire averages.
- 8.11 This Policy seeks to address one of the key recommendations of the Hinckley and Bosworth Health Impact Assessment (HIA, 2024) and the health inequalities identified in the Leicestershire Joint Strategic Needs Assessment (JSNA, 2022–2025). The Policy is based on

³⁷ [Examining the interaction of fast-food outlet exposure and income on diet and obesity: evidence from 51,361 UK Biobank participants | International Journal of Behavioural Nutrition and Physical Activity | Full Text](#)

³⁸ [Indices of Deprivation: 2019 and 2015](#)

recognised best practice and guidance that a walking distance of 400 metres (m)³⁹⁴⁰, which is approximately a 5-to-10-minute walk, will be measured from 400m of the centre of the built form of the site or 400m from the closest point of the identified ward boundaries.

8.12 This Policy supersedes the previous Regulation 19 version (2022) of the Policy that was consulted on under the draft policy reference TDC03.

Further Information: Policy REV2: Hot Food Takeaway and Fast-Food Outlets

What evidence has informed the Policy?

Hinckley & Bosworth Corporate Plan (2024-2028)

Leicestershire Joint Health and Wellbeing Strategy (2022-2023)

Joint Strategic Needs Assessment (JNSA, 2022-2025)

Hinckley and Bosworth Community Health and Wellbeing Plan (2023-2036)

Health Impact Assessment in spatial planning: a guide for local authority public health and planning teams (October 2020)

Health Impact Assessment: Hinckley and Bosworth Borough Council Local Plan (2024)

Leicestershire Healthy Weight Strategy (2021-2026)

TCPA–APSE report: Restricting the appeal and availability of junk food in England (2025)

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Healthy Communities and Places 1(i)

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Places – Environmental Objectives

Achieving Good Design 8(i)

³⁹ [Public Health England: Using the planning system to promote healthy weight environments](#)

⁴⁰ [Public Health England: Obesity and the environment: regulating the growth of fast-food outlets](#)

Further Information: Policy REV2: Hot Food Takeaway and Fast-Food Outlets

Prosperity – Economic Objectives

Positive Planning 10(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

N/A - new policy as a result of changes to the most recent NPPF (2024) and a direct recommendation from the HBBC HIA (2024)

9. Leisure and Tourism

Open Space Provision

Policy NEW05: Open Space Provision

All new residential developments of 10 or more dwellings will be required to contribute to open space provision in accordance with this Policy and the standards set out in Appendix 7.

On-site provision

Where development meets the minimum thresholds for each open space typology (as defined in Appendix 7), the preference is for on-site provision in a suitable and accessible location.

Where public open space is provided on-site and is to be adopted by the Borough Council, developers will be required to make financial contributions towards its maintenance, calculated in accordance with Appendix 7.

Open space should be designed to meet all of the following principles:

- a) Be inclusive, accessible and safe for all potential users;
- b) Integrate with the wider green infrastructure network and existing open space assets;
- c) Support biodiversity and climate resilience, including sustainable planting and habitat features;
- d) Include appropriate ancillary features such as seating, bins, signage and lighting; and
- e) Meet typology-specific design principles as set out in the Hinckley and Bosworth Good Design Guide SPD, and as will be further refined in the emerging Design Code⁴¹.

Off-Site Provision

Where on-site provision is not feasible due to site constraints or viability considerations, off-site contributions will be required. These must:

- f) Be calculated in accordance with Appendix 7; and

⁴¹ The Hinckley and Bosworth Design Code is currently in development and will be finalised for adoption of the Local Plan.

Policy NEW05: Open Space Provision

- g) Be spent in a location accessible to the development site, ensuring that the needs of new residents are met.

The Borough Council will assess the suitability of off-site enhancement sites based on:

- h) Their proximity to the development (within the accessibility catchments defined in Appendix 7);
- i) Their current quality and value as identified in the Open Space Assessment;
- j) Their potential to deliver meaningful improvements that meet the needs of new and existing residents; and
- k) Their strategic value within the wider green infrastructure network.

Off-site contributions must be justified by demonstrating that they will deliver equal or greater community benefit than on-site provision, based on accessibility, quality and strategic value.

Strategic and Cumulative Provision

Where cumulative development in an area generates significant demand for open space, the Borough Council may:

- l) Require strategic open space provision; or
- m) Seek pooled contributions from multiple developments to deliver larger-scale or cross-boundary green infrastructure.

This will be assessed on a case-by-case basis, informed by the most up to date Open Space Assessment and Green Infrastructure Strategy.

Protection of Existing Open Space

Development proposals that would result in the loss of existing public open space will only be permitted where:

- n) An assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements; or
- o) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location that is at least as accessible to existing and future users; or

Policy NEW05: Open Space Provision

- p) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community.

Supporting text

- 9.1 Accessible, high-quality open spaces, including parks, amenity greenspaces, play areas, allotments, natural greenspaces and sports facilities are essential to the health and wellbeing of the borough's communities. These spaces support physical activity, social interaction and mental well-being, while also contributing to biodiversity, climate resilience and placemaking.
- 9.2 Open spaces can also play a strategic role in flood management and sustainable drainage and form a key part of the borough's wider green infrastructure network. Planning for open space is therefore integral to delivering sustainable development and aligns with the objectives of the borough's Green Infrastructure Strategy.
- 9.3 The Hinckley and Bosworth Good Design Guide SPD (2020) provides established design principles for a range of open space typologies, including parks, play areas and informal green spaces. It sets out expectations for accessibility, integration with surrounding development, biodiversity, and the inclusion of appropriate features such as seating and lighting. These principles should guide the design of open spaces in new development. The Borough Council is also preparing an emerging Design Code, which will build upon the SPD and provide more detailed, place-specific guidance. Once adopted, the Design Code will further refine expectations for open space provision, ensuring it contributes to climate resilience, community wellbeing and the wider green infrastructure network.
- 9.4 As the borough continues to grow, new residential development will place additional pressure on existing open spaces. To ensure communities remain well-served, all developments of 10 or more dwellings must contribute to open space provision. This may be through on-site delivery or financial contributions, depending on the scale and context of the proposal.
- 9.5 Provision will be guided by the quantity, accessibility and quality standards set out in Appendix 7, which are informed by the Hinckley and Bosworth Open Space Assessment (2025). These standards ensure that open space provision is proportionate to population growth and responsive to local needs.
- 9.6 The Open Space Assessment identifies areas of deficiency in terms of quantity and accessibility. These areas, particularly those with higher levels of deprivation, will be prioritised for on-site

provision. Where existing provision is sufficient and of good quality, off-site contributions may be considered more appropriate.

- 9.7 The preference is for on-site provision, particularly where development meets the minimum thresholds for each typology. On-site provision ensures accessibility and integration with the wider green infrastructure network. Where open space is adopted by the Borough Council, developers must contribute to its long-term maintenance (20 years for on-site, 10 years for off-site).
- 9.8 Where on-site provision is not feasible, off-site contributions must be justified and directed to enhancement sites that:
 - Fall within the relevant accessibility catchment;
 - Are identified in the Open Space Assessment as low quality or underused; and
 - Offer strategic value or potential for meaningful improvement.
- 9.9 This approach ensures flexibility while maintaining transparency and consistency in negotiations with developers. The Borough Council will use the Open Space Assessment and Green Infrastructure Strategy to guide decisions and prioritise investment.
- 9.10 In areas with multiple developments, the Borough Council may seek strategic provision or pooled contributions to deliver larger-scale or cross-boundary green infrastructure.
- 9.11 Applicants should use the Excel-based calculator in the Open Space Assessment and consult Appendix 7 to determine their open space requirements. Early engagement with the Borough Council is encouraged to confirm thresholds, design expectations and contribution calculations.
- 9.12 Strategic open space provision refers to larger-scale or coordinated green infrastructure that serves wider community needs beyond a single development site. This may include new parks, green corridors or enhancements to key sites identified in the Green Infrastructure Strategy. Strategic provision is typically informed by cumulative development pressures and aims to deliver high-impact, multifunctional spaces that support biodiversity, climate resilience, recreation and connectivity across neighbourhoods.
- 9.13 Applicants proposing a loss or reduction in an open space typology should meet the requirements and provisions of this policy, demonstrated through an appraisal of open space in Hinckley and Bosworth, submitted with the planning application.
- 9.14 The provision of public open space under this Policy is distinct from the statutory requirements for Biodiversity Net Gain (BNG). While open space provision focuses on recreational, social,

and health benefits, there is potential for overlap where open space is designed to deliver ecological enhancements.

9.15 Where appropriate, open space may contribute to BNG objectives, such as through native planting, wildflower meadows, wetland features or habitat corridors, provided it also meets the quantity, accessibility and usability standards set out in Appendix 7. Developers are encouraged to coordinate their open space and biodiversity strategies to maximise multifunctional benefits. However, BNG contributions must be justified separately and cannot be used to offset open space requirements.

9.16 The Borough Council will assess proposals to ensure that both open space and BNG obligations are met in full and will support integrated design approaches that deliver biodiversity, climate resilience and community value.

Further Information: Policy NEW05: Open Space Provision

What evidence has informed the Policy?

Hinckley and Bosworth Open Space Assessment (2025)

Hinckley and Bosworth Green Infrastructure Strategy (2020)

Fields in Trust Standards

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Healthy Communities and Places 1(ii)

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Tourism 4(i)

Places – Environmental Objectives

Natural Environment 6(i)

Achieving Good Design 8(i)

Prosperity – Economic Objectives

Positive Planning 10(i)

Further Information: Policy NEW05: Open Space Provision

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Core Strategy - Policy 19 Green Space and Play Provision

Site Allocations and Development Management Policies DPD – DM8 Safeguarding Open Space, Sport and Recreational Facilities

Site Allocations and Development Management Policies DPD - DM9 Safeguarding Natural and Semi-Natural Open Spaces

Sport and Recreation Facilities: Outdoor and Indoor Provision

Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

Protection of existing facilities

The Borough Council will protect existing outdoor sports facilities and playing pitches, ensuring that proposals do not result in the loss of provision unless it is replaced by provision that exceeds or matches the original facility in terms of quality, quantity and accessibility. Replacement provision must be demonstrated to meet the needs of both current and future users and be delivered in a timely and accessible manner.

Outdoor Sport Provision in New Development

All major residential development must apply the Sport England Playing Pitch Calculator, using inputs from the Playing Pitch Strategy (PPS), to quantify demand and guide the scale, type and contributions required. For outdoor sports not covered by the Playing Pitch Calculator (e.g. tennis, netball, bowls, athletics and golf), provision must be guided by the PPS and contributions for Outdoor Sports be made in accordance with Appendix 7. Proposals should demonstrate how they respond to identified needs and accessibility gaps and meet relevant National Governing Body standards.

Major developments must contribute to outdoor sport and playing pitch provision either on-site or through off-site enhancements in accordance with the following criteria:

- a) Provision should meet a minimum of 1.6 hectares per 1,000 population for outdoor sport or as defined in the conclusions of an up-to-date Playing Pitch Strategy which would allow the use of the Sport England playing pitch development calculator;

Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

- b) New or improved facilities must be located within a 15-minute walk (approximately 1,200 metres) of the communities they serve. Where this is not achievable, applicants must justify how alternative provision will deliver equivalent or better outcomes, with priority given to areas identified in the Playing Pitch Strategy as having poor access or longer travel times;
- c) All facilities must meet Sport England and National Governing Body design standards, including layout, dimensions, and ancillary features. Where full compliance with pitch dimensions is not achievable, proposals must demonstrate how the design will maintain accessibility, usability, and alignment with recognised standards; and
- d) Provision should prioritise:
 - i. Delivery of additional 3G capacity to address shortfalls and need;
 - ii. Meeting shortfalls in grass pitch provision;
 - iii. Addressing cricket overplay at identified sites through square extensions, non-turf pitches and ancillary improvements; and
 - iv. Supporting the delivery of World Rugby 3G Surface.

Contributions will be secured via Section 106 (S106) agreements, including for maintenance. Community Use Agreements will be required where school or private sites provide community-accessible provision.

Indoor Sport Provision

Major residential development must contribute to indoor sport and recreation provision in accordance with the most up-to-date Indoor Sports Facilities Assessment. Proposals must:

- e) Respond to identified shortfalls in sports halls, swimming pools, health and fitness suites, and specialist facilities (e.g. indoor tennis, boxing and athletics), as set out in the Framework;
- f) Demonstrate how the development supports strategic objectives for planning, asset improvement and sports development;
- g) Be located within accessible catchments and designed to support community use, including opportunities for dual use of school or private facilities; and
- h) Meet relevant Sport England and National Governing Body design standards.

Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

Contributions will be secured via S106 agreements, including for maintenance. Community Use Agreements will be required where school or private sites provide community-accessible provision.

Supporting text

9.17 Outdoor and Indoor sports, including playing pitches, are essential infrastructure for enabling physical activity, fostering community cohesion and supporting mental well-being. The Local Plan supports the protection and enhancement of these facilities in line with national and local guidance.

9.18 The Borough Council will apply national policy on the protection of existing outdoor sports facilities and playing pitches, ensuring no loss of provision unless it is replaced by equivalent or better facilities in terms of quantity, quality and accessibility. This reflects the principles set out in the NPPF and Sport England guidance, which aim to safeguard community access to sport and recreation.

9.19 Locally, the Hinckley & Bosworth Playing Pitch and Outdoor Sport Strategy and Action Plan supported by an accompanying Assessment Report⁴² (2025) (hereafter referred to as the Playing Pitch Strategy) provides a robust evidence base for current and future needs across football, rugby, cricket, hockey, tennis and bowls. The strategy identifies key shortfalls, particularly in 3G training facilities, youth football pitches, and cricket and rugby capacity. The Local Plan policy ensures that provision keeps pace with planned growth.

9.20 To support delivery, the Policy draws on nationally recognised tools. The Fields in Trust benchmark standards provide a consistent measure of quantity, access and quality. These are used to calculate the baseline requirement from new development. Fields in Trust recommends a minimum of 1.6 hectares per 1,000 population for outdoor sport provision. This includes:

- 1.2 ha for pitches (football, rugby, cricket, etc.); and
- 0.4 ha for courts, greens, tracks and trails.

9.21 These benchmarks are derived from national surveys and expert consultation, ensuring they are both achievable and relevant across both urban and rural communities which are present within the borough. They provide a consistent baseline for assessing provision in new developments and are achievable standards to be applied across the borough's settlement

⁴² [Hinckley and Bosworth Playing Pitch and Outdoor Sport: Assessment, Strategy and Action Plan \(2025\)](#)

hierarchy helping to support active lifestyles and inclusive access to sport.

- 9.22 The Sport England Playing Pitch Calculator estimates the additional demand for playing pitches generated by new residential development. It uses inputs from an up-to-date Playing Pitch Strategy, including population growth, team generation rates and peak match-play demand. The calculator ensures that developer contributions are proportionate, locally responsive and evidence led.
- 9.23 However, the Playing Pitch Calculator does not account for all types of outdoor sport provision. For sports such as tennis, netball, bowls, athletics and golf, the Playing Pitch Strategy provides the necessary evidence to guide provision. These facilities are equally important in promoting active lifestyles and inclusive access. By using the PPS to inform investment and developer contributions, the Borough Council ensures that all outdoor sports are considered and supported.
- 9.24 The Playing Pitch Strategy also identifies spatial priorities for investment, for example, new development in Burbage and Barwell is expected to contribute to 3G provision in the Urban South sub-area, while growth in Market Bosworth should contribute to cricket capacity and small-sided 3G.
- 9.25 All new or improved sports and recreational facilities must be designed in accordance with Sport England's Design and Cost Guidance⁴³ and relevant National Governing Body (NGB) standards⁴⁴. These standards ensure facilities are safe, inclusive, fit for purpose, and capable of supporting long-term community use and participation. Sport England's guidance covers a wide range of facility types and includes minimum design requirements, technical specifications, and layout recommendations. NGBs also publish sport-specific design guidance, which should be used to tailor facilities to the needs of particular activities (e.g. football, netball and athletics).
- 9.26 Applicants should refer to these standards during the concept design and ensure they are embedded in the planning application submission, including layout plans, design statements and any supporting technical documents. Where facilities are intended for community use or adoption by the Borough Council, proposals must also include appropriate ancillary features (e.g. changing rooms, lighting and signage), as well as a management and maintenance plan.
- 9.27 The Borough Council will monitor delivery through the Stage E review process of the Playing Pitch Strategy, updating priorities as needs evolve. The most up to date Playing Pitch Strategy

⁴³ [Sport England Design and Cost Guidance](#)

⁴⁴ [Sport-Specific Guidance from National Governing Bodies](#)

should be used in the application of this Policy.

- 9.28 The Hinckley & Bosworth Sport and Recreation Facilities Framework⁴⁵ (2020–2036) provides an evidence base for indoor facility needs across the borough. It identifies existing shortfalls and future demand for sports halls, swimming pools, health and fitness suites, and specialist facilities such as indoor tennis, boxing and athletics. These shortfalls are expected to increase as the population grows, particularly in areas of strategic housing development.
- 9.29 To ensure that new development contributes appropriately to indoor sport provision, the Borough Council will require major residential schemes to support delivery in line with the Framework. This includes responding to identified shortfalls and aligning with strategic objectives for planning, asset improvement and sports development.
- 9.30 Contributions will be calculated using the [Sport England Sports Facilities Calculator \(SFC\)](#), which estimates the demand generated by new populations for key facility types. The SFC is a nationally recognised tool and is supported by [Sport England's Facility Cost Benchmarks](#), which provide indicative capital costs for different facility types. For example:
- A 4-court sports hall is estimated to cost £2.94 million; and
 - A 25m, 5-lane swimming pool is estimated at £5.545 million.
- 9.31 Using these benchmarks, contributions can be proportionately calculated based on the population yield of each development. This approach ensures transparency, consistency, and alignment with national guidance. Where appropriate, contributions will be secured via Section 106 agreements, including for maintenance. Community Use Agreements will be required where school or private sites provide community-accessible provision. This ensures that facilities are not only delivered but are also accessible to the wider community.
- 9.32 The Borough Council will maintain and update a schedule of priority indoor sport projects to guide investment and delivery. This will be informed by the Framework and any future updates, including local reruns of the Sport England Facilities Planning Model (FPM) where feasible.
- 9.33 By embedding this approach into the Local Plan, the Borough Council will ensure that indoor sport and recreation provision keeps pace with growth, supports active lifestyles, and contributes to the health and wellbeing of all residents.
- 9.34 Indoor sport contributions must align with strategic priorities for planning, asset improvement and sports development. This ensures that investment supports identified shortfalls, enhances

⁴⁵ [Hinckley & Bosworth Sport and Recreation Facilities Framework](#)

existing facilities, and promotes wider participation. Proposals should reference the latest Indoor Sports Facilities Assessment and demonstrate how they contribute to community needs and long-term goals.

- 9.35 Policy NEW06 integrates national standards, local evidence and planning tools to ensure that outdoor sport provision is inclusive, deliverable and responsive to community needs. It enables the Borough Council to secure appropriate contributions, deliver high-quality facilities and promote equitable access to sport for all residents.

Further Information: Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

What evidence has informed the Policy?

Hinckley & Bosworth Playing Pitch and Outdoor Sport Strategy and Action Plan supported by an accompanying Assessment Report (2025)

Hinckley & Bosworth Sport and Recreation Facilities Framework (2020–2036)

Fields in Trust

Sport England Sports Facilities Calculator

Sport England's Facilities Cost Benchmarks

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Healthy Communities and Places 1(ii)

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Places – Environmental Objectives

Achieving Good Design 8(i)

Prosperity – Economic Objectives

Positive Planning 10(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Core Strategy - Policy 19 Green Space and Play Provision

Further Information: Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

Site Allocations and Development Management Policies DPD – DM8 Safeguarding Open Space, Sport and Recreational Facilities

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Appendix 1 - Glossary

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market, (including housing that provides a subsidised route to home ownership and/or is essential for local workers); and which complies with one or more of the following definitions⁹⁰:

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air Quality Management Area (AQMA): Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Article 4 Direction: A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.

