

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:

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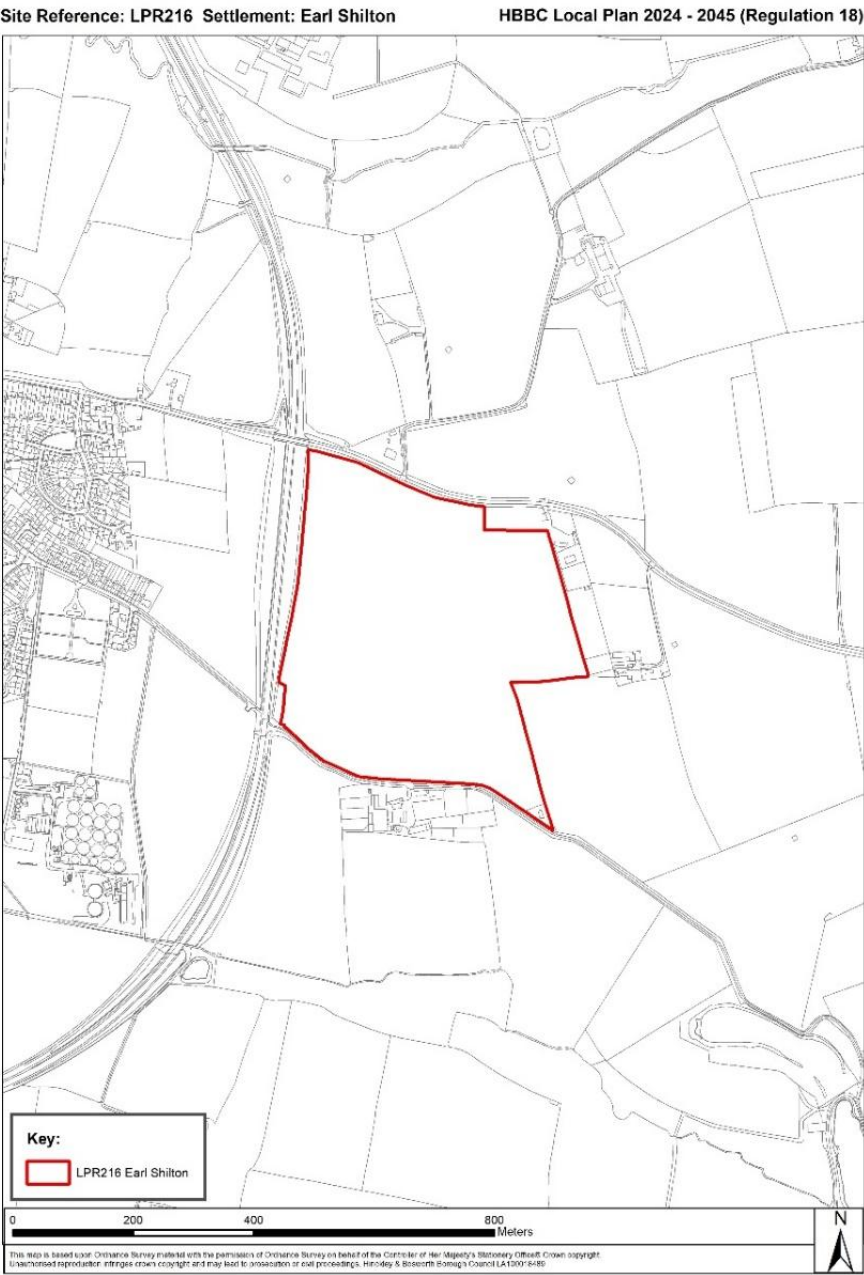
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Each map identifies the extent of the site as it has been submitted most recently to the Borough Council via the Strategic Housing and Employment Land Availability Assessment (SHELAA) process. The only exceptions are where land crosses into adjacent 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.

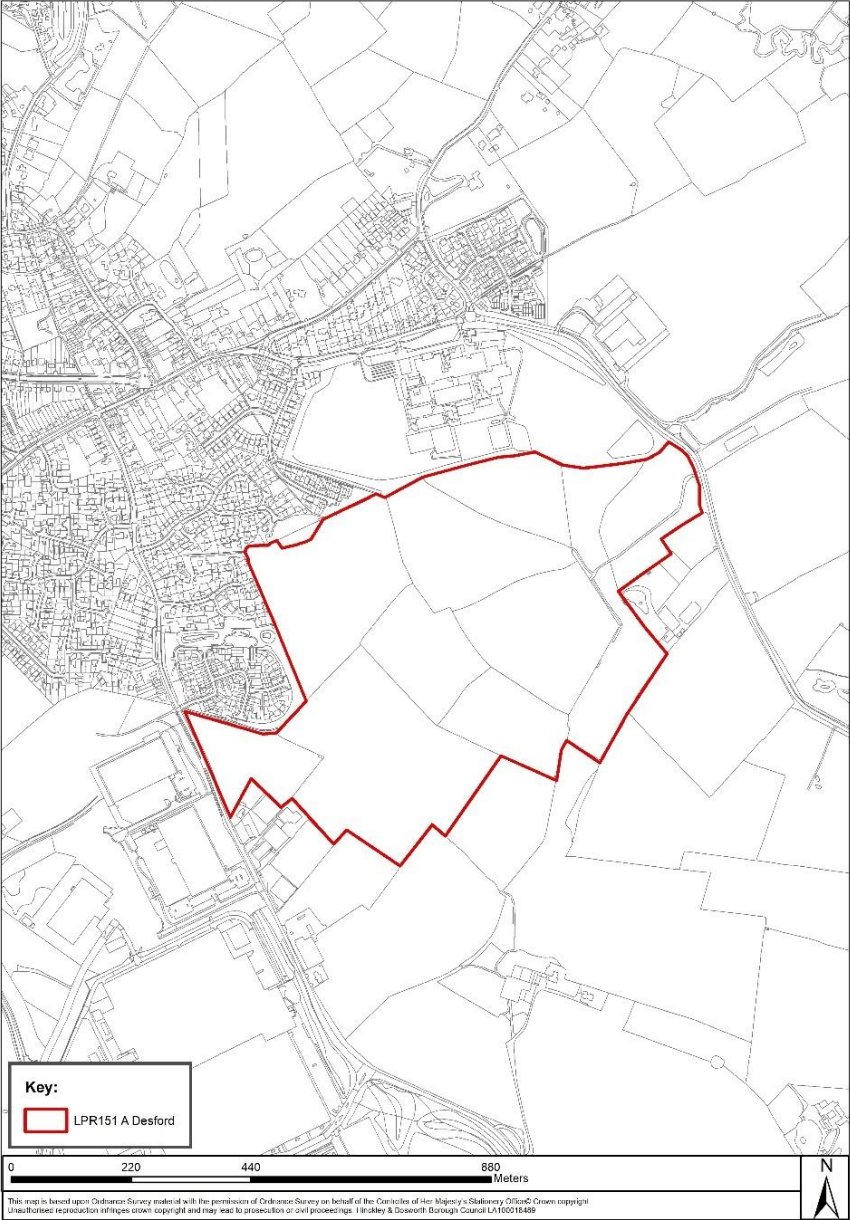
For the avoidance of doubt, these proposed development sites are additional beyond those already consulted on in previous stage of Plan preparation.

