

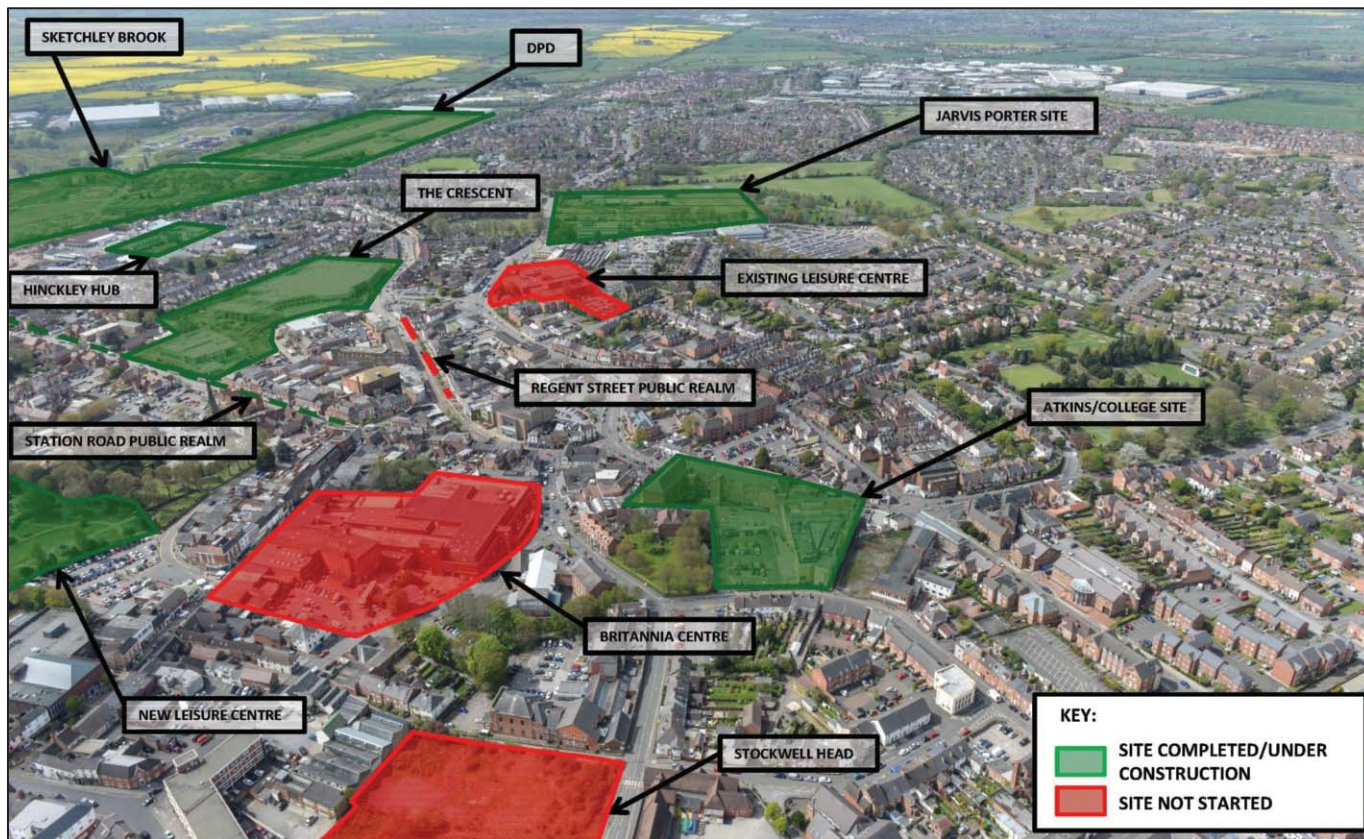


Hinckley and Bosworth Borough Council's TOWN CENTRES' VISION



Hinckley & Bosworth
Borough Council

A Borough to be proud of



1. Introduction









1.1 Purpose

The vision sets high level ambitions for our town centres highlighting key opportunities to boost their economic success and attractiveness. This will be achieved through the production of exciting master plans and Investor Prospectuses to promote key regeneration of these centres.

This document provides a focussed approach to the regeneration of town centres within the Borough by identifying and targeting specific sites, adding quality through landmark buildings that support the Council's economic regeneration strategy and encouraging engagement with the private sector to both parties mutual benefit.

1.2 Scope

The Council wish to promote the following key sites for regeneration and redevelopment.

-  Leisure Centre, Trinity Lane, Hinckley
-  Britannia Centre, Hinckley
-  Middlefield Lane former depot site, Hinckley
-  Cultural Quarter – Site at Holliers Walk/ New Buildings Hinckley
-  Public Realm improvements in Earl Shilton
-  Improved car parking for Market Bosworth
-  Improved access from water park/marina to Market Bosworth centre
-  Former Top Range Motors site, Stapleton Lane, Barwell
-  Upper Castle Street area including Co-op

This is not an exhaustive list or in priority order

There will be a review of the recently successful regeneration sites identifying where possible reasons for their success and lessons learnt that can inform a master plan.



1.3 Overview

The Council will work with partners to build on the success of the Hinckley Town Centre Renaissance Masterplan whilst broadening the scope to other town and key village centres at Market Bosworth, Barwell and Earl Shilton. This will build on the £1 billion regeneration programme of transformational new investment being facilitated across the Borough which will create over 7,000 jobs.