Authority Monitoring Report (AMR): A report which provides information on the extent to which planning policies in the development plan are being successfully achieved and measures performance against the programme set out in the Local Development Scheme and other relevant matters.

Biodiversity: Biodiversity is a term commonly used to describe the variety of life on Earth which encompasses the whole of the natural world and all living things with which we share the planet.

It includes plants, animals, even invisible micro-organisms and bacteria which, together, interact in complex ways with the inanimate environment to create living ecosystems.

Biodiversity Action Plan (BAP): Summarizes what is known about the most important areas of natural habitats and priority species, and how they provide a place for animals and plants to survive. The Local BAP identifies the priority habitats (spaces where plants and creatures live) and species (insects, birds and other animals) in Leicester, Leicestershire and Rutland, and targets actions to maintain and enhance the wildlife.

Biodiversity Net Gain (BNG): “Development that leaves the environment in a measurably better state than beforehand” (DEFRA, 2018). The point at which the quality and/or quantity of habitats or species increases in comparison to the original condition or baseline i.e. enhancement over and above the level required to mitigate or compensate for detrimental impact.

Brownfield Land: See Previously Developed Land.

Carbon Sequestration: The process of capturing and storing atmospheric carbon dioxide.

Circular Economy: Aims to keep materials, components, products and assets at their highest utility and value at all times. In contrast to the ‘take, make, use, dispose’ linear model of production and consumption, material goods are designed and produced to be more durable, and to be repaired, refurbished, disassembled and reused in perpetuity - thereby minimising resource use, eliminating waste and reducing pollution.

Climate Change: Changes in climate due to human activity resulting in global warming and greater risk of flooding, droughts and heat waves. Climate change adaptation refers to adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities. Climate change mitigation refers to action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy: The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new development in their area as a means of funding infrastructure required to deliver local plans.

Conservation Area: Areas of special architectural or historic interest. Conservation area designation does not prevent change but is intended to help preserve and enhance the character and appearance of the area.

Core Strategy: Spatial vision and strategy for the borough including key policies and proposals to deliver the vision.

DEFRA: Department for Environment, Food & Rural Affairs

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of

units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development Plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and 73 published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Development Plan Documents (DPD): These include the Local Plan and made neighbourhood plans and collectively form the Development Plan.

Edge of Centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land Availability (ELA): A monitoring report that identifies the employment land supply in the borough and includes details of allocations, commitments and take-up at 1 April each year.

First Homes: First Homes are a specific type of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.

Five Year Land Supply: A 5-year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method.

Full-fibre broadband: Full fibre will see everything replaced with fibre optic cabling. This would futureproof our internet and allow homes to experience internet speeds of up to 1Gbps (1,000Mbps).

Functional Economic Market Area (FEMA): A geographical area which is relatively self-contained in terms of economic activity. The Leicester and Leicestershire FEMA, of which Hinckley & Bosworth is a part of, covers the administrative area of the county of Leicestershire.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green Infrastructure (GI): A network of multi-functional green and blue spaces and other natural

features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Green Lung: A Green Lung relates to environmental value such as green infrastructure, wildlife sites, air quality and flood alleviation measures.

Green Wedge: Green wedges are a local planning policy designation that have been used in Leicestershire since the 1980s whose role is to prevent the merging of settlements, guide development form, provide a green lung into urban areas and provide a recreational resource.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing Market Area (HMA): A geographical area which is relatively self-contained in terms of housing demand.

Infrastructure Capacity Study (ICS): The Infrastructure Capacity Study will form a key element of HBBC's evidence to support the Local Plan. By bringing together data and the views of expert stakeholders on current infrastructure provision; future infrastructure requirements; projected costs and funding mechanisms; and development viability, the Infrastructure Capacity Study will set out the infrastructure requirements necessary to support future growth within the Borough. The Infrastructure Capacity Study is comprised of three separate and interlinked documents. This reflects the parallel development of the Local Plan by the Council, These stages are: Phase 1: Baseline Capacity Assessment Report, Phase 2a: Development Viability Assessment, Phase 2b: The Infrastructure Delivery Schedule.

Infrastructure Delivery Plan (IDP): A supporting document which includes details of the infrastructure needed to support the delivery of the Local Plan.

Landscape Character Assessment (LCA): A tool that is used to help understand, and articulate, the character of a landscape, helping to identify the features that gives a locality its sense of place and pinpoints what makes it different from neighbouring areas.

Listed Building: Statutory Listed Buildings are protected for their architectural and historic value as part of the nation's heritage.

Local Development Scheme (LDS): A three-year project plan outlining the Council's programme for preparing the Local Development Framework.

Local Housing Need: The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local Nature Reserve: To qualify for Local Nature Reserve status, a site must be of importance for wildlife, geology, education or public enjoyment. Some are also nationally important Sites of Special Scientific Interest. All district and county councils have powers to acquire, declare and

manage sites.

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Wildlife Site (LWS): Local Wildlife Sites are identified and selected for their local nature conservation value in accordance with published local criteria. They protect threatened species and habitats acting as buffers, stepping stones and corridors between nationally designated wildlife sites.

Local Workforce: A local workforce refers to all the people in a country or an area who are available for work.

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000sqm or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National Forest: An environmental regeneration project covering 200 square miles of Leicestershire, Staffordshire and Derbyshire.

National Planning Policy Framework (NPPF): Sets out the Government's planning policies for England and how these are expected to be applied.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-designated Heritage Asset: Locally identified buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Photovoltaics (PV): Solar panels, also known as photovoltaics, capture the sun's energy and convert it into electricity.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation: A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990, to mitigate the impacts of a development proposal.

Policies Map: A map identifying land-use designations and allocations.

Pollinator Friendly: Pollinator friendly development improves or creates nectar rich habitats and provides food and shelter for pollinating insects.

Previously Developed Land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary Shopping Area: Defined area where retail development is concentrated.

Priority Habitats and Species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Residential Land Availability (RLA): A monitoring report that identifies the residential land supply in the borough and includes details of allocations, commitments and take-up at 1 April each year.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Scheduled Monument: Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or schedule. Historic England takes the lead in identifying sites in England which should be placed on the schedule by the Secretary of State for Culture, Media and Sport.

Sequential Test: There are two areas in which a specific logical sequence is applied to taking planning decisions. For town centres the Sequential Test guides main town centre uses towards

town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town centre. When dealing with flooding risk, the Sequential Test is used to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of flooding). Where there are no reasonably available sites in Flood Zone 1, available sites in Flood Zone 2 (areas with a medium probability of flooding) can be considered. Only where there are no reasonably available sites in Flood Zones 1 or 2 would sites in Flood Zone 3 (areas with a high probability of flooding) be considered.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Housing & Economic Land Availability Assessment (SHELAA): Part of the evidence base to inform local planning policies which identifies sites with potential for housing and economic uses. The report assesses the submitted sites' developability and potential timeframes for development.

Strategic Road Network: Highways England is responsible for the construction and maintenance of motorways and major trunk roads in England used to move people and freight around the country which is known as the strategic network of roads.

Superfast broadband: Defined (by Ofcom) as broadband that provides speeds of 30Mbps or faster.

Supplementary Planning Documents (SPD): Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Development: Meeting our own needs without prejudicing the ability of future generations to meet their needs.

Sustainable Drainage Systems (SuDS): A sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques.

Sustainable Urban Extension (SUE): An urban extension which enables sustainable patterns of living to be built into all stages of planning and implementation including high quality design, well-planned infrastructure and sustainable transport options facilitating easy access to a wide range of facilities and services.

Sustainable Transport Modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Sustainability Appraisal (SA): An appraisal of the social, economic and environmental implications of a strategy, policies and proposals.

Town Centre: Area defined on the local authority's Policies Map, including the primary shopping

area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Townscape: Townscape is the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

Transport Assessment: A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Transport Statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel Plan: A long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.

Use Class: Planning use classes are the categories in which various uses of land and buildings are placed and provide the legal framework which determines what they may be used for.

Water Framework Directive: A European Union directive which commits member states to achieve good qualitative and quantitative status of all water bodies by 2015. It provides an opportunity to plan and deliver a better water environment through river basin management planning.

Windfall Sites: Sites not specifically identified in the development plan.

Appendix 2 - List of Neighbourhood Development Plans that have informed the Hinckley & Bosworth Local Plan (2024-2045)

Appendix 2A – List of Made Neighbourhood Development Plans that have informed the Hinckley & Bosworth Local Plan (2024-2045)

Neighbourhood Plans	Date
Market Bosworth Neighbourhood Plan	July 2025
Sheepy Neighbourhood Plan Review	May 2022
Burbage Neighbourhood Plan	May 2021
Desford Neighbourhood Plan	May 2021
Markfield Neighbourhood Plan	September 2021
Barlestone Neighbourhood Plan	June 2022
Stoke Golding Neighbourhood Plan Review	May 2024

Appendix 2B – List of Actively Progressing Neighbourhood Development Plans that have informed the Hinckley & Bosworth Local Plan (2024-2045)

Neighbourhood Plans	Current Stage
Bagworth, Thornton and Stanton under Bardon Neighbourhood Plan	Examination
Dadlington Neighbourhood Plan	Examination
Newbold Verdon Neighbourhood Plan	Early preparation
Grobby Neighbourhood Plan	Early preparation

Neighbourhood Plans	Current Stage
Desford Neighbourhood Plan Review	Early preparation
Burbage Neighbourhood Plan Review	Early preparation
Markfield Neighbourhood Plan Review	Early preparation

Appendix 2C – List of Neighbourhood Development Plans that cannot inform the Hinckley & Bosworth Local Plan (2024-2045) at this stage

Neighbourhood Plans	Current Stage
Witherley Neighbourhood Plan	Not currently progressing
Higham on the Hill Neighbourhood Plan	Interest pre-designation
West Clarendon (Hinckley) Neighbourhood Plan	Forum de-designated due to inactivity

Appendix 3 – Proposed Land for Development and Proposed Future Directions for Growth

Appendix 3 identifies all additional proposed land for development, as set out in Policies NEW03 and NEW04.

All sites are shown in the maps that follow in this Appendix, set out in the following order:

Contents

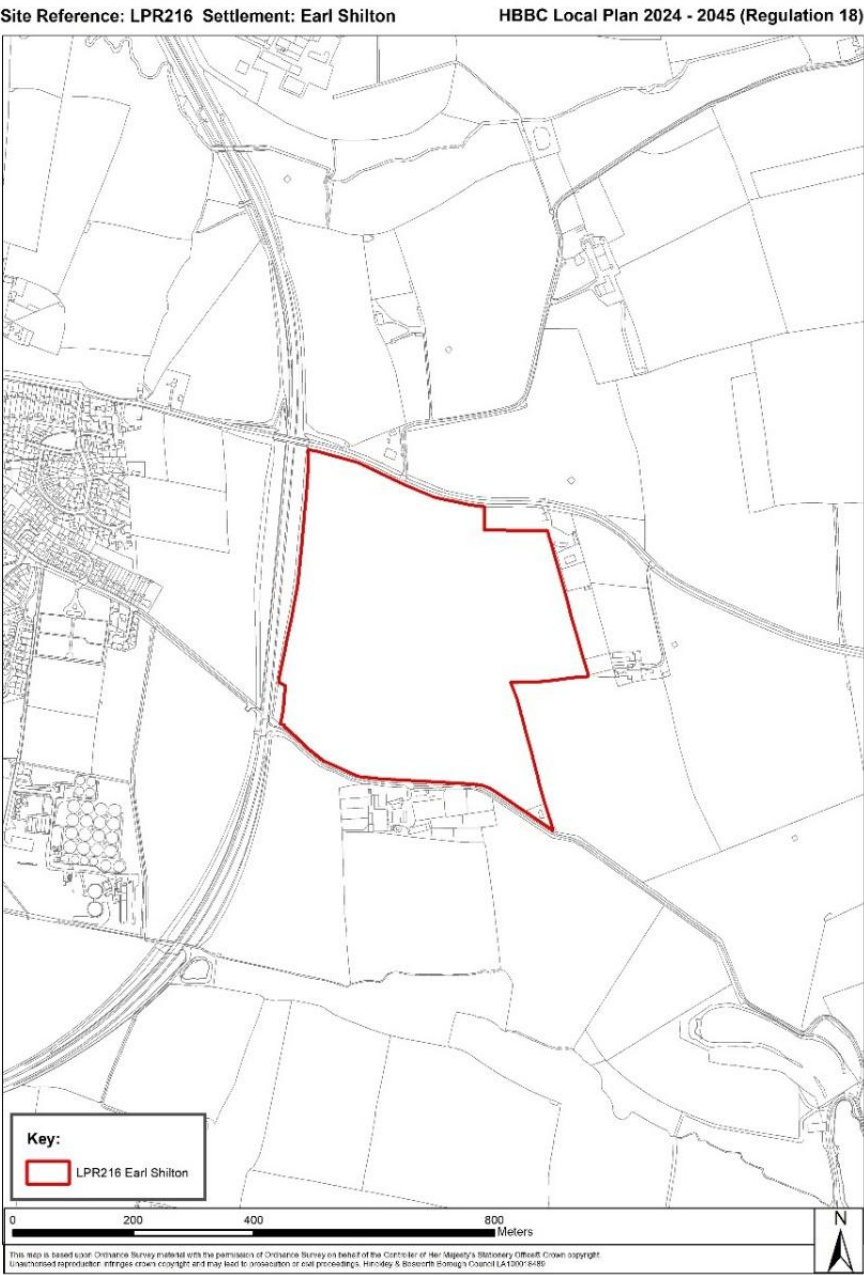
Appendix 3 – Proposed Land for Development and Proposed Future Directions for Growth.....	1
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Each map identifies the extent of the site as it has been submitted most recently to the Borough Council via the Strategic Housing and Employment Land Availability Assessment (SHELAA) process. The only exceptions are where land crosses into adjacent administrative areas. There is no guarantee that the maps will be the final red line boundary for the site and are shown for illustrative purposes at this time. As the Local Plan progresses and site details are consulted on and finalised, the red line site boundaries and references may therefore be subject to change.

The information that follows each map includes the SHELAA site reference number, site name, site area (in hectares, Ha), the settlement hierarchy tier and relevant site information, including details of the proposed use (if known) along with any relevant planning history.

For the avoidance of doubt, these proposed development sites are additional beyond those already consulted on in previous stage of Plan preparation.

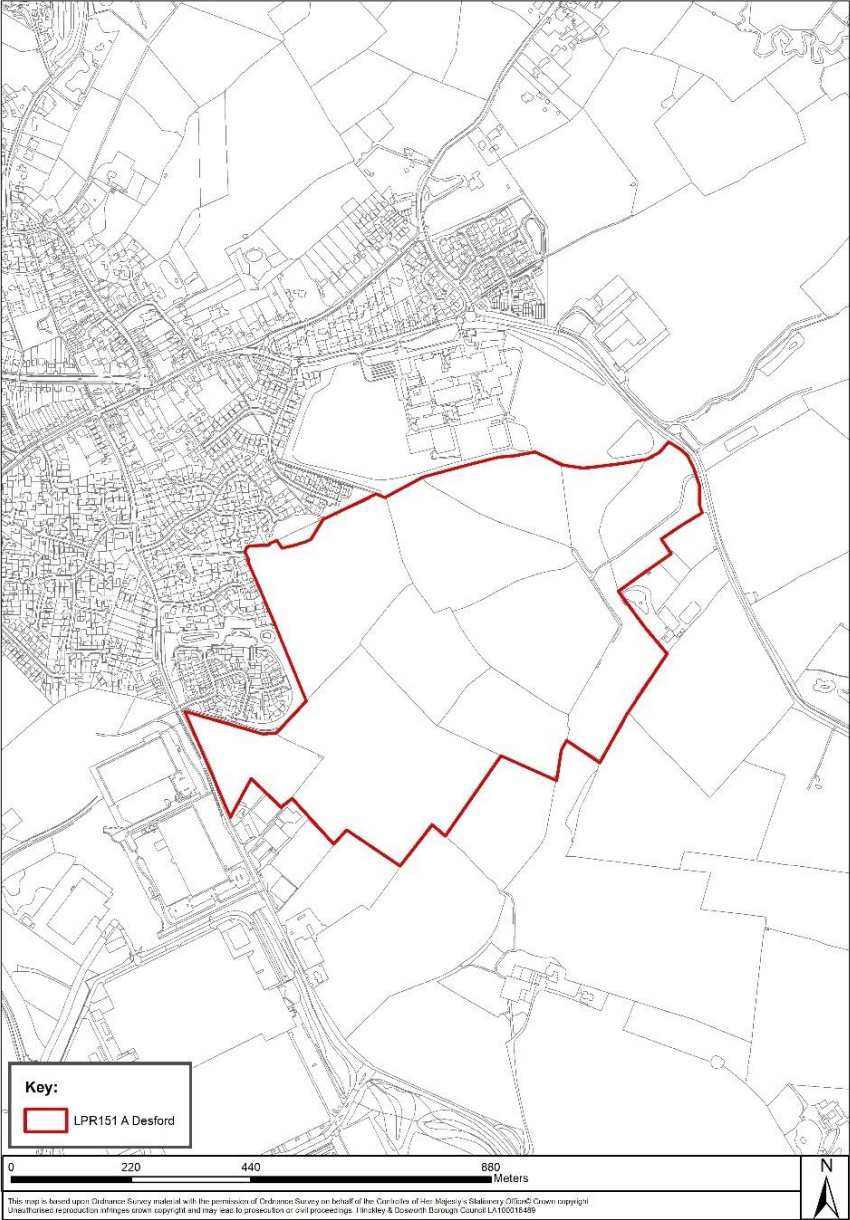
Proposed Strategic Sites and New Settlements (sites of 500 dwellings or more)



Category	Site Specific Details
Site Reference:	LPR216
Site Name:	Land South of the A47, Earl Shilton
Site Size:	20.51 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area

Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for up to 513 dwellings, which would be expected to be delivered as part of a comprehensive development with previous Regulation 18 proposed site allocation on Land East of Earl Shilton (SHELAA site ref LPR200) for around 2,000 dwellings (note parts of this site will deliver beyond the plan period).</p>

Site Reference: LPR151 A Settlement: Desford HBBC Local Plan 2024 - 2045 (Regulation 18)