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:	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).

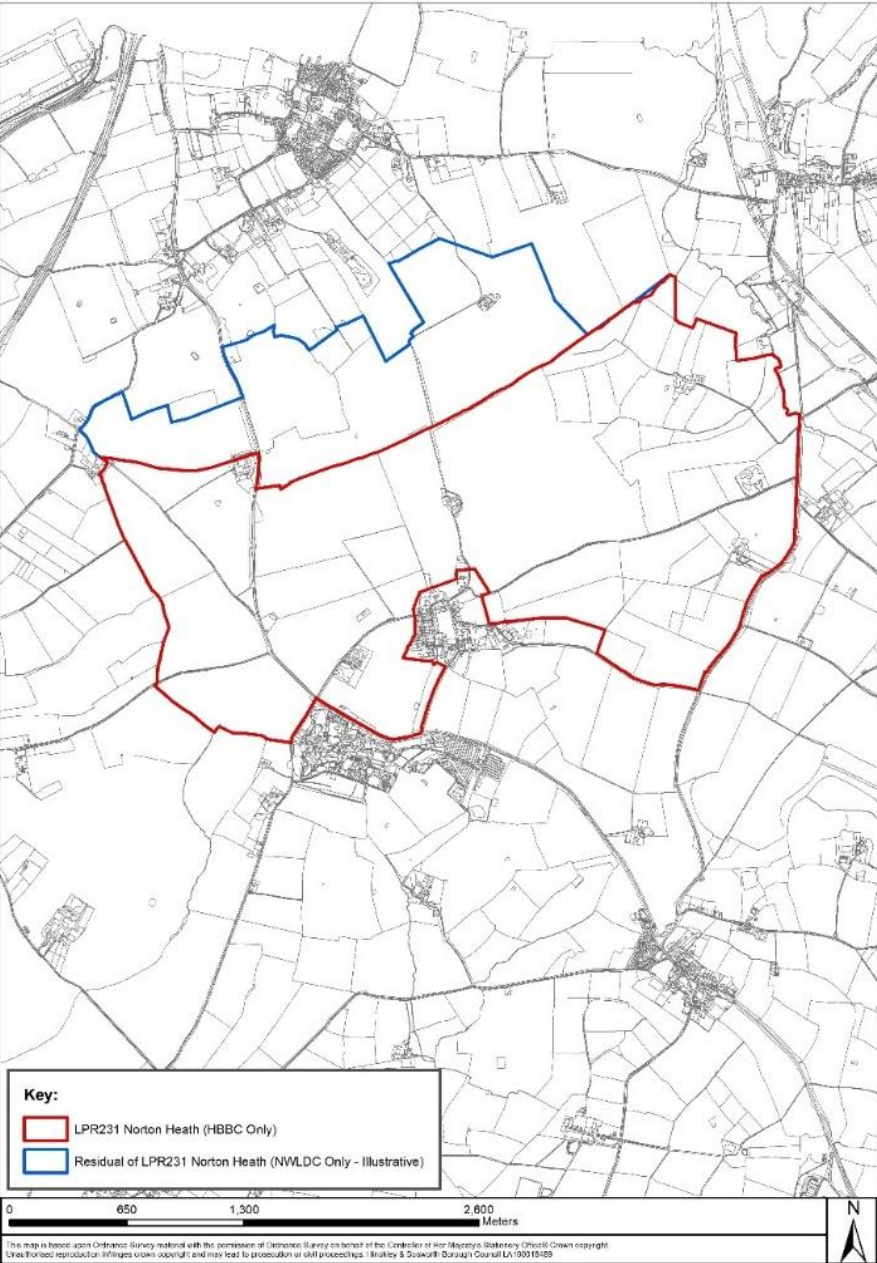


Category	Site Specific Details
Site Reference:	LPR151 A
Site Name:	Land South of Desford, Desford
Site Size:	42.10 (2 d.p.)
Settlement Hierarchy Tier:	Key Rural Centre

