



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>

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