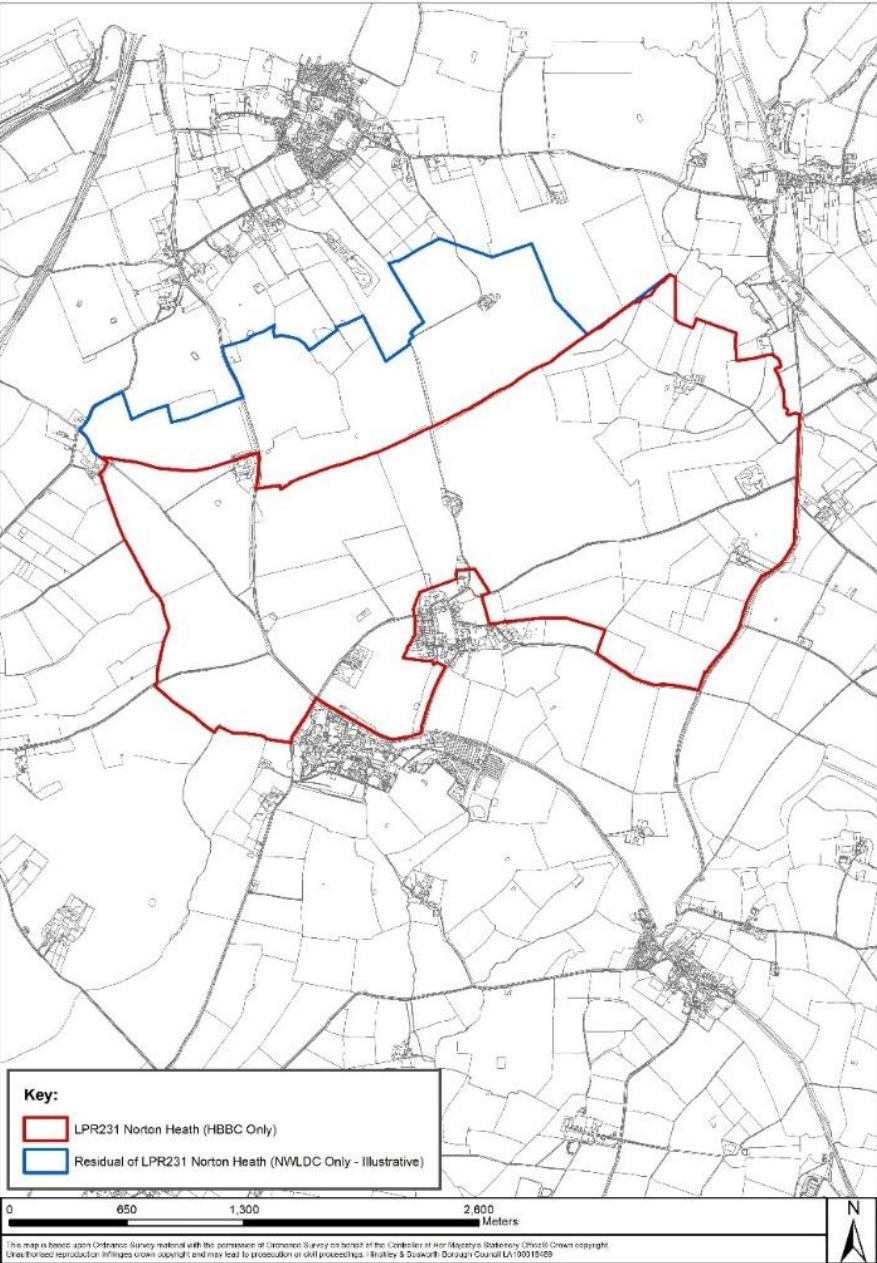


Category	Site Specific Details
Site Reference:	LPR151 A
Site Name:	Land South of Desford, Desford
Site Size:	42.10 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre

Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for up to 500 dwellings, as well as facilities for health care provision, local centre, areas for children's play, allotments, community orchards, sports pitches and provision of a new link road between Leicester Lane and Peckleton Lane.</p> <p>The Site therefore has the potential to address a number of local issues and identified infrastructure capacity constraints in the settlement of Desford.</p>

Site Reference: LPR231 (In Part, HBBC Only)
Settlement: Norton Heath

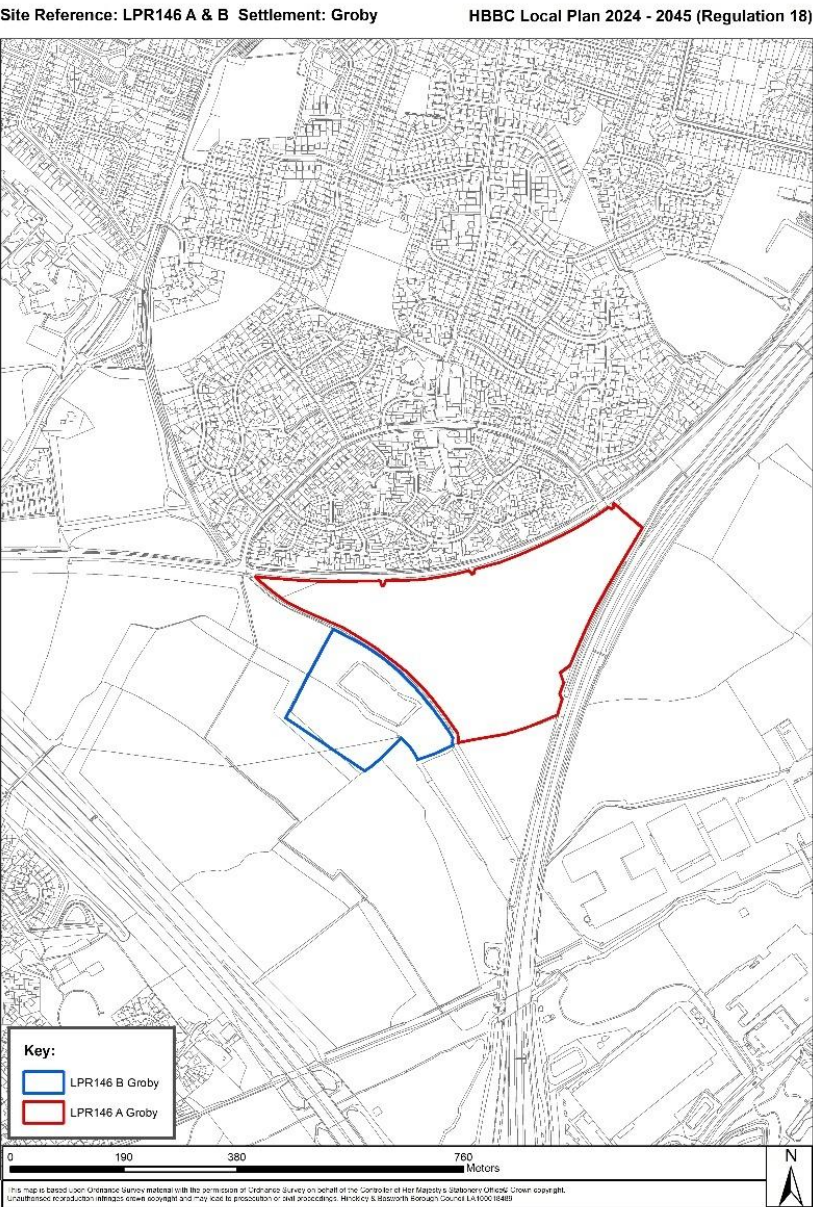
HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR231 (In Part, HBBC Only)
Site Name:	New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath'
Site Size:	536.00 in HBBC (700.08 total) (2 d.p.)
Settlement Hierarchy Tier:	New Settlement

Category	Site Specific Details
Site Information:	<p>The site lies predominantly within Hinckley and Bosworth borough but also extends across the borough boundary into North West Leicestershire District. The overall proposal is proposed to be allocated for a mixed-use new settlement development, comprising three connected villages.</p> <p>The element within Hinckley and Bosworth is shown as the parcel edged in red. This site is proposed to be allocated for a minimum of 7,500 homes (circa 2,250 to be delivered in the plan period) and 7 ha of employment land, as well as facilities for primary and secondary education, sports, leisure and community facilities, district and local centres. The site will also include significant public open space together with a suitable buffer to adjoining land uses including Twycross Zoo.</p> <p>As the wider assessment site (SHELAA site ref LPR231) crosses administrative boundaries with North West Leicestershire District Council. Therefore, this residual part of the site beyond our administrative boundaries has been shown edged in blue for illustrative purposes only.</p>

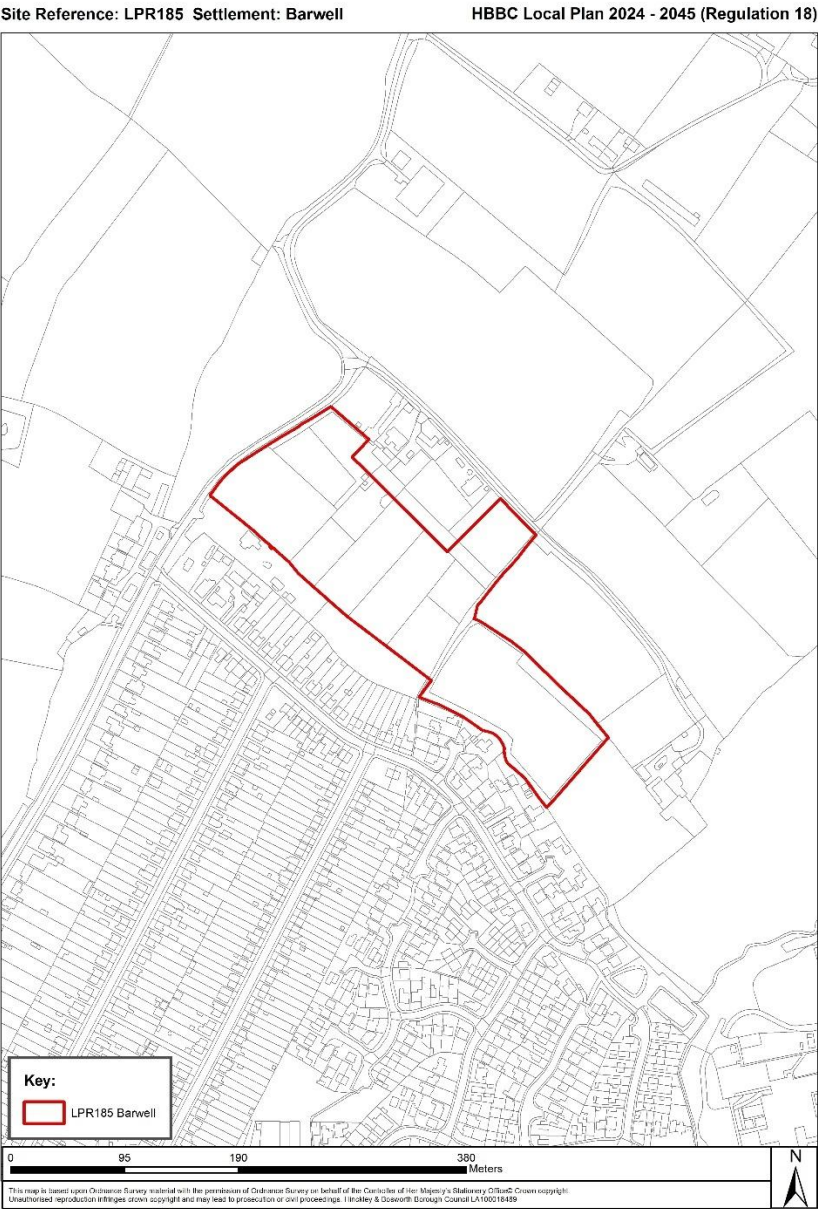
Proposed Non-Strategic Major Development (sites of 101–499 dwellings)



Category	Site Specific Details
Site Reference:	LPR146 A & B
Site Name:	Land South of Sacheverell Way, Groby
Site Size:	12.53 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre

Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for up to 170 dwellings, with the built form sited within the land edged in red only.</p> <p>The land edged in blue would include no built form and is included as an opportunity to provide an area of naturalistic parkland to the west of the site and could also accommodate SUDS, biodiversity enhancements and provide recreation benefits.</p>

Proposed Small Non-Strategic Development Sites (sites of 11–100 dwellings)



Category	Site Specific Details
Site Reference:	LPR185*
Site Name:	Land South of New Barn Farm, Kirkby Road, Barwell*
Site Size:	3.67 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area

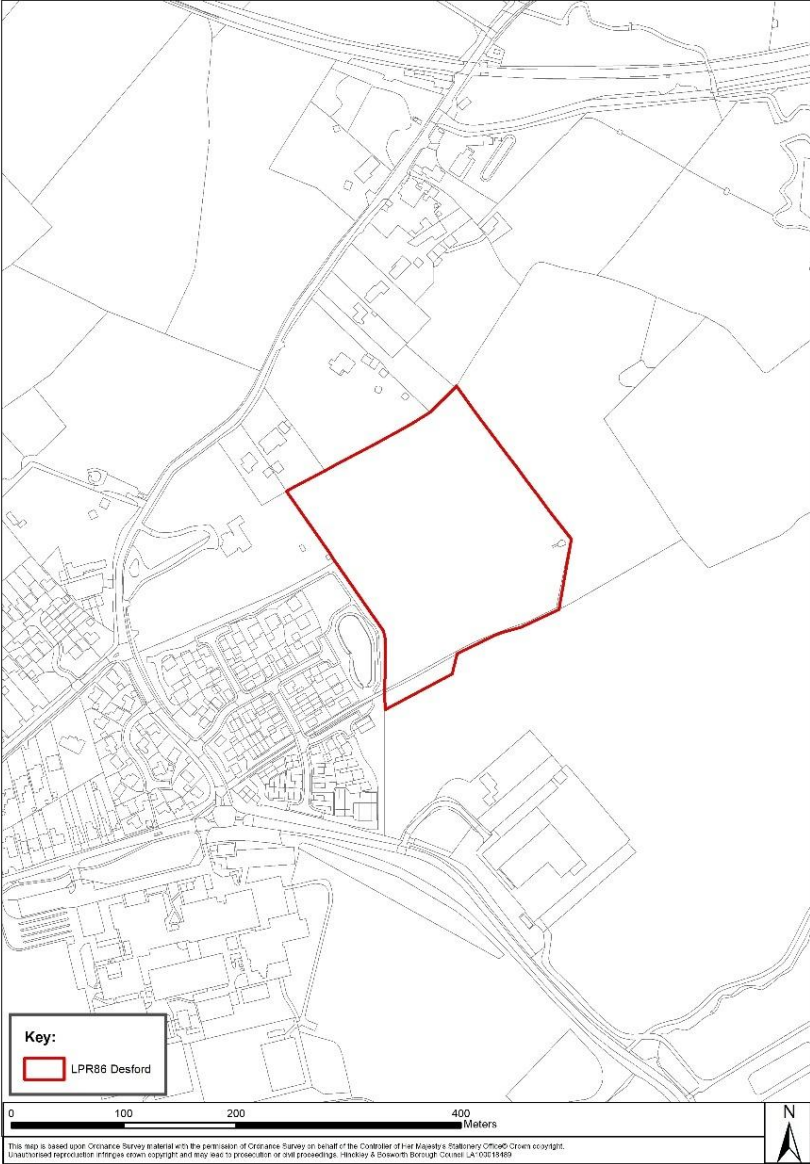
Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for up to 60 dwellings.</p> <p>A live planning application is also pending on the site (22/00121/FUL) and is therefore marked with an * in Policy NEW03.</p>

Site Reference: LPR221 Settlement: Bagworth

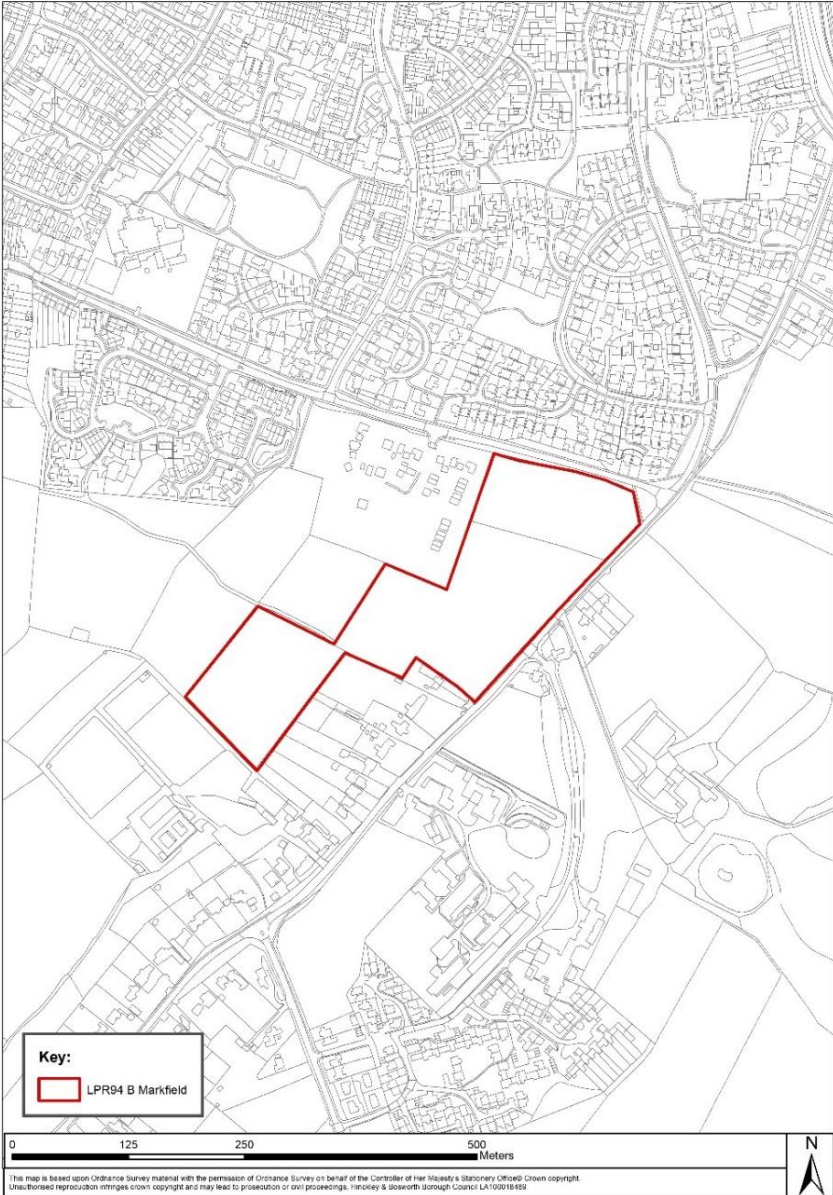
HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR221
Site Name:	Land West of Station Road, Bagworth
Site Size:	2.21 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for up to 46 dwellings.

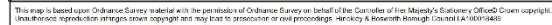


Category	Site Specific Details
Site Reference:	LPR86
Site Name:	Land off Barns Way and North of Leicester Lane, Desford
Site Size:	3.78 (2 d.p)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for up to 94 dwellings.