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

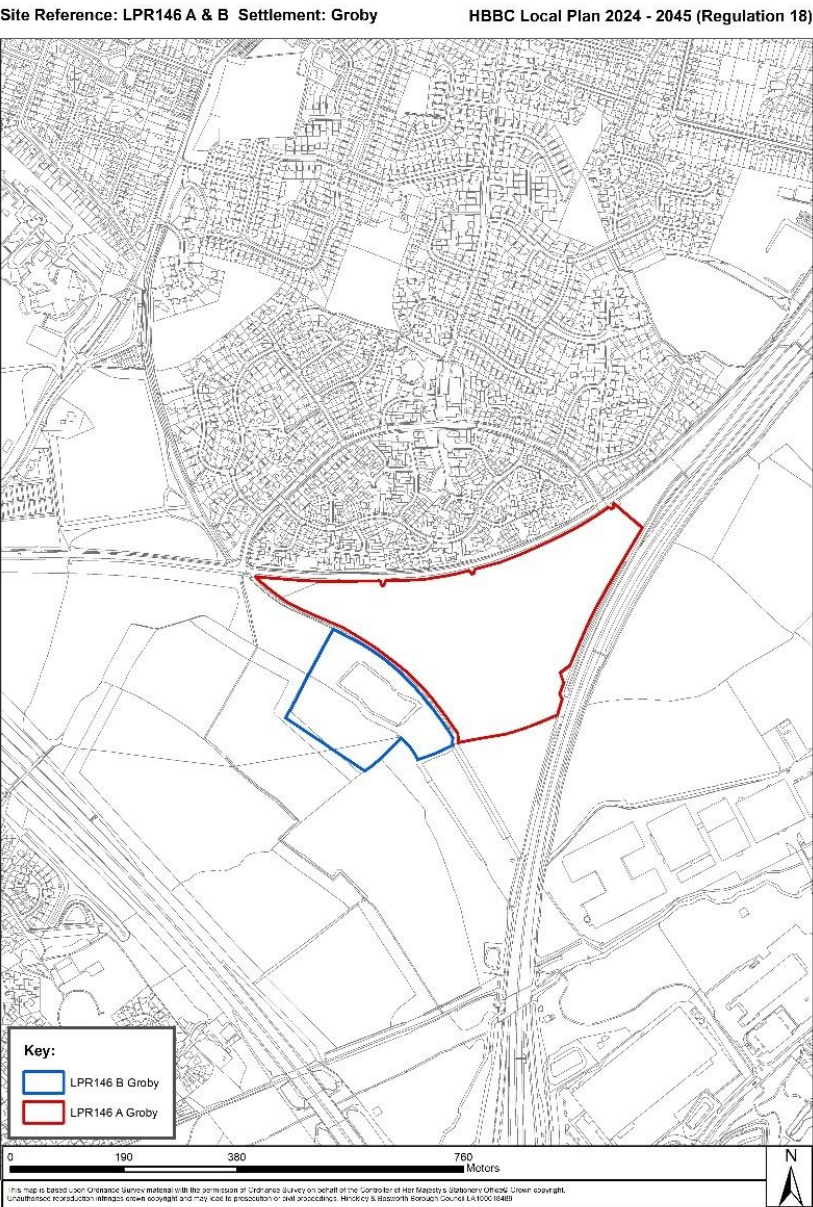
HBBC Local Plan 2024 - 2045 (Regulation 18)



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>

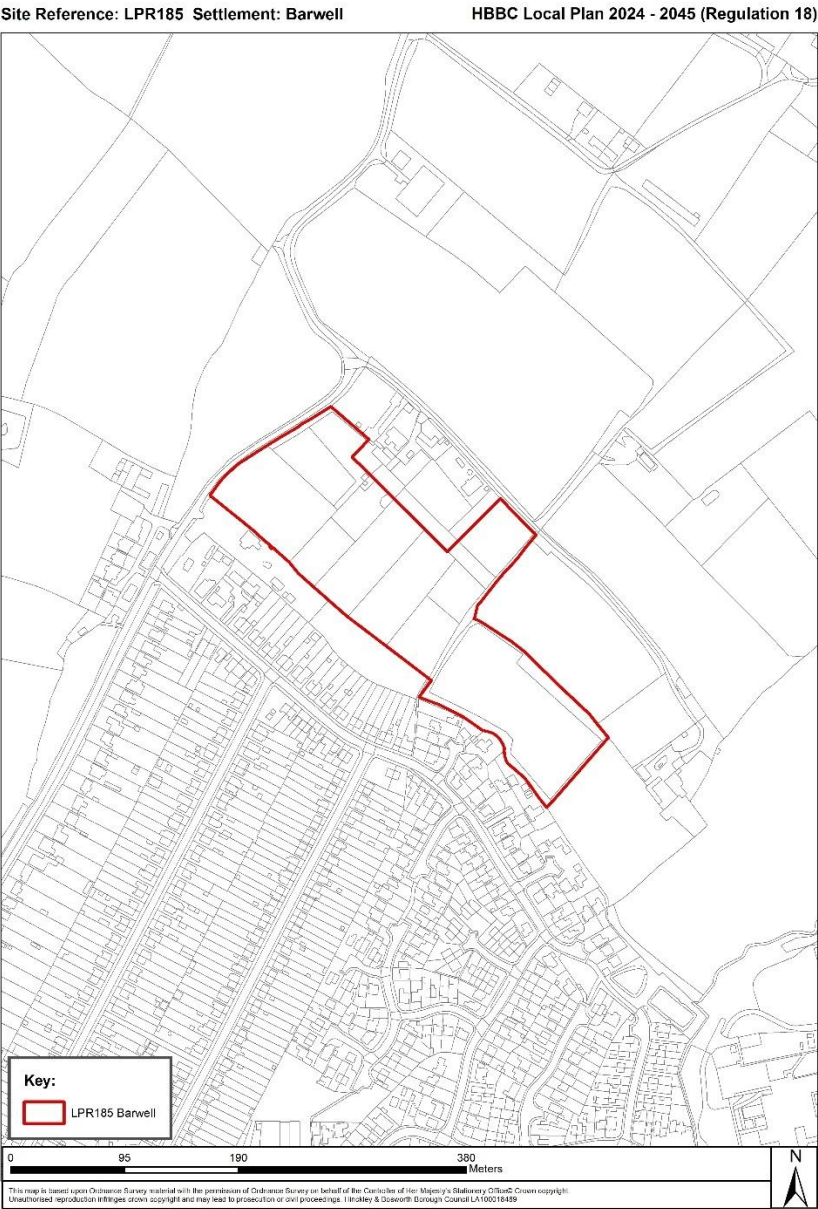
Proposed Non-Strategic Major Development (sites of 101–499 dwellings)