Hinckley is a vibrant market town, with markets held three times per week, and boasts a Business Improvement District with an ambition to be a Digital High Street. This has seen £120m investment over the last 5 years. There are a number of other key opportunities for bringing forward major new investment and commercial schemes as well as public realm improvements to build on the recent success. Furthermore there are significant opportunities within some of the areas key market towns which can add to their vibrancy and attractiveness.

2. The Vision

The town centres will support the overall Council ambition to make Hinckley and Bosworth 'A borough to be proud of' by creating vibrant places to work and live. We will do this by transforming and enhancing our town centres through sustainable economic growth for retail and commercial businesses, providing decent and affordable homes, reducing our impact upon the environment, improving the quality of existing homes and create landmark buildings which will create a sense of place and identity.











3. Strategic Aims

To achieve this vision our strategic aims will be to:

-  Identify and promote key regeneration opportunities within our key centres.
-  Promote a high quality mix of uses. Deliver
-  Landmark Buildings and spaces. Engage with
-  private sector owners particularly on potentially difficult to develop sites.
-  Continue a cohesive and efficient approach to regeneration of sites within the Borough.
-  Decide what complementary strategies are necessary or appropriate to enhance the town centres and help deliver this vision.

4. Outputs and key deliverables

This will happen because we will

-  Initially concentrate on bringing forward regeneration of the identified sites and projects.
-  Produce development and design briefs for key sites. For example sites in Hinckley such as Castle Street (Co-op site), Wood Street and Stockwell Head/Concordia.
-  Use CPO powers to bring forward sites if necessary.
-  Produce an individual vision and plan for the future of each centre.
-  Establish a delivery framework.
-  Review the previous masterplan and highlight successes and lessons learnt.
-  Submit a first round Townscape Heritage Initiative (THI) bid by summer 2016.
-  Put forward Hinckley town centre as a future Enterprise Zone.
-  Link to the Leicester and Leicestershire Economic Partnership sector plans.
-  Improve car parking



Barwell



Earl Shilton

5. Context

- ⚙ The most recent survey shows a retail vacancy rate of 5.7% in Hinckley.
- ⚙ A survey by the BID indicates that retail vacancy rates within the BID area fell between 2012 and 2013 to an eight year low of 9.5%. That compared to a national average of 14.1%.
- ⚙ The recently completed Economic Review and Impact Assessment (July 2015) by Amion Consulting Ltd shows the impact of recent projects on the town centre.

Gross direct impacts of completed projects	
Total investment	£117m
Total gross permanent jobs	1,610
Total gross value added per annum	£84m

Net additional local impact of the completed projects	
Total net additional local permanent jobs (resident-based)	871
Total net additional permanent jobs (workplace-based)	1,447
Total net additional Gross Value Added per annum	£76m

(Gross Value Added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services)

- ⚙ The working age population in the Borough has remained constant over the last decade and is 66,600 at 2013. (60% of total population).
- ⚙ The median annual earnings in 2014 across Hinckley and Bosworth was £25,217pa.
- ⚙ Upon the opening of The Crescent, Hinckley will improve in the regional rankings above Loughborough and alongside Mansfield and Kettering.
- ⚙ Hinckley Business Improvement District (BID) was established in 2009 and is now in its second five year term from 2014. The BID area covers the main town centre and encompasses approximately 450 businesses predominantly in the retail and food and drink service sectors.



Recent developments

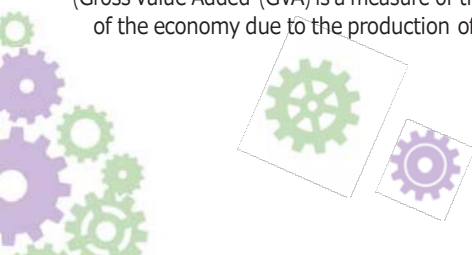
North Warwickshire & Hinckley College

- ⚙ New £19m college campus.
- ⚙ State of the art learning environment - partnership comprising Hinckley & Bosworth Borough Council, North Warwickshire and Hinckley College and Apprenticeship Training Agency.



Atkins Building

- ⚙ A £7.5m creative business centre.
- ⚙ 45,000 sq. ft. offices, café, art gallery and conference facilities.



The Crescent

- Major £60m shopping/leisure scheme with 100,000 sq. ft. Sainsbury's superstore and 25 retail units.
- Five screen Cineworld cinema.



Leisure Centre

New £15m leisure centre in partnership with PFP that includes:

- 25 metre pool
- 8 court sports hall
- 130 station gym



Hinckley Hub

- Regeneration of a vacant and derelict industrial site at a cost of £1.2m.
- Creation of 4,200 sqm net lettable office and shared workspace.
- Environmental sustainable being BREEAM Excellent.

Major commercial developments

DPD

- DPD's new European parcel delivery hub comprising 33,500 sq. m. creating 1,000 new jobs

Hinckley and Bosworth Borough Population Statistics (2011)

Settlement	Total Population	Percentage of Total
Hinckley and Bosworth Borough	105,078	100%
Urban Area	64,318	61.2%
Key Rural Centres	32,120	30.6%
Rural Villages / Hamlets	8,640	8.2%



Market Bosworth

Monitoring and review

This document will be subject to continuous review and also formally on an annual basis.

For more information please contact:

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