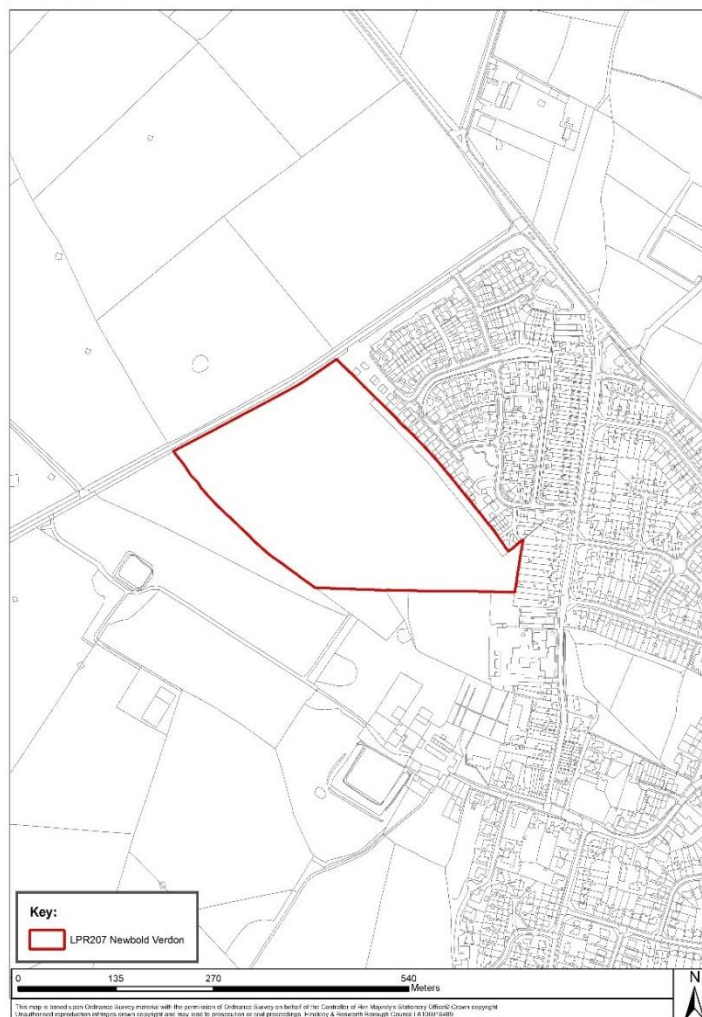
Category	Site Specific Details
Site Reference:	LPR94 B
Site Name:	Land South of London Road and West of Ratby Lane (Parcel B), Markfield
Site Size:	5.64 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre

Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for 0.9 ha for retail uses, 0.9 ha of cemetery use, 0.4 ha of allotment use and residual land for up to 95 dwellings.</p> <p>For the avoidance of doubt, the allotment land is already authorised under the permission granted on the site to the west (Phase 1), which is currently under construction for 280 dwellings via application ref 20/01283/FUL.</p> <p>However, whilst this proposed allocation would overlap the previous authorised land for allotment use, the proposed allocation site would be expected to retain the equivalent land for allotment use, and therefore the overall provision of community uses will remain consistent across the two parcels.</p> <p>The exact layout of the proposed site is to be agreed at a more detailed stage of plan progression, however it may be possible for the allotment land to be accommodated elsewhere on the proposed site, and not in the current authorised location, where this is justified in good design and placemaking terms.</p>

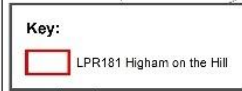


Category	Site Specific Details
Site Reference:	LPR190*
Site Name:	Land South of Arnolds Crescent, Newbold Verdon*
Site Size:	6.61 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	<p>Site proposed to be allocated for up to 135 dwellings.</p> <p>A live planning application is also pending on the site (24/01158/OUT) and is therefore marked with an * in Policy NEW03.</p>

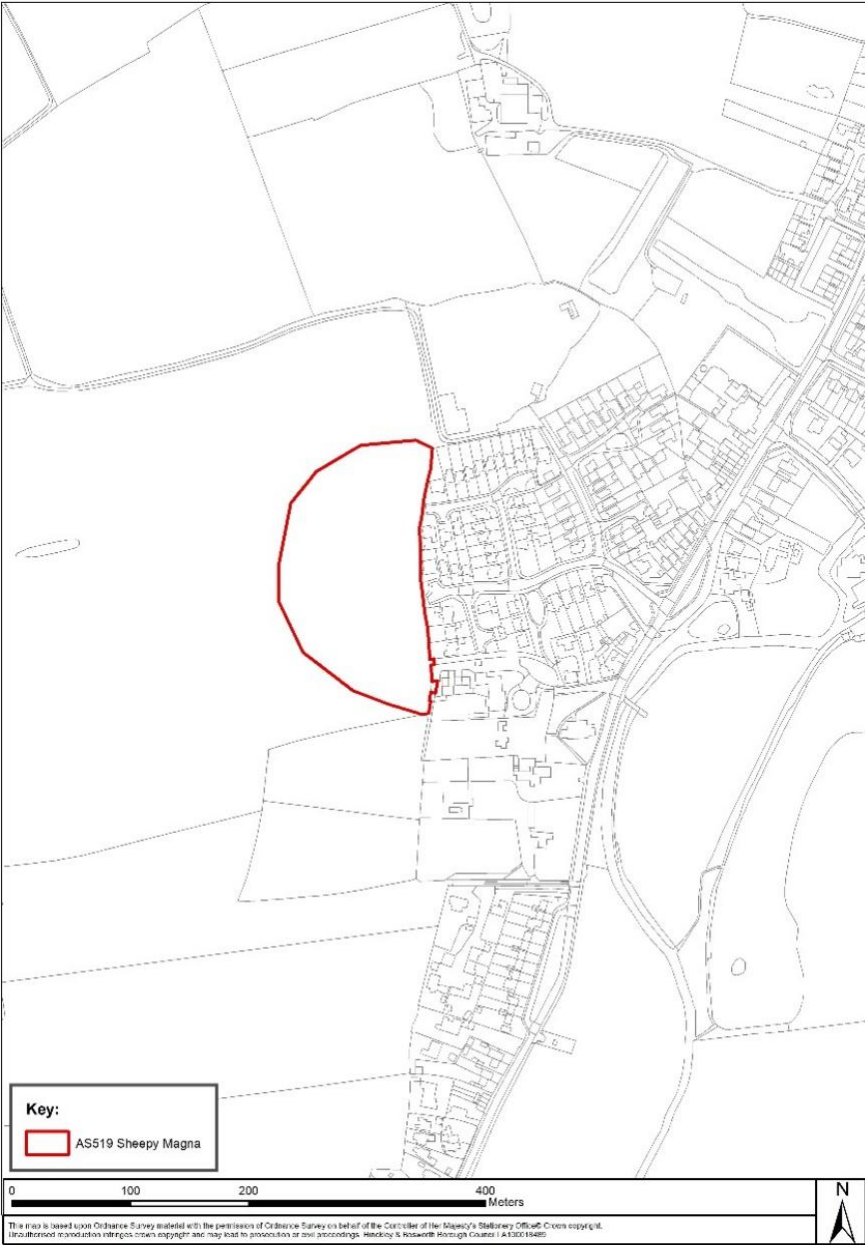
Site Reference: LPR207 Settlement: Newbold Verdon HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR207*
Site Name:	Land North West of Old Farm Lane and South of Bosworth Lane, Newbold Verdon*
Site Size:	8.75 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	<p>Site proposed to be allocated for up to 200 dwellings, a community shop and land for school expansion.</p> <p>A live planning application is also pending on the site (25/00515/OUT) and is therefore marked with an * in Policy NEW03.</p>

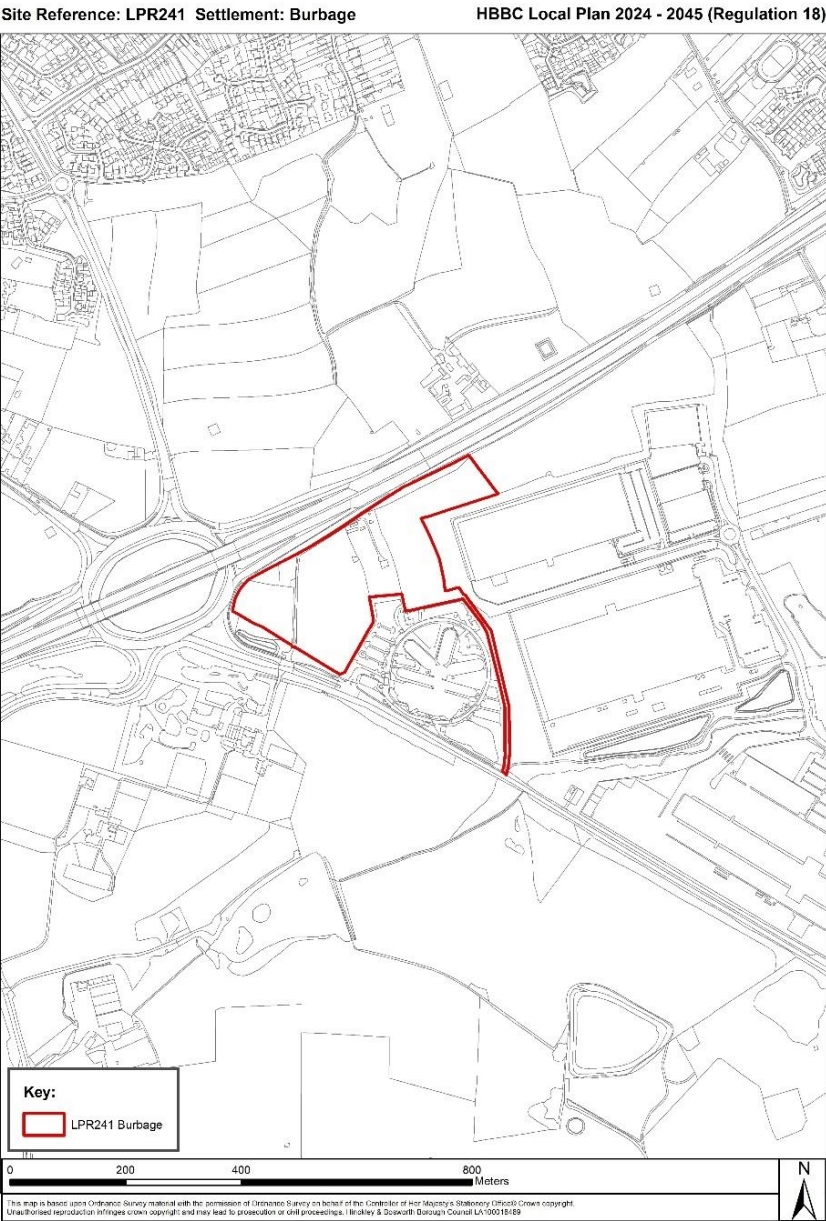
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Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 70 dwellings.



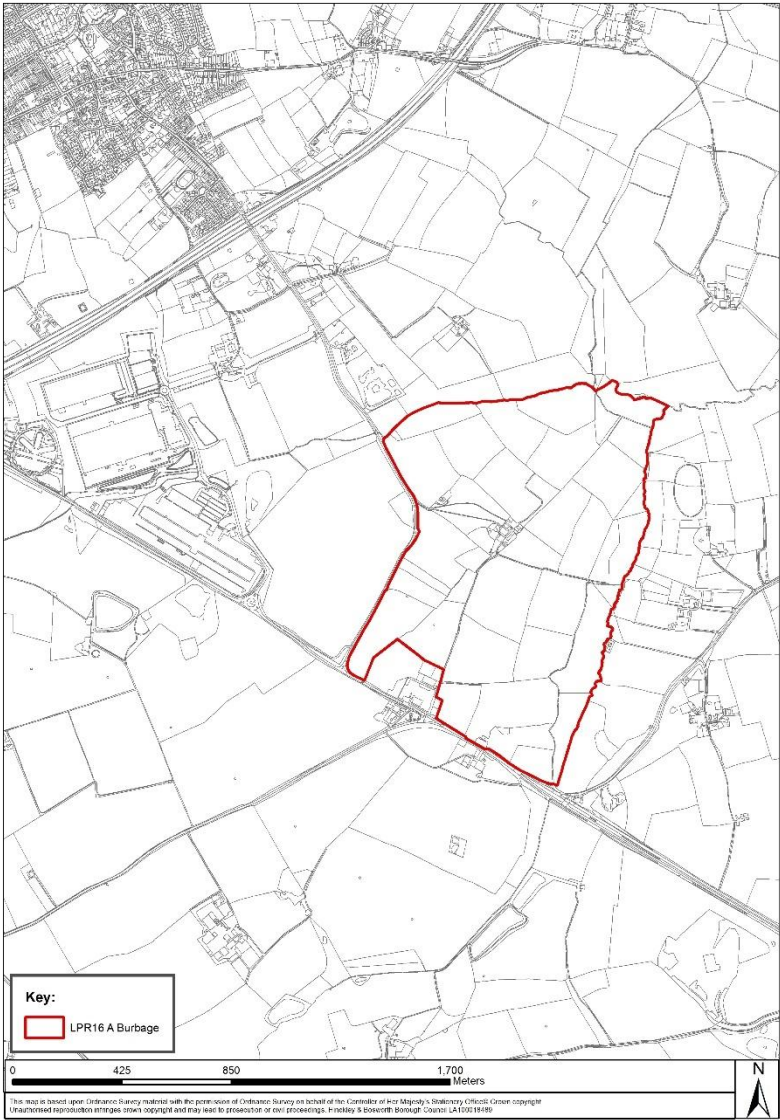
Category	Site Specific Details
Site Reference:	AS519
Site Name:	Land off Oakfield Way and Meadow Close, Sheepy Magna
Site Size:	2.29 (2 d.p.)
Settlement Hierarchy Tier:	Rural Village
Site Information:	Site proposed to be allocated for up to 58 dwellings.

Proposed Employment Land (B2/B8)



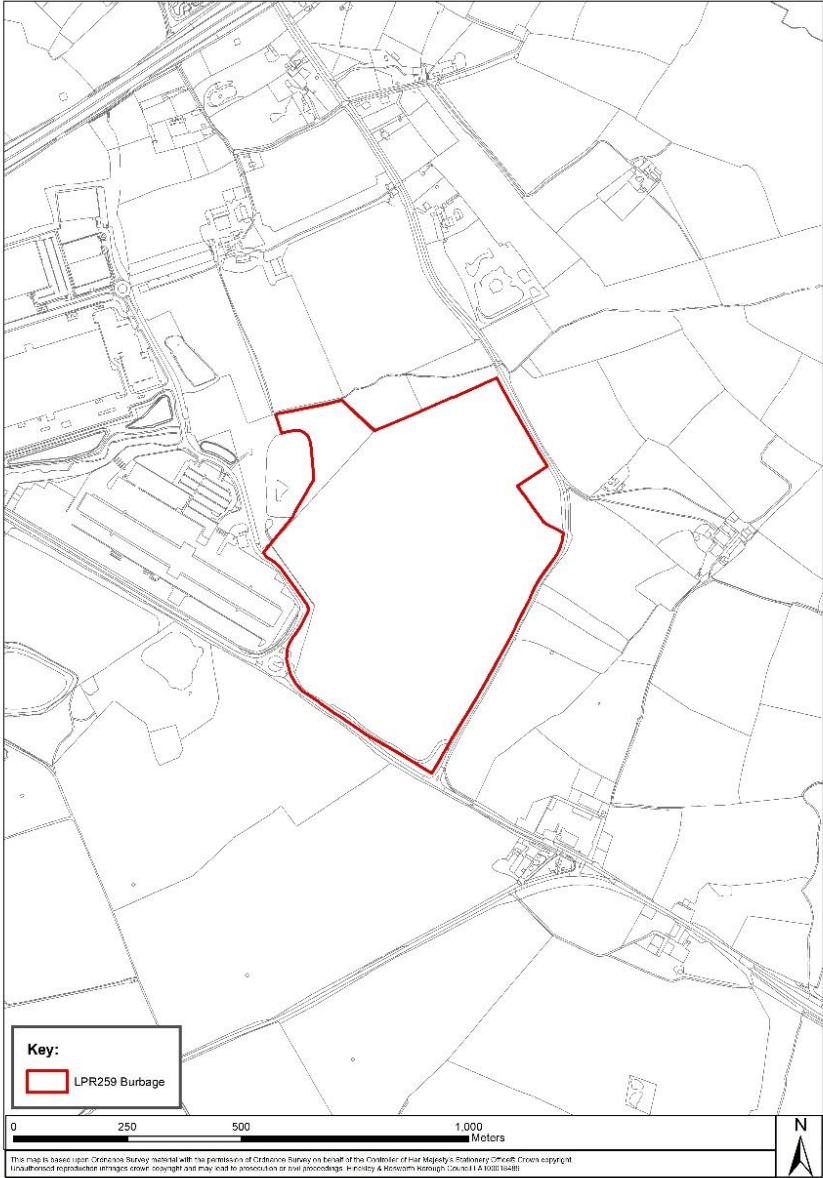
Category	Site Specific Details
Site Reference:	LPR241
Site Name:	Land at Start Farm, Burbage
Site Size:	7.10 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area

Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for employment, of Class E, B2 and (non-strategic) B8 uses.</p> <p>Access arrangements are to be agreed but would be via the A5.</p>



Category	Site Specific Details
Site Reference:	LPR16 A
Site Name:	Land South of Soar Brook, Burbage
Site Size:	117.38 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for employment uses of strategic B8 uses.

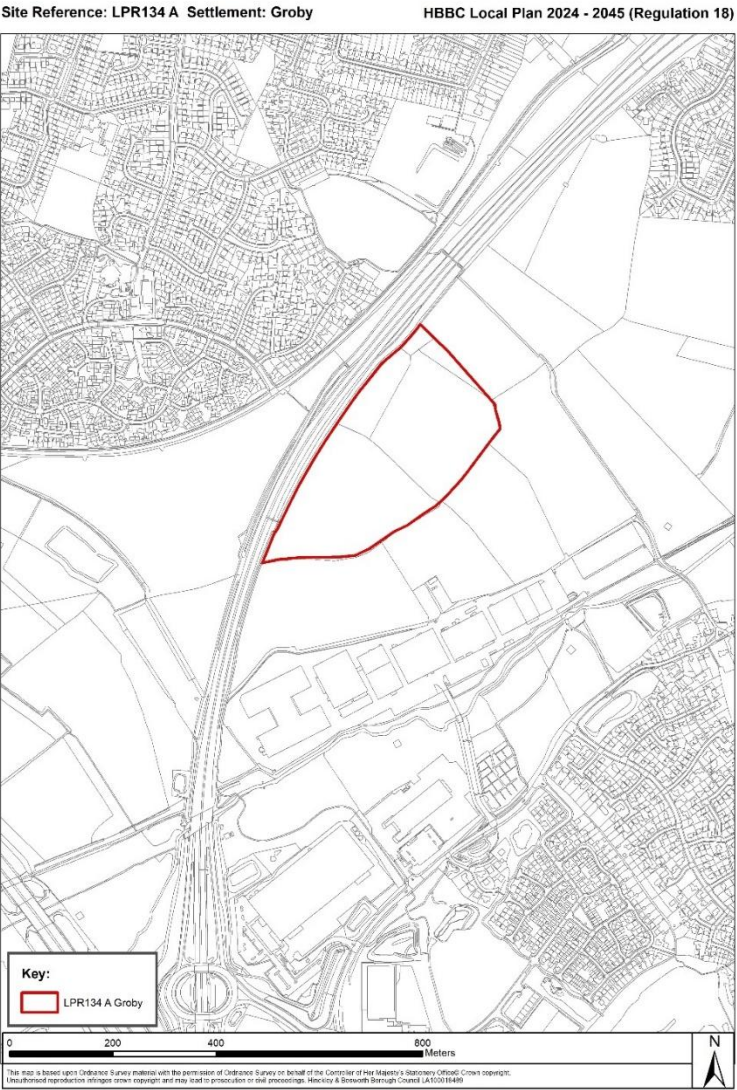
Category	Site Specific Details
	<p>The Site will be required to accommodate a substantial landscaping buffer to the northern and eastern boundary to protect the watercourses.</p> <p>Delivery of the Site and associated access arrangements would also be contingent on any improvements necessary to the Lutterworth Road/A5 junction.</p>



Category	Site Specific Details
Site Reference:	LPR259
Site Name:	Land East of Hinckley Park, Burbage
Site Size:	35.82 (2 d.p.)
Settlement Hierarchy Tier:	Urban Area
Site Information:	Site proposed to be allocated for employment, of strategic B8 uses.

Category	Site Specific Details
	The Site would gain access from the existing Hinckley Park roundabout.

Proposed Directions for Future Employment Growth



Category	Site Specific Details
Site Reference:	LPR134 A
Site Name:	Land North of Glenfield, Groby (Parcel A)
Site Size:	10.64 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be identified as a proposed direction for future employment growth.

Category	Site Specific Details
	<p>Access to the proposed allocation would be contingent on proposed development in the Blaby District Council (BDC) administrative area, to deliver the necessary land for access and associated infrastructure.</p> <p>The development would only be considered acceptable and therefore taken forward as an allocation within the Local Plan (2024-2045) if the necessary land in BDC is supported by an allocation in their forthcoming Local Plan, and suitable and timely access arrangements can be agreed and secured. All necessary cross boundary infrastructure would be required to be planned and delivered in a coordinated manner across the two administrative areas.</p>

Appendix 4 Strategic and Non-Strategic Policies

The National Planning Policy Framework (NPPF)¹ (Paragraph 20) states that *“strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:*

- a) homes (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

The NPPF (Glossary) defines strategic policies as *“policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E)² of the Planning and Compulsory Purchase Act 2004”*.

The NPPF (Paragraph 21) states that *“Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.”*

The NPPF (Paragraph 29) states that *“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.”*

Furthermore, National Planning Policy Guidance (NPPG)³ sets out that where a local plan contains both strategic and non-strategic policies, the non-strategic policies should be clearly distinguished from the strategic policies (please see the NPPG for further information).