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

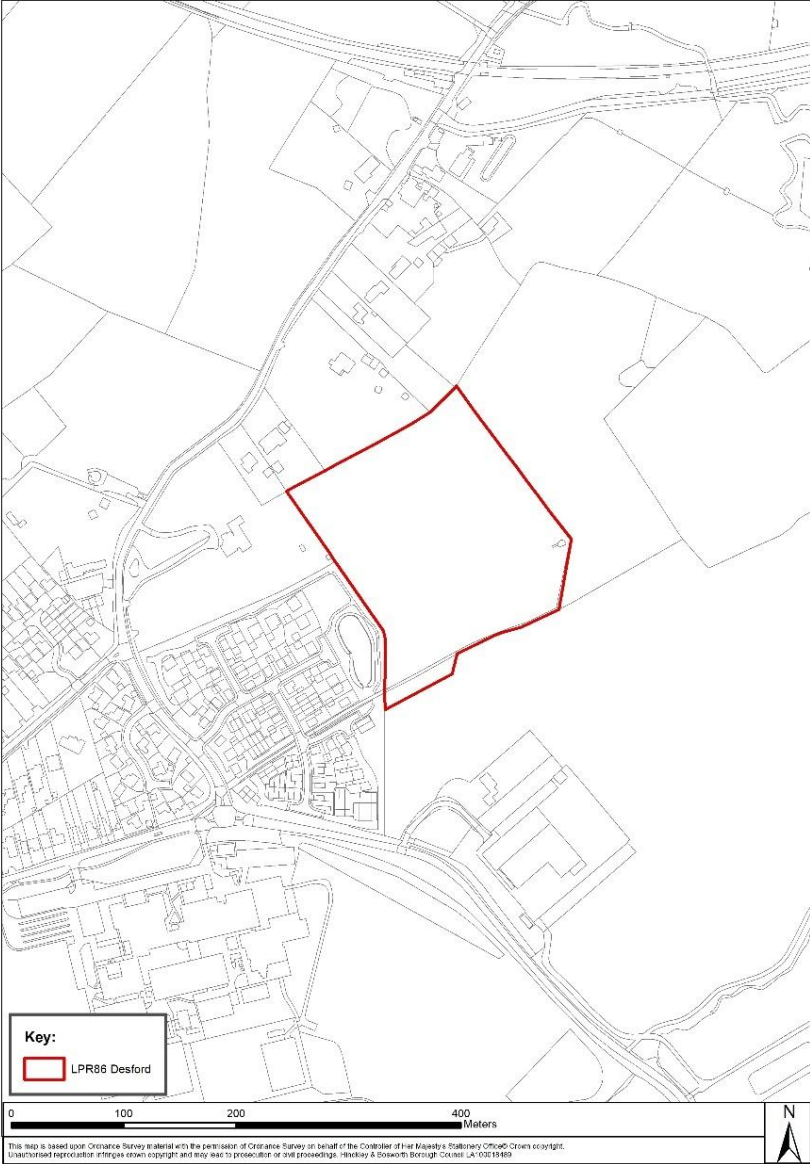
Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for up to 60 dwellings.</p> <p>A live planning application is also pending on the site (22/00121/FUL) and is therefore marked with an * in Policy NEW03.</p>

Site Reference: LPR221 Settlement: Bagworth

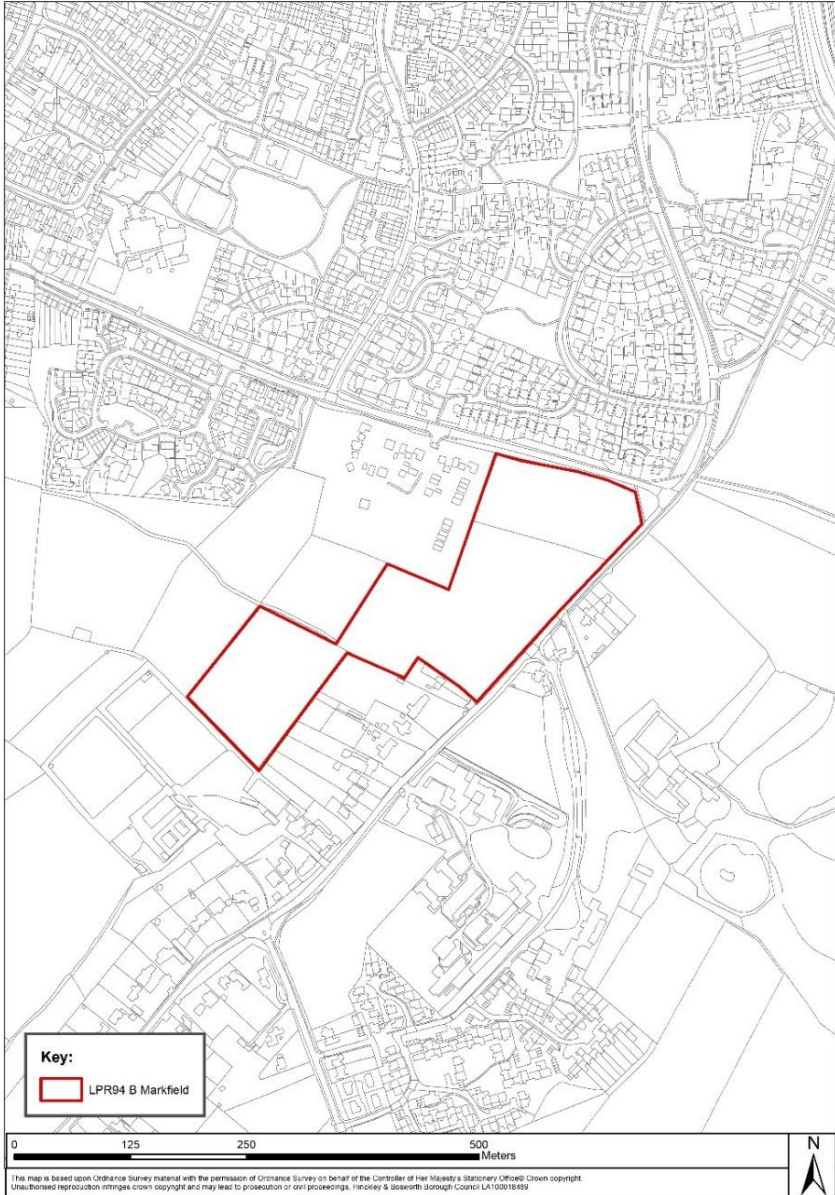
HBBC Local Plan 2024 - 2045 (Regulation 18)



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.



