



Hinckley & Bosworth
Borough Council

A Borough to be proud of

Growth Workshops Twycross Zoo – Spring 2016

Executive Summary



The council is reviewing its Local Plan. This will allocate land for housing, employment, leisure and a range of other uses across the borough to meet future requirements. To kick-start the early stages of the process, the council has sought initial views from stakeholders.

Two workshops were held in the spring of 2016. The first was attended by developers and the second by parish council representatives. Each event was supported by local councillors and officers. The context was set by speakers from local businesses and agencies.

To guide discussion, attendees were split into groups and presented with four different potential growth options which the council could pursue over the course of the new Local Plan period (2026-36). The groups were each invited to offer their views on the positive and negative elements of each option. A summary of attendees' views on each option is set out overleaf.



The main conclusions coming out of these events were:

- Parish council representatives prefer growth either on the edge of existing urban areas, or the new settlement option
- Parish council representatives raised concerns about how local infrastructure would cope if rural areas are developed
- Developers, particularly smaller builders, are not in favour of major new settlements such as garden villages or market towns
- Most attendees felt that growth should not be located where there is existing planned growth around Barwell and Earl Shilton
- Developers support growth on the edge of existing settlements where infrastructure is already in place
- Affordable homes need to be prioritised, especially in more affluent locations
- New settlements can be easier to secure support from politicians and residents
- Important landscapes should be protected, whichever option is taken
- Whatever option selected, the interests of small builders should be protected

1. New Market Town / Garden Village – new growth in a single new settlement

	Positive Comments	Negative Comments
Parish Event	<ul style="list-style-type: none"> ❖ Easier to secure infrastructure ❖ Easier to solve multiple site problems ❖ Potential settlements off A444 or M69 	<ul style="list-style-type: none"> ❖ Transport impact ❖ Loss of countryside ❖ Viability
Developer Event	<ul style="list-style-type: none"> ❖ Easier to secure local support ❖ Politicians likely to be on board ❖ Potential to deliver wider range of house types (eg bungalows) 	<ul style="list-style-type: none"> ❖ Difficult to deliver ❖ Potential land acquisition issues ❖ Lack of opportunities for small builders

2. Urban Concentration – focusing growth around existing urban area (Hinckley, Burbage, Barwell and Earl Shilton)

	Positive Comments	Negative Comments
Parish Event	<ul style="list-style-type: none"> ❖ Supportive of this option 	<ul style="list-style-type: none"> ❖ Impacts on infrastructure – particularly roads need to be managed
Developer Event	<ul style="list-style-type: none"> ❖ Supportive of this option ❖ Garden suburb south of M69 could be an option 	<ul style="list-style-type: none"> ❖ Barwell and Earl Shilton could become saturated given SUEs ❖ Constraints exist to the south of Hinckley

3. Key Rural Centres and Villages – spreading growth throughout small settlements

	Positive Comments	Negative Comments
Parish Event	<ul style="list-style-type: none"> ❖ Mixed views ❖ Could provide accommodation for the elderly ❖ Could be made more sustainable by locating near employment sites 	<ul style="list-style-type: none"> ❖ To work it needs infrastructure, including additional school places ❖ Impact on road network ❖ Limited public transport
Developer Event	<ul style="list-style-type: none"> ❖ Supportive of this option ❖ Provides opportunities for local builders ❖ Would support local services 	<ul style="list-style-type: none"> ❖ Tends to be small-scale ❖ Infrastructure limitations in many areas ❖ May be less support than for other options

4. Key Rural Centres Relating to Leicester – concentrating growth in and around Groby, Ratby, Desford and Markfield

	Positive Comments	Negative Comments
Parish Event	<ul style="list-style-type: none"> ❖ Desford and Markfield greater potential for growth 	<ul style="list-style-type: none"> ❖ Concerns about growth in Groby and Ratby in particular
Developer Event	<ul style="list-style-type: none"> ❖ Mixed views ❖ Good existing infrastructure ❖ Sustainable location 	<ul style="list-style-type: none"> ❖ Challenges such as Green Wedge ❖ Need infrastructure improvements ❖ Likely to be viability problems

For further information, contact:
 The Planning Team, Hinckley and Bosworth Borough Council,
 Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR.
 Tel: 01455 238141 – Email: planningpolicy@hinckley-bosworth.gov.uk