¹ https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

² <https://www.legislation.gov.uk/ukpga/2004/5/section/19>

³ <https://www.gov.uk/guidance/plan-making>

The following tables set out current policies in the Local Plan and identifies whether they have strategic or non-strategic status. The strategic or non-strategic status of policies is of relevance for neighbourhood plans. Legislation requires that neighbourhood plans must be in general conformity with the strategic policies in the adopted local plan for the area, and any other strategic policies that form part of the statutory development plan where relevant (please see the NPPG for further information). The NPPF (Paragraph 13) states that “*neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.*”

During the preparation of the Local Plan there have been various consultation stages which have contained policies, as this Regulation 18 Local Plan Review consultation is focused consultation it does not contain the full suite of policies which will make up the Local Plan and not all policies are open to public consultation as they have been previously consulted upon. The tables below set out which version of the Local Plan the policy is included within and whether the policy is open to public consultation and comment.

Please note: The chapter references, policy numbers, and titles included in this appendix are provisional and may be revised as the Local Plan evolves. Changes may occur in response to emerging evidence, consultation feedback, and ongoing policy development, meaning the final Regulation 19 document may present these elements differently.

Consultation Overview

No policies

Layout of the Plan

No policies

What Is the Local Plan?

No policies

Spatial Portrait

No policies

Vision and Objectives

No policies

General Development Principles

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
REV01	Sustainable Development	Strategic	Consultation open Regulation 18 (October 2025)
NEW01	Safeguarding Development Potential	Strategic	Consultation open Regulation 18 (October 2025)

Spatial Strategy

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
NEW02	Provision of Overall Development	Strategic	Consultation open Regulation 18 (October 2025)
NEW03	Housing Development Sites	Strategic	Consultation open Regulation 18 (October 2025)
NEW04	Employment Development Sites	Strategic	Consultation open Regulation 18 (October 2025)
SP03	Strategic Site: Earl Shilton Sustainable Urban Extension (SUE)	Strategic	Consultation closed Regulation 18 (July 2024)
SP04	Strategic Site: Barwell Sustainable Urban Extension (SUE)	Strategic	Consultation closed Regulation 18 (July 2024)

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SS03	Local Plan Review	Strategic	Consultation closed Regulation 19 (February 2022)
SS08	Strategy for the Key Rural Centres	Strategic	Consultation closed Regulation 19 (February 2022)
SS09	Strategy for the Rural Villages	Strategic	Consultation closed Regulation 19 (February 2022)
SS10	Strategy for the Rural Hamlets	Strategic	Consultation closed Regulation 19 (February 2022)

Climate Change

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP05	Mitigating and Adapting to Climate Change	Strategic	Consultation closed Regulation 18 (July 2024)
SP06	Flood Risk	Strategic	Consultation closed Regulation 18 (July 2024)
SP07	Renewable and Low Carbon Energy	Strategic	Consultation closed Regulation 18 (July 2024)

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
CC03	Sustainable Drainage Systems	Non-Strategic	Consultation closed Regulation 18 (July 2024)
CC04	Sustainable Design and Construction Measures	Strategic	Consultation closed Regulation 19 (February 2022)

Healthy Place Making

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP08	High Quality Design	Strategic	Consultation closed Regulation 18 (July 2024)
SP09	Active Travel and Design	Strategic	Consultation closed Regulation 19 (February 2022)
SP10	Preventing Pollution	Strategic	Consultation closed Regulation 18 (July 2024)
SP11	Health and Well-being	Strategic	Consultation closed Regulation 18 (July 2024)
REV02	Hot Food Takeaways and Fast-Food Outlets	Non-Strategic	Consultation open Regulation 18 (October 2025)

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
PMD04	Redundant Rural Buildings	Non-Strategic	Consultation closed Regulation 19 (February 2022)
PMD08	Recycling and Refuse Storage	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Housing to meet different needs

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP12	Provision of new housing	Strategic	Consultation closed Regulation 19 (February 2022)
SP13	Gypsies, Travellers and Travelling Showpeople	Strategic	Consultation closed Regulation 18 (July 2024)
SP14	Affordable Housing	Strategic	Consultation closed Regulation 19 (February 2022)
HO02	Housing Mix, Size and Type	Non-Strategic	Consultation closed Regulation 19 (February 2022)
HO03	Space Standards	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
HO04	Housing Density	Non-Strategic	Consultation closed Regulation 19 (February 2022)
HO005	Accessible Housing	Non-Strategic	Consultation closed Regulation 19 (February 2022)
HO06	Self-Build and Custom Housing	Strategic	Consultation closed Regulation 19 (February 2022)
HO08	New housing in the countryside	Non-Strategic	Consultation closed Regulation 19 (February 2022)
HO10	Rural Exception Sites	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Economic Prosperity

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP15	Scale and Distribution of New Employment Sites	Strategic	Consultation closed Regulation 19 (February 2022)
SP16	MIRA Enterprise Zone	Strategic	Consultation closed Regulation 18 (July 2024)

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP17	Education and Skills for a Strong Local Workforce	Strategic	Consultation closed Regulation 19 (February 2022)
EP02	New Employment Development	Strategic	Consultation closed Regulation 19 (February 2022)
EP03	Existing Employment Areas	Non-Strategic	Consultation closed Regulation 19 (February 2022)
EP04	Existing Non-Identified Employment Areas	Non-Strategic	Consultation closed Regulation 19 (February 2022)
EP07	Growing and Diversifying the Rural Economy	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Communities and Centres

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP18	Town, District, Local and Neighbourhood Centres	Strategic	Consultation closed Regulation 19 (February 2022)
TDC002	Sequential and Impact Tests	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
TDC04	High Quality Shop Fronts and Advertisements	Non-Strategic	Consultation closed Regulation 19 (February 2022)
CLT01	Community Facilities	Non-Strategic	Consultation closed Regulation 19 (February 2022)
CLT02	Public Houses	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Leisure and Tourism

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP19	Twycross Zoo	Strategic	Consultation closed Regulation 18 (July 2024)
NEW05	Open Space Provision	Strategic	Consultation open Regulation 18 (October 2025)
NEW06	Sport and Recreation Facilities: Outdoor and Indoor Provision	Strategic	Consultation open Regulation 18 (October 2025)
CLT03	Cultural and Tourism Facilities	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Natural Environment

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP20	Green Infrastructure	Strategic	Consultation closed Regulation 18 (July 2024)
SP21	Green Wedges	Strategic	Consultation closed Regulation 18 (July 2024)
SP22	National Forest	Strategic	Consultation closed Regulation 19 (February 2022)
SP23	Charnwood Forest Regional Park	Strategic	Consultation closed Regulation 19 (February 2022)
SP24	Protecting Biodiversity	Strategic	Consultation closed Regulation 18 (July 2024)
SP25	Enhancing Biodiversity and Habitat Connectivity	Strategic	Consultation closed Regulation 18 (July 2024)
SP26	Development in the Countryside and Settlement Separation	Strategic	Consultation closed Regulation 18 (July 2024)
SP27	Landscape Character	Strategic	Consultation closed

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
			Regulation 18 (July 2024)
SP28	Blue Infrastructure	Strategic	Consultation closed Regulation 18 (July 2024)
NAT03	Trees, Hedgerows, Woodlands and Development	Non-Strategic	Consultation closed Regulation 19 (February 2022)
NAT06	Local Green Space	Non-Strategic	Consultation closed Regulation 19 (February 2022)
NAT09	Development in the Countryside and Settlement Separation	Strategic	Consultation closed Regulation 19 (February 2022)
NAT12	Soils and Best and Most Versatile Agricultural Land	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Heritage and Conservation

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
HE01	Conserving and Enhancing the Historic Environment	Non-Strategic	Consultation closed Regulation 19 (February 2022)
HE02	Heritage Assets	Non-Strategic	Consultation closed

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
			Regulation 19 (February 2022)
HE03	Preserving the Borough's Archaeology	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Transport

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP29	Highways and Transportation	Strategic	Consultation closed Regulation 18 (July 2024)
SP30	A5 Improvement Corridor	Strategic	Consultation closed Regulation 18 (July 2024)
HT02	Parking Standards	Non-Strategic	Consultation closed Regulation 19 (February 2022)
HT03	EV Charging Infrastructure	Non-Strategic	Consultation closed Regulation 19 (February 2022)

Infrastructure

Policy Number	Policy Title	Strategic or Non-strategic	Consultation Stage Open or Closed
SP31	Infrastructure and Delivery	Strategic	Consultation closed Regulation 18 (July 2024)
SP32	Water Supply and Wastewater Management	Strategic	Consultation closed Regulation 18 (July 2024)
SP33	Telecommunications Infrastructure	Strategic	Consultation closed Regulation 18 (July 2024)

Appendix 5 - List of Key Evidence Base Documents to support the Hinckley & Bosworth Local Plan (2024-2045)

Evidence
A Strategic Vision for the Town Centre (2025 to 2035)
A5 Partnership and Strategy (2018 to 2031)
Affordable Housing SPD (2011)
Agricultural Land Study (2020)
Areas of Separation Review (2012)
Authority Monitoring Report (AMR)
Biodiversity Net Gain (BNG) baseline habitat assessment
Bosworth Battlefield Conservation Plan (2013)
Climate Change and Biodiversity Strategy (2024 to 2028)
Community, Cultural and Tourism Facilities Review (2013)
Corporate Plan (2024 to 2028)
Cultural Strategy (2024 to 2028)
District, Local and Neighbourhood Centre Review (2015)
Earl Shilton and Barwell Strategic Urban Extensions Infrastructure Study (2023)
Economic Regeneration Strategy (2021-2025)
Employment Land and Premises Review (2024)
Extended phase 1 Habitat Survey (2020)
Five-year housing land supply statement (2023 - 2028)
Good Design Guide SPD (2020)
Green Infrastructure Strategy (2020)
Green Wedge Allocations Topic Paper (2022)

Evidence	
Green Wedge Review (2020)	
Habitat Regulations Assessment (HRA)	
Habitat Survey Report (UKHAB) (2025)	
Health impact Assessment (HIA) (2024)	
Heritage Strategy (2025 - 2029)	
Hinckley Town Centre Car Park Assessment	
Hinckley Town Centre Public Realm Strategy Masterplan (2019)	
Hinckley Town Centre Wayfinding Strategy (2022)	
Housing and Economic Needs Assessment (HENA) (2022)	
Housing Deliverability Study	
Infrastructure Capacity Study Phase 1 (2020)	
Infrastructure Capacity Study Phase 2 (2024)	
Internal Space Standards Report (2021)	
Landscape Character Assessment (2017)	
Landscape Sensitivity Study (2017)	
Leicester & Leicestershire Green Wedge Consistency Statement (2024)	
Leicester and Leicestershire Statement of Common Ground (2024)	
Leicester and Leicestershire Strategic Growth Plan (2018 to 2050)	
Leicester, Leicestershire and Rutland Local Nature Recovery Strategy (2025)	
Local Transport Plan 4 (2024)	
Market Bosworth Masterplan Supplementary Planning Document (SPD)(2021)	
Open Space Assessment (2025)	
Playing Pitch Strategy (PPS) (2025)	

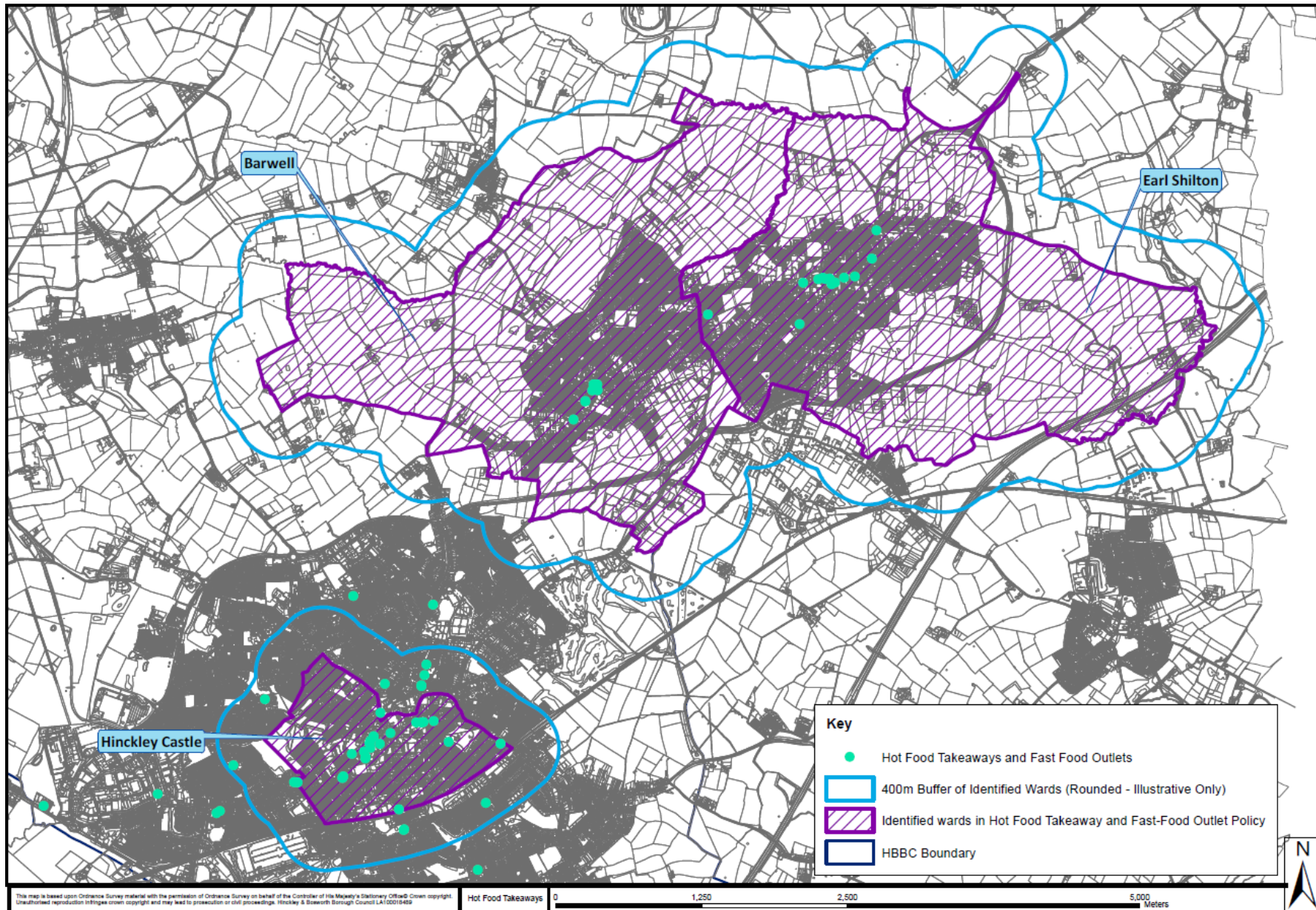
Evidence
Renewable Energy Capacity Study (2014)
Residential and Employment Land Availability Monitoring Statement (2021-2023)
Retail Capacity Study (2007)
Rural Housing Numbers Methodology Statement (2021)
Rural Needs SPD (2011)
Rural Strategy (2024)
Self-build and Custom Housebuilding Register
Settlement Hierarchy Review (2021)
Spatial Options for Housing Strategy Report (2024)
Sport and Recreational Facilities Framework (2020 to 2036)
Strategic Flood Risk Assessment (SFRA) (2025)
Strategic Growth Plan (2018)
Strategic Housing and Economic Land Availability Assessment (SHELAA) (2022)
Sustainability Appraisal (SA) Scoping (2017 and 2020)
Sustainability Appraisal (SA) Scoping (2024)
Water Cycle Study (2024)

Emerging Evidence
Climate Change Study
Design Code
Economic Regeneration Strategy
Equality Impact Assessment (EqIA).
Green wedge review

Emerging Evidence
Gypsy and Traveller Accommodation Assessment
Habitat Regulations Assessment
Health Impact Assessment
Heritage Strategy Review
Highways Modelling
Hinckley Town Centre Masterplan
Housing and Economic Needs Assessment (HENA)
Housing Needs Study Review
Infrastructure Capacity Study Phase 2 (Update)
Infrastructure Delivery Plan
Joint Transport Evidence (South Leicestershire)
Landscape Character Assessment
Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment
Renewable Energy Study
Retail Study
Settlement Boundary Review
Settlement Hierarchy Review
Settlement Services Review
Strategic Flood Risk Assessment Level 2 and level 1 update
Strategic Housing and Economic Land Availability Assessment 2024 and Strategic Housing and Economic Land Availability Assessment 2024 Addendum
Sustainability Appraisal
The Rothley Brook Meadow Green Wedge Review

Emerging Evidence
Whole Plan Viability

Appendix 6 – Hot Food Takeaway and Fast-Food Outlet Policy Overview Map



Appendix 7: Open Space and Outdoor Sport Provision

Standards

1.1 The Standards shown in Table 1 relate to the quantity, quality and accessibility of each open space typology and comprise of:

- Quantity standards – the area of open space required for every 1,000 people;
- Access standards – how far people travel from their home to reach a particular type of open space; and
- Quality standards – a level of standard that all open spaces should strive to attain.

Table 1: Standards for open space provision in Hinckley & Bosworth

Typology & primary purpose	Quantity (hectares per 1,000 residents)	Access distance (straight line)	Quality
Parks and Gardens Accessible, landscaped open spaces that offer high-quality opportunities for informal recreation, relaxation, and community events. They support wellbeing, biodiversity, and social interaction within the wider green infrastructure network.	0.36	710 metres	60%
Amenity Green Space Accessible green spaces that support informal recreation, relaxation, and visual enhancement of residential or other areas. These spaces are typically located close to homes or workplaces and contribute to neighbourhood character, wellbeing, and everyday outdoor activity.	1.34	480 metres	50%

Typology & primary purpose	Quantity (hectares per 1,000 residents)	Access distance (straight line)	Quality
Natural and Semi-Natural Green Space Open spaces primarily focused on wildlife conservation, biodiversity, and environmental education. These areas may also support informal recreation and access to nature, provided such uses are compatible with their ecological value and management objectives.	2.00	720 metres	45%
Provision for children Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas.	0.25	LAP 100 metres LEAP 400 metres NEAP 1000 metres	60%
Provision for young people Areas designed primarily for play and social interaction involving children and young people, such as MUGAs, skateboard areas and teenage shelters.	0.30	700 metres	60%
Allotments Opportunities for those people who wish to do so to grow their own produce as part of the long-term	0.35	No standard set	40%

Typology & primary purpose	Quantity (hectares per 1,000 residents)	Access distance (straight line)	Quality
promotion of sustainability, health, and social inclusion.			

- 1.2 These requirements reflect the anticipated demand generated by residential development of varying scales, as set out in the Open Space Standards and Contributions Framework. The standards are designed to guide provision in terms of quantity, accessibility and quality, and are informed by national benchmarks and local evidence.
- 1.3 Open space provision should respond to the distinct functions of each typology, and the standards set out in this Appendix must be applied accordingly. Importantly, these standards should not be simply added together to produce a single total area requirement. This is because open space can be multifunctional, with certain typologies, such as equipped play areas, amenity green space, or natural features being integrated within larger spaces like parks or strategic green corridors.
- 1.4 However, multifunctionality must be genuinely functional across all intended uses. A single space cannot be assumed to meet multiple typology requirements unless it demonstrably satisfies the design, accessibility, and quality standards of each. For example, a natural green space may support informal recreation, but its primary function biodiversity and habitat value must not be compromised.
- 1.5 This approach ensures that provision is efficient, inclusive, and context-responsive, while maintaining the integrity of each open space typology and avoiding under-provision through overlap.
- 1.6 To determine the requirements for open space provision, the starting point is to calculate the level of demand (additional population) generated by that development.
- 1.7 Housing figures are provided in terms of the number of dwellings allocated per development. The indicative population figures are based on the assumption that population growth will average 2.4 persons per dwelling. If available, occupancy rates for different dwelling sizes could be used.
- 1.8 To then determine the open space requirement for each form of open space the associated population is multiplied by the recommended quantity standards for each

relevant typology. The following calculation should be used:

New/additional population from development x quantity standard / 1000

- 1.9 For example, a hypothetical development of 50 dwellings would require the following amount of amenity greenspace:

New/additional population from development (50 x 2.4 = 120) x amenity greenspace quantity standard (1.34) / 1000 = 0.16 hectares

- 1.10 The most recent Open Space Audit and Assessment, alongside the Playing Pitch Strategy and Green Infrastructure Strategy, provides a robust evidence base to help identify the type and scale of open space required for new development. These documents should be used in conjunction with the Open Space Assessment (2025), which sets out quantity, accessibility, and quality benchmarks. However, early engagement with the Local Planning Authority is strongly encouraged to ensure that provision reflects site-specific opportunities, multifunctional design potential, and local priorities.