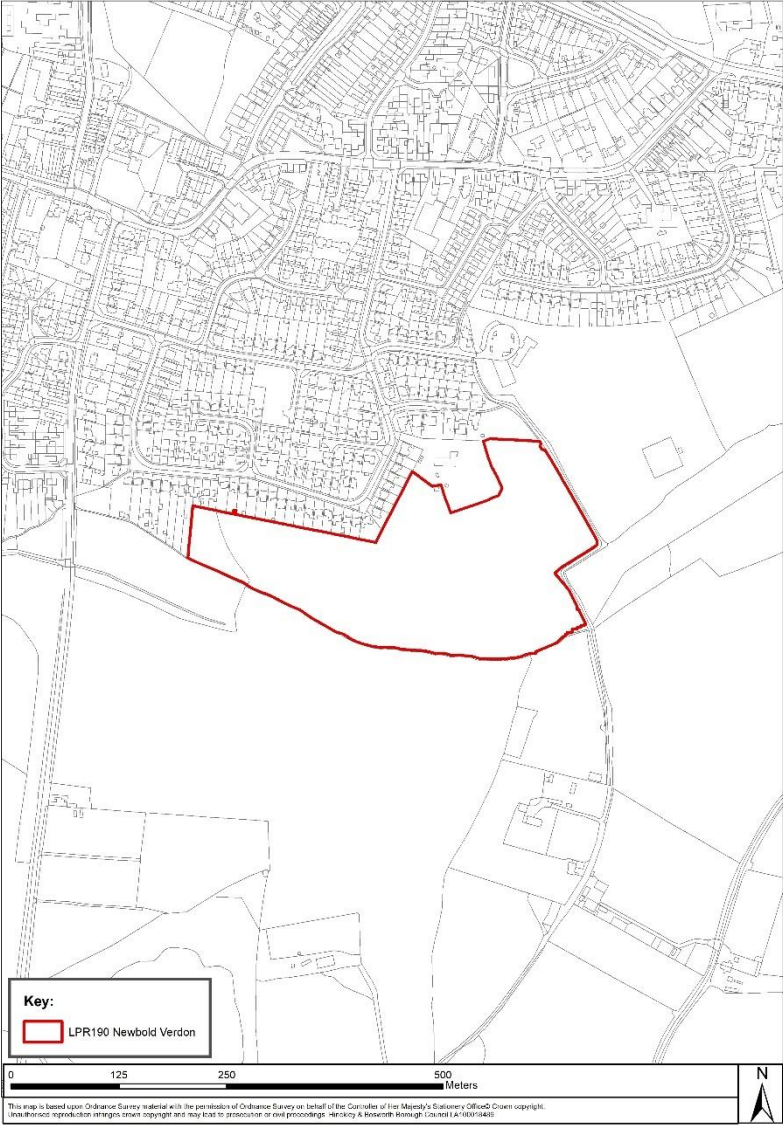
Category	Site Specific Details
Site Reference:	LPR86
Site Name:	Land off Barns Way and North of Leicester Lane, Desford
Site Size:	3.78 (2 d.p)
Settlement Hierarchy Tier:	Key Rural Centre
Site Information:	Site proposed to be allocated for up to 94 dwellings.



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>

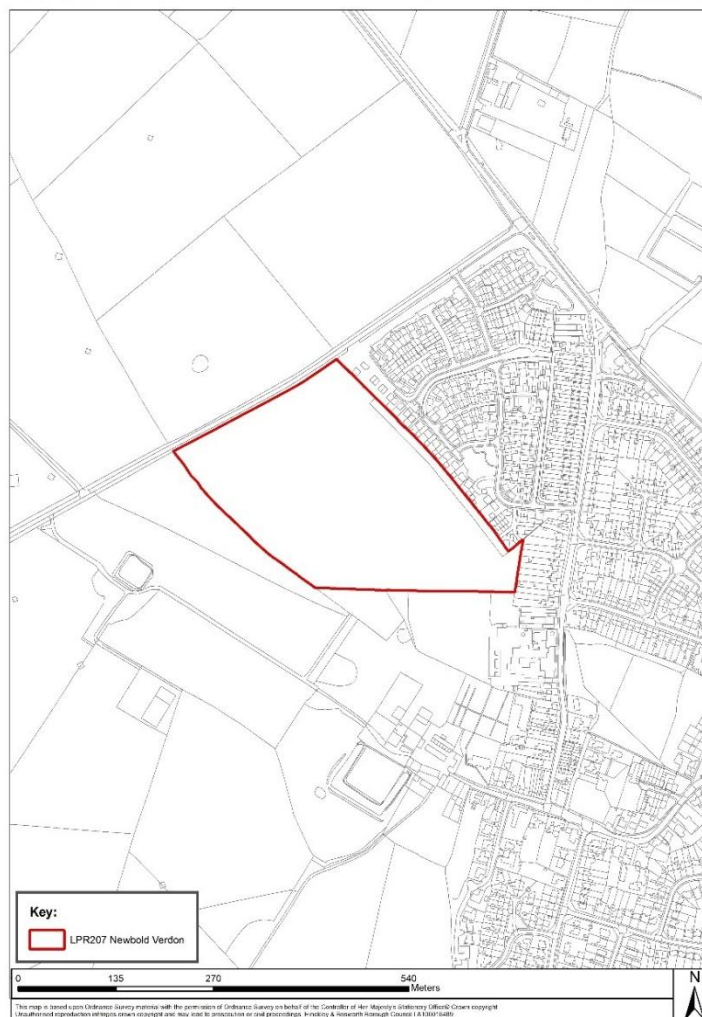
Site Reference: LPR190 Settlement: Newbold Verdon HBBC Local Plan 2024 - 2045 (Regulation 18)



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>

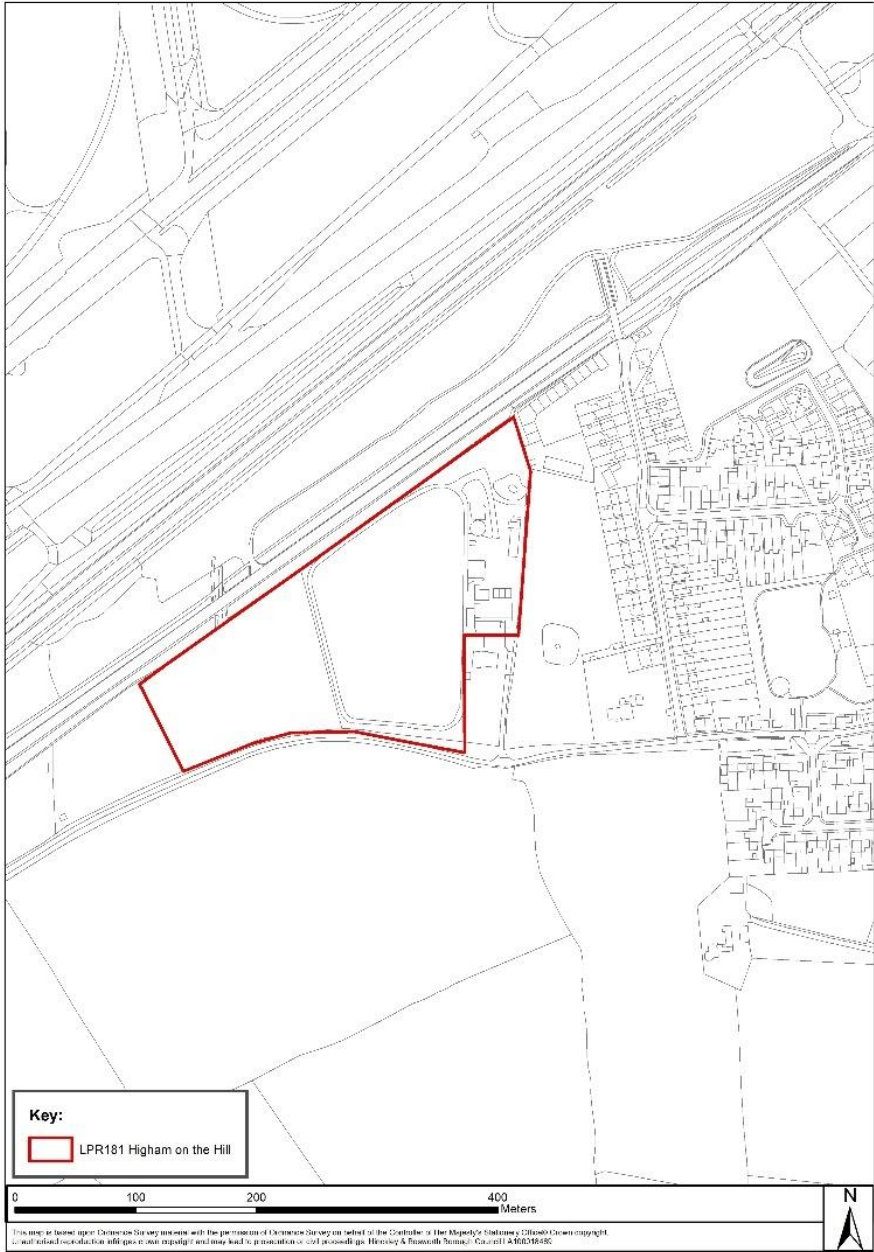
Site Reference: LPR207 Settlement: Newbold Verdon

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>

Site Reference: LPR181 Settlement: Higham on the Hill HBBC Local Plan 2024 - 2045 (Regulation 18)



Category	Site Specific Details
Site Reference:	LPR181
Site Name:	Land Between the A5 and Northwood Farm, Wood Lane, Higham on the Hill
Site Size:	4.69 (2 d.p.)
Settlement Hierarchy Tier:	Rural Village

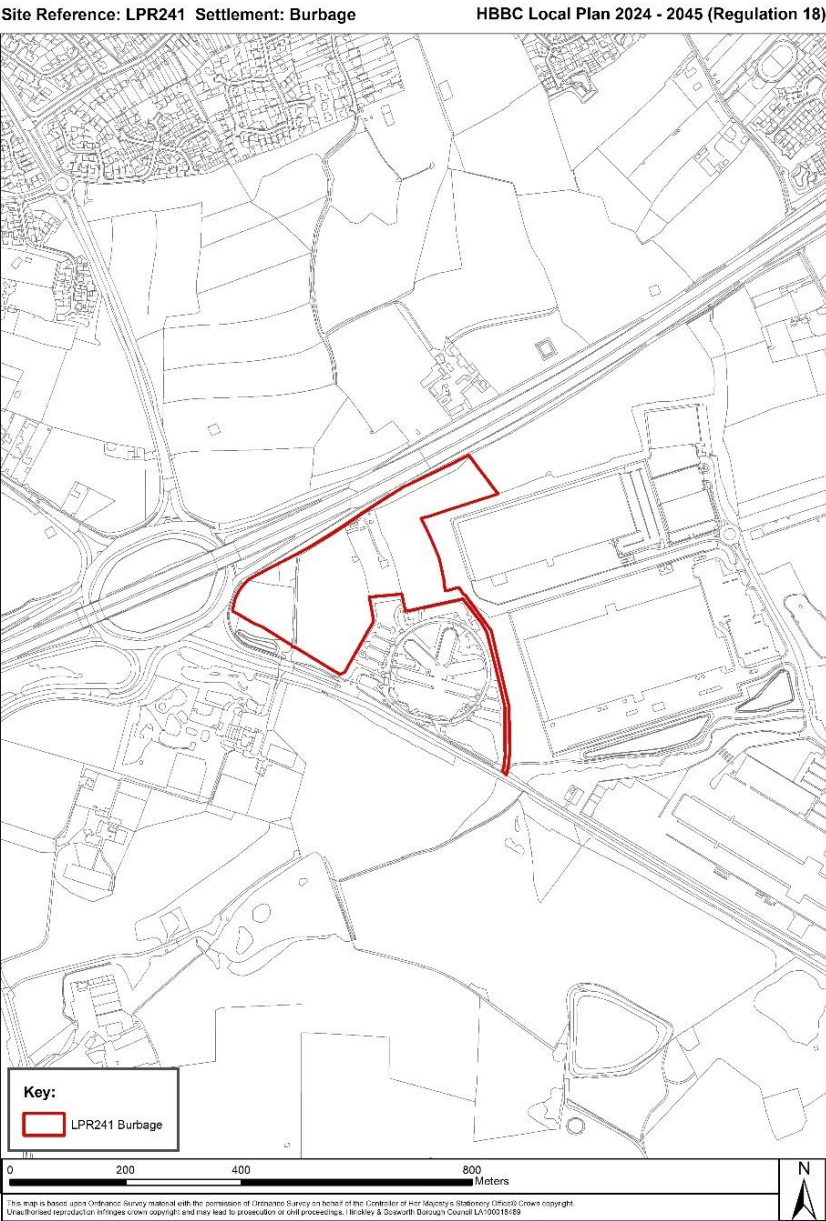
Category	Site Specific Details
Site Information:	Site proposed to be allocated for up to 70 dwellings.