Site size thresholds

- 1.11 The following thresholds provide clarity as to what should be delivered on and off-site on development proposals of a variety of sizes.

Table 2: Thresholds for open space provision within Hinckley & Bosworth

Typology	Minimum Area (ha)	Minimum Dwellings
Parks and Gardens	1.00	1,152
Amenity Greenspace	0.10	30
Natural & Semi-Natural Greenspace	0.25	52
Equipped Children's Play Space	0.08 (LAP)	10
	0.10 (LEAP)	59
	0.10 (NEAP)	159
Provision for young people	0.08 (full size MUGA)	105
	0.04 (Half Size MUGA)	49

Typology	Minimum Area (ha)	Minimum Dwellings
	0.02 (Game wall or similar)	21
Allotments	0.25	292

1.12 To ensure clarity for developers and consistency in delivery, it is recommended that the Fields in Trust (FIT) typologies for play provision are used: Local Area for Play (LAP), Local Equipped Area for Play (LEAP), and Neighbourhood Equipped Area for Play (NEAP). These are not hierarchical replacements but serve distinct age groups and spatial functions. Where development exceeds the threshold for a LEAP or NEAP, this does not negate the need for a LAP. Instead, provision should be cumulative, with each typology provided where its respective threshold is met. This ensures that play opportunities are accessible to all age groups within appropriate walking distances.

1.13 Best practice guidance from organisations like FIT, recommends that provision below certain sizes should not be provided as on-site provision as this can result in fragmented, low-value spaces that are difficult to maintain over time. To avoid this, minimum area thresholds based on dwelling numbers and typology-specific site sizes are applied to determine when on-site provision is appropriate. Where these thresholds are not met, off-site contributions should be directed to enhance existing provision within the relevant accessibility catchment.

Off-site provision and maintenance cost table

1.14 Where off-site provision is required, developers will be expected to contribute financially based on updated provision rates per m² set out in Table 3. These rates will be reviewed annually to reflect inflation and cost changes. Contributions will be used to enhance existing provision within the relevant accessibility catchment.

Table 3: Provision and maintenance rates within Hinckley & Bosworth

Type	Provision Rate* per m2	Maintenance Rate* per m2
Parks and Gardens	£25.93	£1.42
Amenity Greenspace	£6.66	£1.33
Natural & Semi-natural Greenspaces (accessible)	£5.33	£0.95

Type	Provision Rate* per m2	Maintenance Rate* per m2
Equipped Children's Play Space	£150.56	£7.99
Provision for Young People	£113.25	£5.33
Allotments	£7.41	£0.28
Outdoor Sports Provision	£11.99	£0.57

*Please note the rates will be reviewed annually to account for changes in inflation.

1.15 Maintenance contributions will be required for all new open space provision:

- 10 years for off-site provision serving the wider community.
- 20 years for on-site provision serving the development directly.

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**Hinckley & Bosworth
Borough Council**

**Settlement Hierarchy Methodology Consultation Paper
October 2025**

1. Introduction

1.1 As part of the preparation of the new Hinckley and Bosworth Local Plan (2024 – 2045), the Borough Council is undertaking a review of the existing settlement hierarchy, last published in 2021. The settlement hierarchy plays a vital role in shaping the spatial strategy of the Local Plan by identifying how different settlements across the Borough function, and guiding where new development should be located in the most sustainable and appropriate way.

1.2 The current settlement hierarchy, which stems from the strategy in the adopted Local Plan (Core Strategy 2009 through to Site Allocations and Development Management Policies Development Plan Document 2016), needs to be updated to reflect more recent evidence, changes in population, local services & facilities, infrastructure provision, recent development quantities, and local circumstances. It is also essential that the hierarchy aligns with national planning policy and supports the Council's ambition to deliver sustainable growth while protecting the distinct character and sense of community in rural areas. In addition, the Council has had to revert back to Regulation 18 stage due to changes in national policy and the Standard Housing Method, amongst other matters, and therefore this was an appropriate time to revisit the hierarchy, which was last reviewed in 2021.

1.3 The review of the hierarchy will help determine if the proposed distribution of future housing, employment, and infrastructure across the Borough is appropriate. It will consider the role and function of each settlement, the availability of key services and facilities, and how well-connected communities are to the wider transport network.

What are we consulting on?

1.4 To ensure the settlement hierarchy will reflect current local circumstances and priorities, we are consulting on the methodology underpinning the settlement hierarchy as part of the suite of documents available for comment during the Regulation 18 draft Local Plan consultation, which is scheduled to begin in October 2025. In particular, it is important to hear from town & parish councils, local residents/business owners, and other key stakeholders. Feedback from this consultation will help to confirm that we are planning appropriately on a range of planning matters, such as the approach to site allocations and the definition of and context for individual settlements.

1.5 The Council encourages all interested parties to take part in the consultation. All responses will be carefully considered before the Settlement Hierarchy Review Paper is finalised for the Regulation 19 Submission Plan in Spring 2026.

What is a settlement hierarchy?

1.6 There is no specific requirement in national policy to include a settlement hierarchy in a local plan, but it is a commonly accepted approach to do so. In Hinckley and Bosworth, the settlement hierarchy has formed a fundamental part of plan making and decision making, and the aim is to continue this nationally acknowledged approach in the new Local Plan.

1.7 A settlement hierarchy is just one element of a Local Plan that assists in achieving sustainable development. The vision, aims and objectives of the new Local Plan are listed in the Regulation 18 draft Local Plan document.

Scope

1.8 The purpose of this report is to consider the methodology in order to carry out a full updated settlement hierarchy study in preparation for the Regulation 19 Submission Draft Local Plan.

1.9 This paper will consider:

- The overall reasons, context and approach to determining a settlement hierarchy
- The scoring matrix for the quantitative elements of the data collection
- The approach to qualitative analysis of settlements
- The evaluation of the qualitative and quantitative data combined
- Potential appropriate tiers in the hierarchy

1.10 The settlement hierarchy papers, including this methodology paper, will only look at the settlement hierarchy itself; they will not look at any potential future strategy for development, including the amount of development required, or the distribution of that development to individual settlements. This will be determined by other means through the Local Plan process.

1.11 The study will look at the current function of settlements to categorise them into tiers, but will not consider constraints to future development.

1.12 The strategy for development in the current adopted local plan is to direct the majority of new development to settlements in the higher tiers of the settlement hierarchy. Through our work so far for the new Local Plan, evidence has suggested there should be no indication that this should change. However, further evidence base work will be required to look at any potential distribution of development to lower tiers or settlements within the hierarchy.

2. Setting the context

The study area

2.1 The settlement hierarchy review covers the entirety of Hinckley and Bosworth Borough. The borough is bounded by North West Leicestershire District to the north, Charnwood District to the north-east, Blaby District to the east and south-east, Rugby District to the south, Nuneaton and Bedworth District to the south west, and North Warwickshire District to the west. Hinckley and Bosworth is a borough with both an urban and rural feel; Hinckley, Burbage, Barwell and Earl Shilton forming the urban south, and the rest of the borough forming the sub-urban, rural, and countryside.

2.2 Overall, we have identified 60 settlements to include in the hierarchy, ranging from large urban areas to small groupings of residential properties or employment-based areas. Figure 1 below from the Hinckley and

Bosworth Rural Strategy (2024 – 2028) shows the geographical spread of settlements across the borough (please note that this does not include all settlements in this paper).



Figure 1: Representation of geographical locations of the settlements of Hinckley and Bosworth, HBBC Rural Strategy 2024-2028 (not to scale)

2.3 The proposed settlements (residential or employment-based) to be covered by this paper and the finalised hierarchy review paper are listed in Table 1 below. This list is all inclusive of all settlements within the Core Strategy (2009), those identified within the Site Allocations and Development Management Policies DPD (2016), and those identified afterwards in various documents, such as the Rural Strategy, and from local knowledge.

Settlements inc. in this review		
Atterton	Earl Shilton	Osbaston
Bagworth	Far Coton	Peckleton
Bardon	Fenny Drayton	Pinwall
Barlestone	Field Head	Ratby
Barton in the Beans	Groby	Ratcliffe Culey
Barwell	Higham on the Hill	Shackerstone
Batram (Nailstone)	Hinckley	Sheepy Magna
Bilstone	Kirkby Mallory	Sheepy Parva
Botcheston	Lindley	Shenton
Bradgate Hill	Little Orton	Sibson
Brascote	Market Bosworth	Stanton under Bardon
Bull in the Oak	Markfield	Stapleton
Burbage	Merry Lees	Stoke Golding
Cadeby	Nailstone	Sutton Cheney
Carlton	Newbold Heath	Thornton
Congerstone	Newbold Verdon	Twycross

Settlements inc. in this review		
Copt Oak	Newtown Unthank	Upton
Cross Hands	Norton-Juxta-Twycross	Wellsborough
Dadlington	Odstone	Witherley
Desford	Orton-on the-Hill	Wykin

Policy Context

2.4 The review of the settlement hierarchy is grounded in the principles and requirements set out in national planning policy, particularly the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). These documents provide the overarching framework for promoting sustainable development and guiding the spatial distribution of growth.

Presumption in favour of sustainable development

2.5 The NPPF (2024) sets out the presumption in favour of sustainable development, which applies to not only decision taking, but plan making also. Plans should promote a sustainable pattern of development that:

- Meets local development needs.
- Aligns growth with infrastructure.
- Improves the environment.
- Mitigates and adapts to climate change.

2.6 Although the NPPF does not specifically prescribe a settlement hierarchy approach, it supports the principle of guiding development to the most sustainable locations.

2.7 The settlement hierarchy plays a key role in delivering these objectives by identifying which settlements are best placed to accommodate growth based on their existing infrastructure, services, and accessibility.

Strategic Planning and Local Decision-Making

2.8 The NPPF (2024) emphasizes effective strategic planning across local authority boundaries, particularly in addressing housing needs, infrastructure delivery, and climate resilience. It also reaffirms the role of locally-prepared plans in guiding development, with the settlement hierarchy forming a key part of spatial strategy.

2.9 It's also important to note the wider catchment of settlements' services, for example hospitals, schools, leisure provision and public transport, all of which are not defined by boundaries and can serve a wider population strategic in nature.

2.10 The settlement hierarchy also plays a role in decision-making post adoption of the local plan. In decision-making, the settlement hierarchy provides a clear basis for assessing planning applications, that remains relevant long-term. It helps determine whether a proposed development is appropriate for its location

by considering the role of the settlement within the wider spatial strategy. For example, larger towns or service centres identified at the top of the hierarchy are typically expected to accommodate a greater share of housing, employment, and infrastructure growth due to their existing services and transport links. On the other hand, applications within smaller villages or hamlets may see development limited to meeting local needs or enhancing rural sustainability.

2.11 The hierarchy also supports consistency and transparency in planning decisions. By setting out which settlements are suitable for different types and scales of development, it helps planners, developers, and communities understand the rationale behind approvals or refusals. This is particularly important in managing speculative development pressures and ensuring that growth is plan-led rather than speculative. It also aids in resisting inappropriate development in unsustainable locations, thereby safeguarding environmental assets and maintaining the character of rural areas.

Supporting Rural Communities

2.12 The NPPF (2024) continues to support thriving rural communities, encouraging sustainable growth in rural areas where it will enhance or maintain the vitality of settlements. This includes ensuring access to services and reducing reliance on the car, which are central considerations in settlement hierarchy assessments.

National Planning Practice Guidance (PPG)

2.13 The NPPG reinforces the need for a clear and evidence-based approach to settlement classification. It advises that:

- Local Plans should be informed by an understanding of the role and function of settlements.
- Authorities should consider the availability of services, employment opportunities, and transport links when determining the sustainability of settlements.
- The hierarchy should be used to guide the distribution of development in a way that supports local communities and aligns with strategic objectives.

2.14 Together, these national policy documents provide a robust framework for assessing the relative sustainability of settlements and ensuring that the Local Plan supports balanced and inclusive growth.

The adopted Local Plan and existing hierarchy

2.15 The current adopted Local Plan consists of four main documents: the Core Strategy (2009), the Hinckley Town Centre Area Action Plan (2011), the Earl Shilton and Barwell Area Action Plan (2014), and the Site Allocations and Development Management Policies Development Plan Document (2016). The settlement hierarchy was established in Chapter 4 of the Core Strategy. The Core Strategy defines the settlement hierarchy as:

- Urban Area (comprising the main settlements of Hinckley, Burbage, Barwell and Earl Shilton);

- Key Rural Centres (split into three categories of 'relating to Leicester'; 'standalone' and 'within the National Forest');
- Rural Villages; and
- Rural Hamlets.

2.16 The adopted Core Strategy (2009) Settlement Hierarchy is set out in Table 2 below:

Tier	Settlements
Urban	<ul style="list-style-type: none"> • Hinckley • Burbage • Barwell • Earl Shilton
Key Rural Centres Relating to Leicester	<ul style="list-style-type: none"> • Desford • Groby • Ratby • Markfield
Key Rural Centres within the National Forest	<ul style="list-style-type: none"> • Bagworth • Thornton
Key Rural Centres Stand Alone	<ul style="list-style-type: none"> • Barlestone • Market Bosworth • Newbold Verdon • Stoke Golding
Rural Villages	<ul style="list-style-type: none"> • Higham-on-the-Hill • Stanton under Bardon • Sheepy Magna • Nailstone • Twycross • Witherley • Congerstone
Rural Hamlets	<ul style="list-style-type: none"> • Barton in the Beans • Botcheston • Bradgate Hill • Cadeby • Carlton • Dadlington • Fenny Drayton • Kirkby Mallory • Norton Juxta Twycross • Orton on the Hill • Peckleton • Ratcliffe Culey • Shackerstone • Sibson • Stapleton • Sutton Cheney

2.17 Further to the identified hierarchy, a number of other Hamlets existed in the borough but were not identified in the Core Strategy at that time as they did not have a defined settlement boundary.

New Local Plan (2024 – 2045)

2.18 The Council embarked on a new Local Plan in 2017. The Council have consulted several times between 2017 and the present day; the most up to date Local Development Scheme (LDS) confirms that the Council intend to submit the plan to the Secretary of State in 2026.

2.19 The [Settlement Hierarchy Review Paper 2021](#) set out the proposed settlement hierarchy for the new Local Plan in Section 6. In summary the key changes proposed in that review were:

- Bagworth and Thornton were reclassified from Key Rural Centre to Rural Village
- Nailstone reclassified from Rural Village to Rural Hamlet
- Several additional smaller settlements were assessed and classified as Rural Hamlets

2.20 Although the 2021 paper did undertake a full review of the hierarchy, and whether the methodology and proposed tiers were still applicable and appropriate, the context for the new Local Plan has changed somewhat due to a variety of factors, such as a revised NPPF being issued in December 2024, and as a result increased housing targets via the re-introduced Standard Method. The Local Planning Authority have had to revert to the Regulation 18 stage to ensure that our proposed strategy and policies reflect this updated national position, and the new increased housing requirement targets.

2.21 As such, it was deemed appropriate that the methodology underpinning the settlement hierarchy was reviewed again, before proceeding further to a Regulation 19 (scheduled for Spring 2026), to ensure it was suitable and applicable, demonstrating our proposed strategy is sustainable, and to ensure we can support our communities and sustain/improve their infrastructure/facilities/services over the plan period.

2.22 Following the Regulation 18 consultation in Autumn 2025, the team will review the consultation responses on this methodology review, and if there have been any circumstantial changes within settlements and issue a finalised Settlement Hierarchy Paper for consideration at the Regulation 19 consultation.

3. Methodology

3.1 There is no available guidance at the national level with regards to establishing a settlement hierarchy. A variety of approaches have informed settlement hierarchies in different local plans nationally that were found to be sound at examination. The reviewed approaches all look at common themes such as the availability of services, facilities and public transport. Other factors considered in some of the studies include looking at retail provision, population size, Office for National Statistics (ONS) classifications for areas, and distance from other settlements. It can also be seen that some studies take a more comprehensive approach than others, dependent on the local circumstances.

3.2 Hinckley and Bosworth's settlements vary greatly in their size, character, function and form. The setting of a settlement hierarchy plays a vital part of the Local Plan strategy and helps inform other matters (such as the spatial pattern of development, the approach to site allocations, and whether or not settlement boundaries are required). As a result, it may be appropriate to follow a relatively comprehensive assessment process to make sure that all the relevant factors are considered for all the different types of settlements. In particular, the Council is proposing that we introduce/split certain tiers of the hierarchy (see Section 5, therefore to support this approach, all matters need to be taken into consideration.

3.3 Below is an overview of the methodology used to gather data for assessing and tiering settlements within the hierarchy.

Step One: Audit

3.4 A **quantitative** audit of each settlement will take place to take stock of current facilities and services. The review will look at various evidence base documents available to us and use local-knowledge and mapping services to gather information on:

- Key **daily** services - for example schools, a shop/convenience store, bus/train services, broadband, and employment
- Important **occasional** services - for example a GP, dentist, post office, library, leisure facilities
- **Transport accessibility** - frequency and connectivity

3.5 Site visits may be required to corroborate information or to complete missing information. The team may also be in touch with Parish Councils and/or Neighbourhood Plan groups where local knowledge is required.

Quantitative

Scoring and Weighting

3.6 Once the audit of settlements is complete, the team will assign scores to services based on frequency of use and importance. There will be higher weighting to facilities that serve a wider catchment (i.e. outside of that particular settlement; maybe of wider borough or out-of-borough significance), and essential daily services. The scoring of facilities/services are proposed as below in Table 3, and this has been amended to add or clarify, and therefore is subject to consultation as part of this paper.

Facility	Criteria	Score
<u>Particular Services Tier (serving a wider catchment)</u>		
Secondary School	State funded secondary schools are often located in larger settlements and serve a wider catchment than just the settlement where it is located. Significant numbers of secondary school pupils travel by public transport or school buses. In addition to education, schools also provide a valuable focus for community activities, such as leisure/play based activities, pre and after-school childcare and exercise/wellness classes.	15
Leisure Provision	These facilities (such as leisure centres or sports complexes) are an important leisure and play resource contributing to the health	15

Facility	Criteria	Score
	and well-being of communities. For the leisure provision to score a 15, the offer must encompass publicly accessible sports halls, swimming pools and gyms, and/or access to health facilities and playspace for children.	
Railway Station	Passenger railway services, not leisure/heritage or freight. Stations providing services 5 days a week or more.	15
Community Hospital and/or Accident & Emergency Hospital	Hospitals (being much larger and less common than GP practices) provide specialist services or accident & emergency, serve a wider population and are critical for health infrastructure.	15
Employment Opportunities	Access to large employment sites/areas give settlements economic self-service, with increased opportunities to access a range of employment closer to home, with less reliance on the car. Usually strategic level employment sites provide opportunities at different skill/career levels and in different sectors, and serves a wider catchment. This will be assessed on a sliding scale, from a score of 15 for areas with the closest employment areas/sites, down to a score of 5 for local level employment availability. Scores given in this category (alongside officer judgement) will be fully justified in the scoring matrix and qualitative assessment.	5 - 15
Special Educational Needs (SEN) Schools	SEN schools tend to serve a wider catchment than the settlement they are located within due to their specialist nature and limited numbers of them across the area.	15
<u>Primary Tier</u>		
Primary School	State funded primary schools will generally cater for a local demand and provide an accessible and important day-to-day facility. Schools can extend their regular service such as before and after school clubs, pre-school nurseries, and the facility can be used for other community uses or act as a local community hub.	10
GP Surgery	Doctors' surgeries provide an essential healthcare service which should be accessible within a small catchment and meet a local	10

Facility	Criteria	Score
	demand. Category includes both permanent surgeries and part-time surgeries.	
Supermarket / Convenience Store	A supermarket or grocery store is a regular necessity. Village shops in rural communities are important, providing goods locally and readily available, and are likely to be used on a day-to-day basis, particularly for those who do not have regular access to a car.	10
Post Office	Post offices are a key community facility offering a range of services and facilities, particularly in rural areas. More permanent post offices, open more than 3 days a week, will score higher.	10
Pharmacy / Chemist	The provision of a chemist/pharmacy plays an integral role in maintaining the health of the community and can provide valuable health care advice and services in the absence of a doctor's surgery. Larger pharmacies, with health related retail, and with a pharmacist on site are higher in the scoring due to having a retail offer as well as being able to treat common ailments and illness, and prescribe urgent repeat medicine under the Pharmacy First scheme.	10
Frequent Bus Service	A good service covering multiple destinations that is hourly and more than 6 days a week.	10
<u>Secondary Tier</u>		
Daily Bus Service	A service covering some destinations, daily and 6 days a week.	5
Pre-school / Nursery	Local childcare can be particularly important for working families. The assessment includes private childcare facilities, nurseries and pre-schools. It is generally assumed most primary schools will include some provision of this category so only facilities separate to schools have been included.	5
Other Educational Facilities	This includes fee paying/independent schools. Fee paying schools tend to serve a wider catchment than the settlement they are	5

Facility	Criteria	Score
	located within and may play a more limited role in meeting the needs of residents of that settlement perhaps through the provision of some community/leisure activities. This more limited role reflects their secondary facility status compared to the primary status of state funded primary/secondary schools.	
Library	Libraries form an important service and help to support education and provide access to IT services. Libraries can offer space for adult learning, children's reading groups, room hire and exhibition and display space.	5
Public House	Public houses can provide a community focus as they stand or can diversify their function to a number of other services such as a community room, indoor games/sports groups (darts, snooker, dominoes etc), a small shop or library, or youth centre.	5
Mobile / part-time Post Office	A key facility but only offering a time-limited service. Less permanent post offices, open less than 3 days a week (particularly with limited opening times such as not covering weekends/evening), will score lower.	5
Takeaway / Restaurant / Cafe	Provide residents with a choice of food outlets as well as providing employment opportunities. In some cases a Café/Restaurant is deemed to offer separate service despite being within the same unit as a shop/pub, therefore has been added to the assessment.	5
Place of worship	In addition to its primary purpose which plays an important role in some people, they also provide facilities for social and recreational activity.	5
Dentist	As with the provision of a pharmacy/opticians, a dentist is a service beneficial to the overall healthcare provision that a settlement can offer. However a demand for a dentist is usually less frequent than that for a GP.	5
Opticians	As with the provision of a pharmacy/dentist, an opticians is a service beneficial to the overall healthcare provision that a	5

Facility	Criteria	Score
	settlement can offer. However a demand for an opticians is less frequent than that for a GP.	
Indoor / Outdoor Sports and Play Facilities	<p>These facilities are an important leisure and play resource contributing to the health and well being of communities. The relevant typologies have been selected from the Council's Open Space study and include:</p> <ul style="list-style-type: none"> • Play Provision for Children and Teenagers <ul style="list-style-type: none"> • Outdoor Sports Facilities • Indoor Sport and Recreation • Sports Halls/Swimming Pools 	5
Other retail / services	<p>These are all relatively important services that would be used regularly by the community but are not considered to be an essential day to day facility. This category includes a variety of shops and retail which can reduce the need to travel outside of the village. They differ from other shops by providing comparison goods and some services like hairdressers/barbers, salons, bakery's, green-grocers etc.</p>	5
Community Centre / Village Hall / Church Hall	<p>Community or village halls are a key facility that enables a range of social, recreational and cultural activities. The facility provides a space for clubs, groups and community social events.</p>	5
Bank or building society, or mobile / pop-up banking services	<p>Due to the increased usage and accessibility of online-banking and banking apps, banks are closing more frequently across the UK. Due to the availability of banking online, banks/building societies have been re-introduced in this tier. In addition, some banks/building societies have introduced pop-up locations available for face-to-face banking for limited days of the week (these will be researched and included where they exist)</p>	5

Access to Employment

3.7 The access to employment opportunities will be assessed in a slightly different manner; both quantitative and qualitative assessment, including officer judgement, will be used to determine the scoring, as outlined below in Table 3 continued:

Facility	Criteria	Score
Employment Opportunities	Access to large employment sites/areas give settlements economic self-service, with increased opportunities to access a range of employment closer to home, with less reliance on the car. Usually strategic level employment sites provide opportunities at different skill/career levels and in different sectors, and serves a wider catchment. This will be assessed on a sliding scale, from a score of 15 for areas with the closest employment areas/sites of a large scale providing a host of opportunities for differing skill levels, down to a score of 5 for local level employment availability. Scores given in this category (using mapping software, other evidence sources and officer judgement) will be fully justified in the scoring matrix and qualitative assessment.	5 - 15

Qualitative

3.8 A quantitative summary of each settlement will give a further insight into a number of circumstances, gathered through a variety of sources, including officer/local knowledge, online research

3.9 The review will also take into account circumstances that aren't included in the scoring above that play into the wider narrative of how a settlement functions..

3.10 Some services provide a wider benefit and catchment, for example some children from outside of the borough access schools within our borough, and likewise children from other settlements will travel to attend schools in other towns/villages. These circumstances, not just related to education but a number of services, play into the wider narrative of a settlements sustainability, and therefore it is important to cover this in the qualitative audit.

3.11 Additional services and facilities that are considered in the broader qualitative discussion (but not scored) are listed below, along with the reasons for their exclusion from scoring:

- Emergency Services – plays a part in the wider strategic nature of a settlement, but in any case everyone can access emergency services through 999 calls, therefore proximity to police/fire/ambulance stations can skew scoring, i.e. if a station is not located in your settlement, a

score of 0 for this would apply to a settlement either 1 mile away, or 10 miles away, for example.

Therefore emergency services will be considered as part of the qualitative assessment

- Higher education – Children are required to be in education, until 18 years old, and therefore higher education is an individual's choice. Therefore it is not appropriate to include this as essential or valuable to have in the immediate vicinity of a settlement
- Access to fast broadband – An ever-increasing vital part of everyday life, with the increase in reliance on the internet, access to fibre or fast-broadband will be assessed
- Availability of cash points – as discussed earlier in the scoring matrix, the availability of banks is decreasing, however people are still reliant on cash, of which can be provided via cash points which do not require manned desks
- Population size, demographics and diversity play a huge role in how a settlement functions
- Road networks – a crucial factor in assessing a settlement's sustainability, the availability, quality and proximity of the highway network directly influences environmental, social, and economic dimensions of sustainable development

Data sources

3.8 A variety of data sources will be used to gather the information required to attribute a score in the matrix above and to write a qualitative summary of the settlements. A summary of our data sources can be found below, **but this is not an exhaustive list.**

1. Parish Council and Neighbourhood Plan input

- Local knowledge of services and facilities
- Often used to validate or supplement desk-based research

2. Local Authority Websites

- Education (primary, secondary, nursery)
- Community facilities (halls, libraries, leisure centres)
- Various supporting planning documents
- GIS mapping

3. National Databases

- **NHS Service Search** – GP practices, pharmacies, dentists
- **Network Rail** – Train station locations and service frequency
- **Post Office Branch Finder** – Operational status and hours.

4. Online Mapping Tools

- Google Maps, OpenStreetMap – Location and proximity of services
- Used to verify presence and accessibility of facilities
- DFT's Connectivity Tool

- This is a relatively new piece of mapping software that gives information on how sustainably located a place is and the potential transport interventions needed to support it

5. Transport Data

- Local bus timetables and travel guides, or community transport schemes
- Frequency, proximity and connectivity of bus and rail services

6. Employment Data

- Local and strategic level employment areas, gathered from local knowledge and the latest available Employment Land and Premises Study / Employment monitoring data
- Number of registered businesses by parish

7. Infrastructure Data

- All matters related to infrastructure and utilities, including, but not limited to:
 - Broadband availability (e.g., Superfast Broadband maps)
 - Mains gas and drainage coverage
 - Renewable energy facilities
- Data gathered from the latest available Infrastructure Capacity Study

4. Next Steps

4.1 Below sets out the next steps for producing a finalised Settlement Hierarchy Paper, which will be prepared to support the Regulation 19 version of the Local Plan in 2026.

Audit

- The audit of settlements will be undertaken as per the above matrix, to give an overview of both qualitative and quantitative elements in each of the towns, villages and hamlets.

Analysis and Classification

- The evaluation of the qualitative and quantitative data combined to justify the inclusion of individual settlements within each tier of the proposed hierarchy
- Aggregate scores and explanatory text & officer judgements to determine settlement sustainability
- Group settlements into tiers. The scores will determine the tiers; it may be that tiers remain as per adopted in the current Local Plan, i.e. Urban, Key Rural Centres, Rural Villages and Hamlets. On the other hand, the scoring may lend itself to a more appropriate stretched tiering system, such as (but not limited to):
 - Towns and Urban Centres;
 - Key Service Centres;
 - Key Rural Centres;
 - Rural Villages (Large and Small);
 - Rural Hamlets;

- And Other Countryside Settlements.

Review and Consultation

- Compare with the current adopted Local Plan method, and previous assessments (i.e. the 2021 paper)
- Incorporate feedback from parish/town councils and public consultation (through the Regulation 18 consultation in Autumn 2025)
- Adjust for changes in service provision, infrastructure opportunities and changes in any circumstances, both planning-related or on-the-ground.

Outputs in the finalised Settlement Hierarchy Paper

- A revised settlement hierarchy with clear tier definitions
- A scoring matrix showing settlement classifications
- Appendices with individual settlement profiles and audit data

4.2 Overall, the finalised Settlement Hierarchy Paper will help to inform the following:

- The final list of proposed site allocations and the overarching development strategy
- Infrastructure planning and service delivery
- Settlement boundaries, infill opportunities and rural exception sites (for example)
- Monitoring and future reviews

5. Potential update to the tiers of the hierarchy

5.1 As briefly mentioned above in Section 4, the council is considering some changes to the hierarchy structure.

5.2 Given the very large number of smaller settlements in the borough, particularly the smaller rural areas, we are proposing that it could be appropriate to expand the lower levels of the hierarchy. In effect, this would expand the Rural Villages into Rural Villages Large and Rural Villages Small. Splitting this tier will allow us to define more easily the differences in sizes and functionality of the smaller rural settlements in our borough.

5.3 In addition, early evidence & data gathering, officer judgement and local knowledge is showing that it may be appropriate to add an additional tier above Key Rural Centres, but below Urban/Town Centres. This is to capture settlements with high scores in the availability of services, but not quite the full function, size or diverse demographic of a town centre. This will allow the development strategy to support those larger settlements in planning improved infrastructure to support its large population size and existing services, particularly in relation to highways, health services and education.

5.4 In addition, we have also been deliberating another additional tier below Rural Hamlets called 'Other Countryside Settlements'. This is to capture smaller settlements or groupings of dwellings that previously have not featured in the Local Plan, but are featured in other council strategies, such as the Rural Strategy (2024 – 2028), or have been flagged to us via mapping software or local knowledge, for example groupings of residential farms or small rows of properties.

5.5 Changes to the hierarchy structure, i.e. the splitting or introducing of new tiers, is of great interest for this consultation, and therefore the Council welcomes comments and suggestions on this matter.

6. Conclusion

6.1 This methodology provides a robust, transparent, and policy-compliant framework for assessing settlement sustainability. It ensures that the Local Plan promotes development in the most appropriate locations, supporting vibrant, accessible, and resilient communities, and will support both decision-making and plan-making in the future. This paper will be part of the Regulation 18 consultation in Autumn 2025, therefore any comments/suggestions are welcome, and will go forward during the writing of the final Settlement Hierarchy Paper to support the submission of the new Local Plan.



Hinckley & Bosworth
Borough Council

Local Plan Site Selection Paper - October 2025

1.0 Introduction

- 1.1 A site selection paper is a key evidence document prepared as part of the development of a Local Plan. Its purpose is to explain the process by which potential development sites are identified, assessed, and selected for allocation in the plan.
- 1.2 This paper outlines the site selection methodology, which typically includes a series of stages such as the initial identification of sites (from sources like the Strategic Housing and Employment Land Availability Assessment), the application of planning constraints and policy filters, sustainability appraisal, and comparative analysis of site suitability, availability, and achievability.
- 1.3 It ensures that the selection process is transparent, consistent, and aligned with national and local planning objectives, helping to justify why certain sites are proposed for allocation while others are not.

2.0 The current context

- 2.1 The site selection process for a Local Plan is an evolving and iterative exercise that continues throughout the plan-making period. At this stage, the process remains ongoing, with some stages of assessment, refinement, and consultation still to complete. Initial work involved identifying the breadth of potential sites through sources such as the Strategic Housing and Employment Land Availability Assessment (SHELAA), various call for sites exercises, receipt of ad-hoc submissions from promoters/developers and existing planning permissions/applications. However, sites are subject to further scrutiny, considering aspects such as planning constraints, sustainability, infrastructure capacity, and alignment with the spatial strategy.
- 2.2 As the Local Plan progresses, the site selection process undergoes multiple subsequent stages. These include detailed technical assessments, engagement with statutory consultees and infrastructure providers, and the application of policy filters to ensure sites are deliverable and consistent with national and local planning objectives. The process also incorporates feedback from public consultation and the Sustainability Appraisal, which helps to evaluate the environmental, social, and economic impacts of site options.
- 2.3 Importantly, the selection of sites is not final until the Local Plan reaches its publication stage. Even then, sites may be subject to further change following representations and examination by the Planning Inspectorate. This ensures that the final set of allocations is robust, justified, and capable of meeting the area's development needs sustainably. The ongoing nature of the process reflects the importance of transparency, evidence-led decision-making, and responsiveness to emerging information and stakeholder input.

- 2.4 The three stages of the site selection process and development of reasonable alternative spatial strategy options are set out in the boxes below.

3.0 Stage 1: Strategic Housing and Economic Land Availability Assessment (SHELAA)

Role

- 3.1 A Strategic Housing and Economic Land Availability Assessment (SHELAA) is a key technical document used in the preparation of a Local Plan. It provides an evidence-based assessment of land within the Borough to determine its potential for housing and economic development. Below is a summary of what it is and how it contributes to site identification and selection.
- 3.2 A SHELAA is a technical assessment of land availability, suitability, and achievability for housing and employment uses. It is guided by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). It does not allocate sites or grant planning permission but informs plan-making by identifying potential development sites.

Methodology

- 3.3 More information on the sourcing and processing of site submissions can be found in the Strategic Housing and Economic Land Availability Assessment (SHELAA) Methodology, available on the Borough Council's website. The Hinckley & Bosworth SHELAA Methodology is based on a Leicestershire-wide methodology, jointly agreed by the partnership of Leicestershire authorities, this can also be found on the Borough Council's website

Sources of sites

- 3.4 Sites are put forward to the Borough Council mainly via the Call for Sites exercise(s), where sites are submitted from landowners, site representatives, house builders, agents etc. Other sources for potential development sites include the brownfield register, existing allocations in the adopted Local Plan, lapsed planning permissions, and Council-owned land.

Number of sites considered

- 3.5 As September 2025, the number of sites on our SHELAA database is approximately 330. This number is an approximate at this time due to the current Call for Sites not closing until 17 October 2025. To be clear, this number of sites does not feature in the latest published version of the SHELAA (2022), but will feature in the upcoming reviewed SHELAA, due for publication in late 2025. This number of sites comes from the Call for Sites which has been continuously open throughout the production of the Local Plan, up to the 17 October 2025. More information can be found on the SHELAA pages of the Borough Council's website.

- 3.6 Due to the Call for Sites being ongoing whilst this paper was being written, the final number of sites considered for this Local Plan will feature in the updated version of this paper, which will be made available alongside the Sustainability Appraisal work at Regulation 19 in 2026.

Sites not considered in the SHELAA

- 3.7 Sites are not considered in the SHELAA if they are below 0.25ha (or cannot deliver five dwellings), as per the methodology, however small sites are considered otherwise in the Local Plan process, to help meet the requirements of para 73(a) of the NPPF.

Analysis of sites

- 3.8 The analysis of sites is a wide-ranging process, involving multiple different avenues of data gathering and scrutiny. The analysis follows the SHELAA methodology closely. This process includes (but not limited to):

- GIS and online map-based constraints mapping to desktop review:
 - Natural environment constraints, such as Local Wildlife Sites, Site of Special Scientific Interests (SSSI), Tree Preservation Orders (TPO), etc.
 - Historic environment constraints, such as listed buildings
 - Flood risk
 - Planning designations such as open space, green wedge, community facilities, employment areas
 - Proximity to services and community facilities
 - Contamination, waste safeguarding, and historic landfill sites
- Site Visits – every site is visited by officers to determine on-the-ground constraints, such as topography, access, present infrastructure such as pylons, electricity boxes, or waste treatment
- Consultation with key stakeholders such as Leicestershire County Council's Ecology & Archaeology teams, the Local Highways Authority and Severn Trent Water.
- Officers undertake desk-based research to investigate planning history, land ownership, and any other planning or non-planning related designations.

- 3.9 A variety of assumptions are then applied to the sites, including net densities, developable area calculations, and potential development numbers.

- 3.10 Officers also actively engage with site representatives to discover more information about a site and query (where needed) if we are accurately representing their proposals. Developer panels are held as and when appropriate during the review of the SHELAA Methodology on a semi-regular basis.

Possible Outcomes

- 3.11 The SHELAA sites are then assessed for their: suitability, availability, achievability, development capacity, market interest, build rate, and timeframe for development.
- 3.12 The determination of a site's suitability, availability and achievability combined with timeframes for development directly informs the overall site assessment as either: Deliverable, Developable; or Non-developable.

Reasons for discounting sites

- 3.13 There are various instances where a site would be discounted in the SHELAA process or assessed as non-developable such as the existence of Red Constraints. Red Constraints mean no feasible development potential can be demonstrated due to the overwhelming nature of the constraint long-term. These sites are thus deemed non-developable and are not taken forward for consideration.
- 3.14 For a site to be 'developable/deliverable' the site must meet all three criteria: suitable, available, and achievable. If one of these three criteria is not satisfied, the site is deemed non-developable (but not necessarily meaning that constraints could not be overcome).
- 3.15 Therefore, for sites to proceed through the Local Plan process, a holistic view of the outcome of the SHELAA and all other factors must be taken to determine whether a site should proceed to Stage 2.

4.0 Stage 2: Detailed evidence gathering and site assessment

- 4.1 The second stage involves a more in-depth technical analysis of the sites that were either deemed deliverable or developable through the SHELAA or identified as not currently developable but potentially developable with intervention and/or mitigation.
- 4.2 This stage of site assessment for the Local Plan preparation is underpinned by a comprehensive suite of technical assessments and evidence base documents. These were produced either directly by the Council or commissioned from specialist consultants acting on the Council's behalf. The evidence base is instrumental in shaping the spatial strategy and informing site allocations, and includes, but is not limited to, the following key areas:
- **Transport and Accessibility:** A detailed transport analysis is currently being undertaken to assess the cumulative impact of proposed development across the borough and the wider area. This work is being carried out in collaboration with a partnership of South Leicestershire authorities (Blaby DC, Harborough DC, Oadby & Wigston BC in partnership with Hinckley and Bosworth) to ensure a coordinated approach to transport planning and infrastructure delivery.
 - **Highways Consultation:** Ongoing engagement has been maintained throughout the plan-making process with the Local Highways Authority (Leicestershire County

Council) to assess the capacity and suitability of the local road network. The Warwickshire Highways Authority is also engaged with where development proposals may affect the A5, a part of the Strategic Road Network, which separates both counties.