Site Reference: AS519 Settlement: Sheepy Magna HBBC Local Plan 2024 - 2045 (Regulation 18)



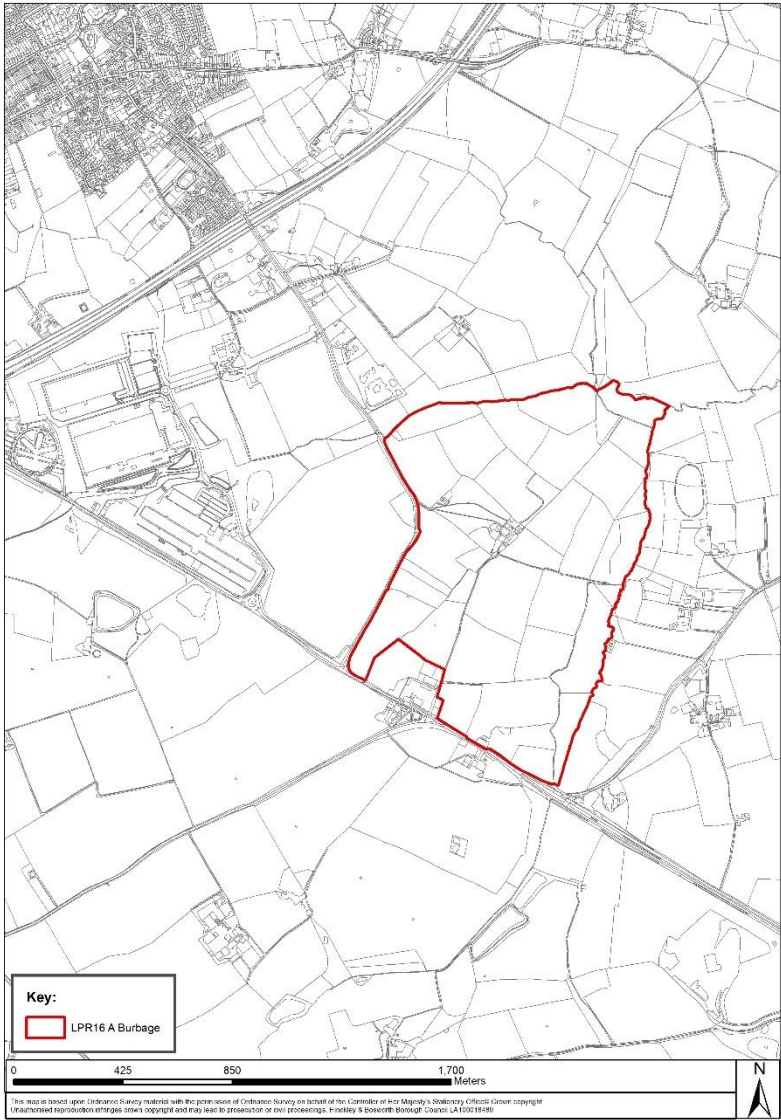
Category	Site Specific Details
Site Reference:	AS519
Site Name:	Land off Oakfield Way and Meadow Close, Sheepy Magna
Site Size:	2.29 (2 d.p.)
Settlement Hierarchy Tier:	Rural Village
Site Information:	Site proposed to be allocated for up to 58 dwellings.

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

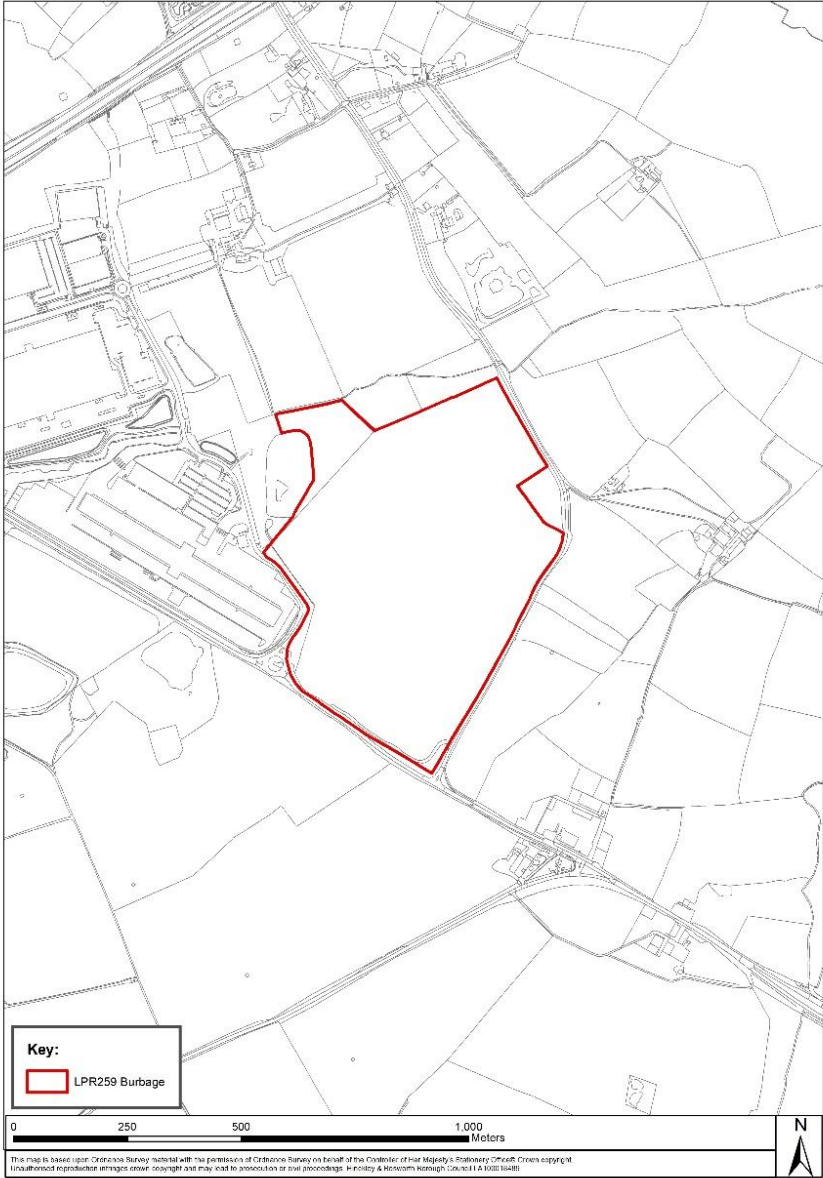
Category	Site Specific Details
Site Information:	<p>Site proposed to be allocated for employment, of Class E, B2 and (non-strategic) B8 uses.</p> <p>Access arrangements are to be agreed but would be via the A5.</p>