- In addition, National Highways has been consulted in relation to sites that may affect the Strategic Road Network (SRN), ensuring that any potential impacts are appropriately considered and mitigated.
- Water Infrastructure: The Council has consulted with Severn Trent Water to understand the capacity of existing water supply and wastewater infrastructure, and to identify any necessary upgrades or constraints that may influence the location and scale of future development.
- Education Provision: Leicestershire County Council has provided advice on school place planning, including the projected demand for primary and secondary school places arising from proposed housing growth. This input has informed the identification of infrastructure requirements and potential developer contributions.

- 4.3 These technical assessments and stakeholder inputs form a critical part of the evidence base, ensuring that the Local Plan is both deliverable and aligned with strategic infrastructure planning. However, this is not the comprehensive list of the work that supports site selection.
- 4.4 The full list of evidence base documents can be found in Appendix 5 List of Key Evidence Base Documents to support the Hinckley & Bosworth Local Plan (2024-2045). This is available alongside the Regulation 18 draft Local Plan.
- 4.5 The outcome of this stage gives a refined list of potential site options, with some sites not progressing further.

5.0 Stage 3: Sustainability Appraisal (SA)

- 5.1 The Sustainability Appraisal (SA) has been integral to the site selection process for housing and employment growth in the Local Plan. It provides a structured and transparent framework for assessing the environmental, social, and economic implications of potential development sites. Sites are evaluated against a consistent set of sustainability objectives, including climate resilience, biodiversity protection, accessibility to services, and contribution to local economic needs. This process helps identify sites that perform well across multiple criteria and highlights where mitigation may be required to address potential adverse impacts.
- 5.2 The SA does not determine site allocations but informs decision-making by presenting evidence on the relative sustainability of options. It supports compliance with legal requirements under the Strategic Environmental Assessment (SEA) Directive and ensures

that site choices are justified and robust. The findings of the SA have been used alongside other planning considerations—such as deliverability, infrastructure capacity, and alignment with the spatial strategy—to guide the selection of preferred sites for inclusion in the draft Local Plan. The SA Appraisal is currently being undertaken with JBA Consulting and primarily focuses on the potential site options identified in Stage 2. .

- 5.3 The appraisal tests various growth scenarios against the sustainability objectives outlined in the SA framework. The output of this stage includes a set of defined reasonable alternative spatial strategies, each representing a different growth scenario.

6.0 Next stage: Regulation 19

- 6.1 The Regulation 19 version of the Local Plan will contain the final set of allocations for development the borough council wish to include to meet identified needs to 2045. This Site Selection Paper will be reviewed and updated to detail the next stage of the process of site selection that was used to inform the final selection of allocations and will be available alongside the draft Plan at Regulation 19 stage in 2026.

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Hinckley & Bosworth
Borough Council

Settlement Boundary Methodology Consultation Topic Paper

1. Introduction

- 1.1. This consultation topic paper sets out the proposed methodology for reviewing and refining settlement boundaries as part of the Local Plan Review. It builds upon the principles established in the previous Settlement Boundary Topic Paper (2013) which informed the Site Allocations and Development Management Policies DPD (2016) and updates them to reflect the National Planning Policy Framework (NPPF 2024).
- 1.2. The role of the settlement boundary (also known referred to as a village envelope) is to delineate the built extent of a settlement and distinguish it from the surrounding countryside. This spatial definition is fundamental for the application of countryside and settlement separation policies in the Local Plan. The settlement boundaries usually define what is considered countryside and therefore define that this type of policy would apply to sites standing outside the settlement boundary, with the exception of designated green wedges.
- 1.3. In accordance with the NPPF, development within settlement boundaries is generally considered acceptable in principle, subject to compliance with other relevant policies. Conversely, land outside these boundaries is treated as countryside, where development is more strictly controlled to protect the intrinsic character and beauty of the rural area, support sustainable patterns of development, and prevent urban sprawl. This approach reflects the NPPF's emphasis on directing development to sustainable locations and making effective use of land, while safeguarding areas of particular environmental or landscape value. Settlement boundaries therefore serve as a key tool in plan-making and decision-taking, helping to manage growth and maintain settlement identity.
- 1.4. Settlement boundaries play a key role in guiding development to sustainable locations by identifying areas with a concentration of existing residential, employment uses and essential services and facilities. Settlement boundaries also provide clarity and certainty for developers, decision makers and the public by indicating where development is more likely to be acceptable in principle, subject to compliance with other relevant policies.
- 1.5. It is important to note that settlement boundaries are a planning tool used for the purposes of spatial planning and decision making. They do not carry any administrative status beyond their role of guiding development. Settlement boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the precise curtilages of individual properties.
- 1.6. While the principle of built development within a settlement boundary is generally considered acceptable, this does not automatically grant planning permission or guarantee that planning permission will be permitted. All proposals must be assessed against the full suite of relevant policies in the adopted Local Plan.

2. Background

- 2.1. This topic paper sets out the approach to be taken to the revision of settlement boundaries to inform the Local Plan Review. The Site Allocations and Development Management Policies DPD (2016) defines settlement boundaries around 37 settlements across the Borough and these revisions were accompanied by the Settlement Boundaries Topic Paper (2013).
- 2.2. The Settlement Boundaries Topic Paper (2013) sets out the methodology and principles used to review and refine settlement boundaries first established in the Local Plan (2001) and updated these for the purpose of the Site Allocations and Development Management Policies DPD. The Topic paper highlights the following:
 - Criteria used to define or revise boundaries (e.g., physical features, planning constraints, sustainability).
 - References to national or local planning policies that influence boundary decisions.
 - Summary of stakeholder input, public consultation, and any feedback received.
 - Proposed changes to boundaries.
 - Justifications for inclusion/exclusion of specific areas.
- 2.3. The above considerations directly informed the extent of the Site Allocations and Development Management DPD (2016) settlement boundaries.
- 2.4. The settlement boundaries defined in the Site Allocations and Development Management Policies DPD remain in use at the time of writing this report. These boundaries will be replaced with revised and refined versions through the adoption of the Local Plan Review. Where Neighbourhood Plans are in place, settlement boundaries may also be defined within those documents.

3. Purpose of Consultation

- 3.1. We are seeking views on the proposed methodology and principles for defining settlement boundaries. This will ensure the approach is consistent, transparent, and aligned with national and local planning objectives.

4. Proposed Settlement Boundary Principles

- 4.1. Table 1 sets out the original settlement boundary principles from the Settlement Boundary Topic Paper (2013), consistency checks against the National Planning Policy Framework and the proposed settlement boundary principles for the purposes of the Local Plan Review.

Table 1: Settlement Boundary Principles – NPPF Consistency and Proposed Amendments

Original Principle	NPPF Consistency	Proposed Principle
<p><u>Principle 1</u></p> <p>The boundary will be defined tightly around the built form of settlements, which will be informed by defined features such as walls, fences, hedgerows, roads, canals and woodland.</p> <p>The built form largely includes the curtilages of properties in recognition of the combined status of properties and their curtilages as a single planning unit.</p>	<p>Still relevant:</p> <p>The NPPF 2024 continues to support the use of physical features to define settlement boundaries, especially where they help distinguish between built-up areas and open countryside.</p> <p>The emphasis on curtilage inclusion is consistent with planning practice, though care should be taken to ensure that large curtilages do not dilute the boundary's clarity or lead to unintended development sprawl.</p> <p>This aligns with the NPPF's definition of previously developed land and its emphasis on making effective use of land (Paragraphs 124–130).</p>	<p><u>Principle 1:</u></p> <p>Definition around built form</p> <p>Settlement boundaries will be tightly drawn around the built form of settlements. This will be informed by identifiable physical features such as walls, fences, hedgerows, roads, canals, and woodland.</p> <p>The built form includes the curtilages of properties, recognising the combined status of dwellings and their curtilages as a single planning unit, in line with national guidance on previously developed land.</p>
<p><u>Principle 2</u></p> <p>The boundary should be continuous.</p>	<p>Still relevant:</p> <p>The NPPF encourages clarity and consistency in plan-making. By including</p>	<p><u>Principle 2</u></p> <p>Continuity of boundaries</p>

Original Principle	NPPF Consistency	Proposed Principle
<p>Pockets of development separated by a roadway, situated a short distance from the existing boundary, but where the development clearly physically and visually relates to the character of the settlement have been included within the settlement boundary. To ensure the boundary is continuous in these instances the boundary follows the edge of the roadway.</p>	<p>physically and visually connected development across roadways this aligns with the principle of coherent spatial planning.</p> <p>This supports the NPPF's goal of achieving well-designed places and maintaining coherent spatial planning (Paragraphs 131–141).</p>	<p>Settlement boundaries should be continuous.</p> <p>Where small pockets of development are separated by a roadway but are physically and visually related to the settlement, they will be included. In such cases, the boundary will follow the edge of the roadway to maintain continuity.</p>
<p><u>Principle 3</u></p> <p>Settlement boundaries will include:</p> <p>a) Existing commitments, i.e. unimplemented planning permissions and implemented permissions.</p> <p>4 April 2013 was the date of the settlement boundary revision for the pre-submission version of the Site Allocations DPD and this date forms the cut-off date for existing commitments to be reflected within the settlement boundary revision. Any planning</p>	<p>Generally consistent.</p> <p>Commitments: Including unimplemented permissions is standard practice, the cut-off date (April 2013) will need updating. This reflects the NPPF's requirement to deliver a sufficient supply of homes and ensure land with permission is developed without delay (Paragraphs 61–84).</p> <p>Community facilities: Their inclusion is supported by the NPPF's emphasis on healthy and safe communities and safeguarding local services (Paragraphs 96–108).</p>	<p><u>Principle 3</u></p> <p>Inclusions within Boundaries</p> <p>Settlement boundaries will include:</p> <p>a) Existing Commitments</p> <p>Planning permissions (implemented and unimplemented) granted up to the [INSERT NEW CUT OFF DATE] will be included for the purposes of the Local Plan Review. This ensures the boundary reflects planned growth.</p> <p>b) Community Facilities</p> <p>Buildings adjacent to the built form that</p>

Original Principle	NPPF Consistency	Proposed Principle
<p>permissions issued after this date have not been taken into account.</p> <p>b) Buildings adjacent to the edge of the built form which fall within the definition of a community facility.</p> <p>Community facilities provide a focus for community congregation and are often the heart of rural communities and it is for this reason these facilities have been included within the settlement boundary. In addition these facility types will be provided additional safeguards from redevelopment through Development Management policy DM25: Safeguarding Community Facilities. Community facilities are defined and identified through the Community, Cultural and Tourism Facilities Review.</p> <p>c) The curtilages of buildings which closely relate to the character of the built form and have enclosing features.</p>	<p>Curtilages and hardstanding: The NPPF now explicitly includes hardstanding in the definition of previously developed land, reinforcing their relevance (Paragraphs 124–130).</p> <p>Allocations: Including planned allocations is essential and aligns with the NPPF’s focus on delivering housing and employment land (Paragraphs 15–38 and 66).</p>	<p>serve as community facilities will be included. These facilities are central to rural communities and are safeguarded under current Local Plan policy Development Management Policy DM25. Facilities will be identified through the relevant evidence base document.</p> <p>c) Curtilages with Built Form Character</p> <p>Curtilages that are closely related to the built form in terms of proximity, enclosure (e.g. hedgerows, fences), and land use will be included. This may include hardstanding, parking areas, and tennis courts where they contribute to the built character.</p> <p>d) Planned Allocations</p> <p>Site allocations for built development identified in the Local Plan Review will be incorporated into settlement boundaries.</p>

Original Principle	NPPF Consistency	Proposed Principle
<p>The curtilages of buildings which clearly relate to the associated building by proximity and character have been included within the settlement boundary.</p> <p>Determining factors include enclosing features such as hedgerows and fences, land-use type and the degree of suburban residential character compared against the surrounding agricultural context.</p> <p>Areas of hardstanding, ancillary parking areas and tennis courts have also been included within the settlement boundary as these are common features within the curtilages of buildings and relate to the built form.</p> <p>d) Planned allocations</p> <p>Site allocations for employment and residential developments identified within the pre-submission version of the Site Allocations DPD have been included within settlement boundaries.</p>		

Original Principle	NPPF Consistency	Proposed Principle
<p><u>Principle 4</u></p> <p>Settlement boundaries will exclude:</p> <p>a) Open spaces and sports and recreational facilities which stand on the edge of the built form of settlements.</p> <p>Areas of open space, sports and recreational facilities which stand on the edge of the built form of settlements form important recreational facilities for the community. In addition their open character can provide important views from the built form into the open countryside beyond, linking the settlement with its rural context. These spaces can also provide a visual buffer between the built form and the open countryside, softening the visual impact.</p> <p>b) Isolated development which is physically or visually detached from the settlement.</p> <p>Singular houses or developments or small pockets of development which do not stand</p>	<p>Strongly aligned</p> <p>Open spaces: The NPPF continues to protect recreational and green spaces, especially where they contribute to character and visual amenity (Paragraphs 96–108 and 187–201).</p> <p>Isolated development: Exclusion of visually or physically detached development supports the NPPF’s goal of preventing urban sprawl and maintaining settlement character (Paragraphs 7–14 and 131–141).</p> <p>Large curtilages: The NPPF’s emphasis on character and density (para 130) supports excluding parts of curtilages that relate more to countryside than built form. This reflects the NPPF’s guidance on land-use efficiency and protecting countryside character (Paragraphs 124–130 and 187–201).</p> <p>Farmsteads: Their exclusion is consistent with the NPPF’s protection of rural</p>	<p><u>Principle 4</u></p> <p>Exclusions from Boundaries</p> <p>Settlement boundaries will exclude:</p> <p>a) Open Spaces and Recreational Facilities</p> <p>These areas, located at the edge of settlements, provide important community functions and visual links to the countryside. Their exclusion helps preserve rural character and amenity.</p> <p>b) Isolated Development</p> <p>Development that is physically or visually detached from the settlement will be excluded to prevent urban sprawl and maintain settlement coherence.</p> <p>c) Large Curtilages with Countryside Character</p> <p>Portions of large curtilages (e.g. long rear gardens) that exhibit rural character or are separated by clear physical or visual boundaries will be excluded.</p>

Original Principle	NPPF Consistency	Proposed Principle
<p>adjacent to the built form and have a detached character (derived from their physical or visual detachment) from the main bulk of the settlement have been excluded.</p> <p>c) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form.</p> <p>Large curtilages at the edge of settlements, i.e. long rear residential gardens have been divided, with their furthest sections omitted from the settlement boundary where there is an observable land-use difference, an open expansive character or dividing feature, delineating between the character of the built form and that of the rural beyond. Consideration has also been given to the character of the settlement and the contribution of the site to that character.</p>	<p>character and heritage, though converted farmsteads may be included if integrated with the settlement (Paragraphs 202–214).</p>	<p>d) Agricultural Farmsteads</p> <p>Farmsteads on the edge of settlements are considered part of the rural landscape and will be excluded. However, farmhouses closely integrated with the built form may be included. Converted farmsteads will be included where they are not visually or physically detached.</p>

Original Principle	NPPF Consistency	Proposed Principle
<p>d) Agricultural farmsteads which stand on the edge of the built form of settlements</p> <p>Agricultural farmsteads are considered characteristically rural and part of the countryside and provide the historical connection between settlements and their agricultural origins. In addition these spaces can provide visual links to the rural context beyond. Therefore farmsteads standing on the edge of the built form of settlements are excluded as they relate more to the rural context. This approach also provides an additional safeguard against infilling which has the potential to undermine this distinctly rural feature. Farmhouses are the exception to this principle and have been included within the boundary where they stand in close proximity to the built form.</p> <p>Farmsteads which have been previously converted from agricultural use will be included within the settlement boundary,</p>		

Original Principle	NPPF Consistency	Proposed Principle
<p>where they are not visually or physically detached from the settlement.</p>		

5. Neighbourhood Plans

- 5.1. Neighbourhood Plans form part of the statutory development plan once made and can include settlement boundary designations that reflect locally determined principles. These boundaries are often based on community engagement and local evidence, and they play a key role in shaping development at the neighbourhood level.
- 5.2. The Local Plan Review will adopt the following approach to ensure consistency and alignment with made Neighbourhood Plans:

Table 2 Neighbourhood Plan Settlement Boundary Considerations

Consideration	Methodological Response
Recognition of Made Plans	Settlement boundaries defined in made Neighbourhood Plans will be respected and incorporated into the Local Plan, unless there is a clear strategic justification for amendment, such as alignment with national planning policy or local evidence.
Avoiding Duplication	Where a Neighbourhood Plan has a defined a settlement boundary which does not need updating following the review process, the Local Plan will not seek to redefine it. Instead, it will reference the boundary and ensure it is mapped consistently.
Strategic Alignment	Where a settlement boundary defined in a made Neighbourhood Plan no longer aligns with the strategic growth requirements set out in the Local Plan Review, such as the need to accommodate housing or employment land the boundary will need to be amended to reflect the Local Plan's spatial strategy. This will ensure conformity with the overarching spatial strategy.
Neighbourhood Plans in Preparation	For areas preparing Neighbourhood Plans, the Planning Policy Team will provide technical support and guidance to promote consistency with the Local Plan's emerging spatial strategy and mapping methodology. A consistent map base should be used by groups to aid integration.
Review	The Settlement Boundary Topic Paper will assess the appropriateness and relevance of boundaries defined in Neighbourhood Plans to inform the Local Plan Review. This process will consider whether boundaries are outdated or whether significant new evidence has emerged, such as planning permissions or change in policy/evidence. If any amendments are

Consideration	Methodological Response
	required these will be undertaken in line with the principles set out in Table 1.

5.3. To support a consistent approach across the Borough, the Local Plan will publish a Settlement Boundary Methodology Framework. This will be made available to Neighbourhood Plan Groups as well as Parish and Town Councils preparing or reviewing Neighbourhood Plans.

6. Special considerations and next steps

6.1. Settlement boundaries are used as a spatial planning tool to help guide where development is generally considered acceptable in principle. They are not intended to reflect land ownership, parish boundaries, or administrative areas, and should not be interpreted as such. Being located within a settlement boundary does not automatically mean that planning permission will be granted, each proposal will still be assessed against relevant planning policies and material considerations.

6.2. Some Neighbourhood Plans may define their own settlement boundaries, reflecting local priorities and aspirations. These boundaries will be considered as part of the Local Plan process, alongside national planning policy and up-to-date evidence, to ensure a consistent and strategic approach to growth and development.

6.3. To support transparency and fairness, a cut-off date for including planning permissions and commitments in the assessment of settlement boundaries will be confirmed following this consultation. This will help ensure that decisions are based on the most relevant and current information available.

6.4. We invite feedback on the proposed methodology and principles. Key questions include:

- Are the principles clear and appropriate?
- Do they reflect the aims of sustainable development and countryside protection?
- Is there anything missing or needing refinement?
- Do you agree with the proposed approach to how settlement boundaries defined in Neighbourhood Plans will be considered in the Local Plan Review?

6.5. Following this consultation, the comments received will help to refine and, where necessary, review the principles that guide settlement boundaries, including how boundaries defined in Neighbourhood Plans are considered. This feedback will inform the preparation of settlement boundaries for the next stage of the Local Plan Review (Regulation 19), ensuring they are based

on up-to-date evidence, national planning policy, and constructive engagement with local communities.