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>

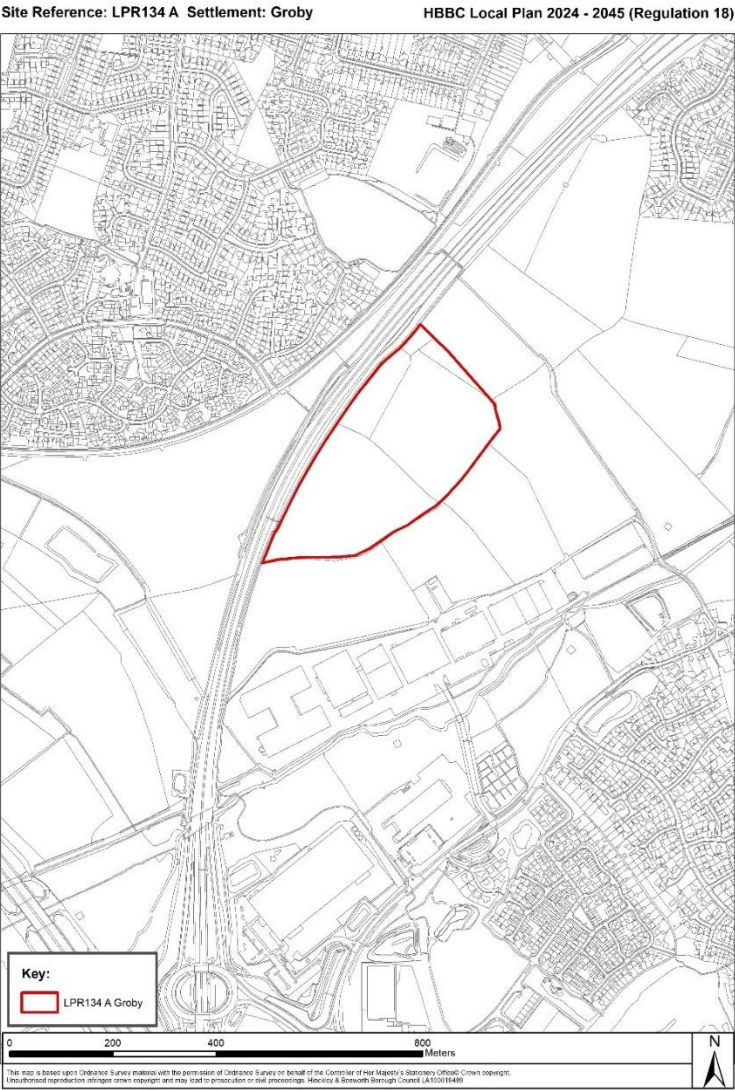
Site Reference: LPR259 Settlement: Burbage HBBC Local Plan 2024 - 2045 (Regulation 18)



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 (2012)

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)

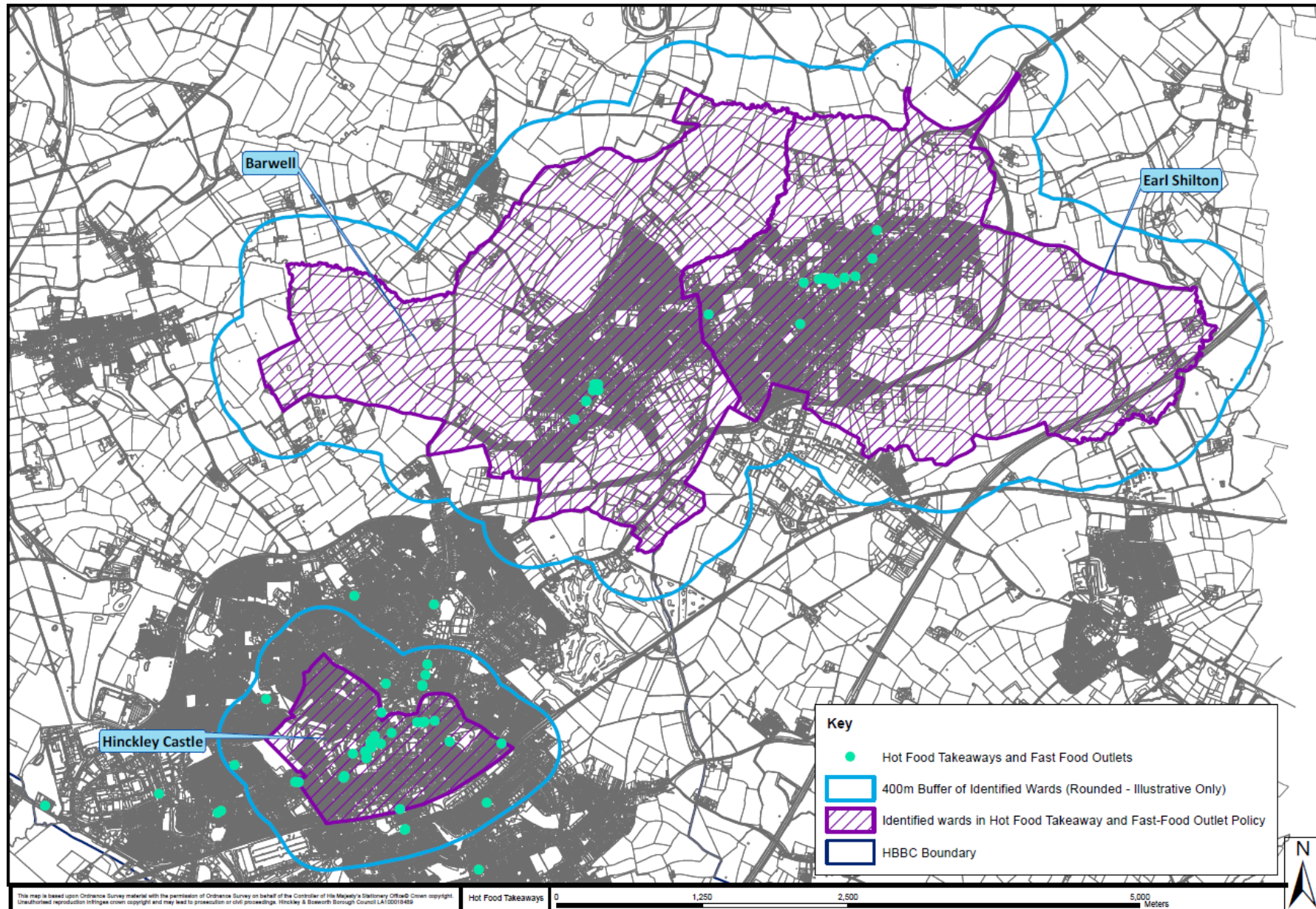
Emerging Evidence
Climate Change Study
Design Code
Economic Regeneration Strategy
Equality Impact Assessment (EqIA).
Green wedge review

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.