



# BARWELL DISTRICT CENTRE DELIVERY PLAN

## Introduction

### Purpose

Barwell's District Centre Delivery Plan sets the regeneration ambitions for Barwell District Centre, highlighting potential development opportunities and improvements.

This delivery plan stems from the Town Centres' Vision setting the ambitions for our town centres, highlighting opportunities to boost their economic success and attractiveness.

### Scope

The promotion of projects for regeneration and development with the assistance of the Barwell Town Team:

- Constitutional Club and car park, Chapel Street;
- Top Range Motors, Stapleton Lane;
- Jubilee Hall, Byron Close;
- Island House;
- Public realm scheme;
- Free district centre Wi-fi;
- Programme of district centre events; and
- Heritage Trail.

This is not an exhaustive list or in priority order, it's purely a starting point.



## The Vision

The Town Centres' Vision supports the overall council ambition to make Hinckley and Bosworth 'a place of opportunity'. This is achieved by:

- Inspiring standards of design that create attractive places to live;
- Boosting economic growth, encouraging investment that provides new jobs and places to live and work;
- Supporting regeneration of our town centres and villages; and
- Working with partners to raise aspirations of residents and provide opportunities for training, employment and home ownership.

## Strategic Aims

- Identify and promote key regeneration opportunities within Barwell;
- Promote a high quality mix of uses;
- Engage with private landowners to help deliver sites; and
- Decide on the strategies necessary to enhance the village centre and help the Vision.

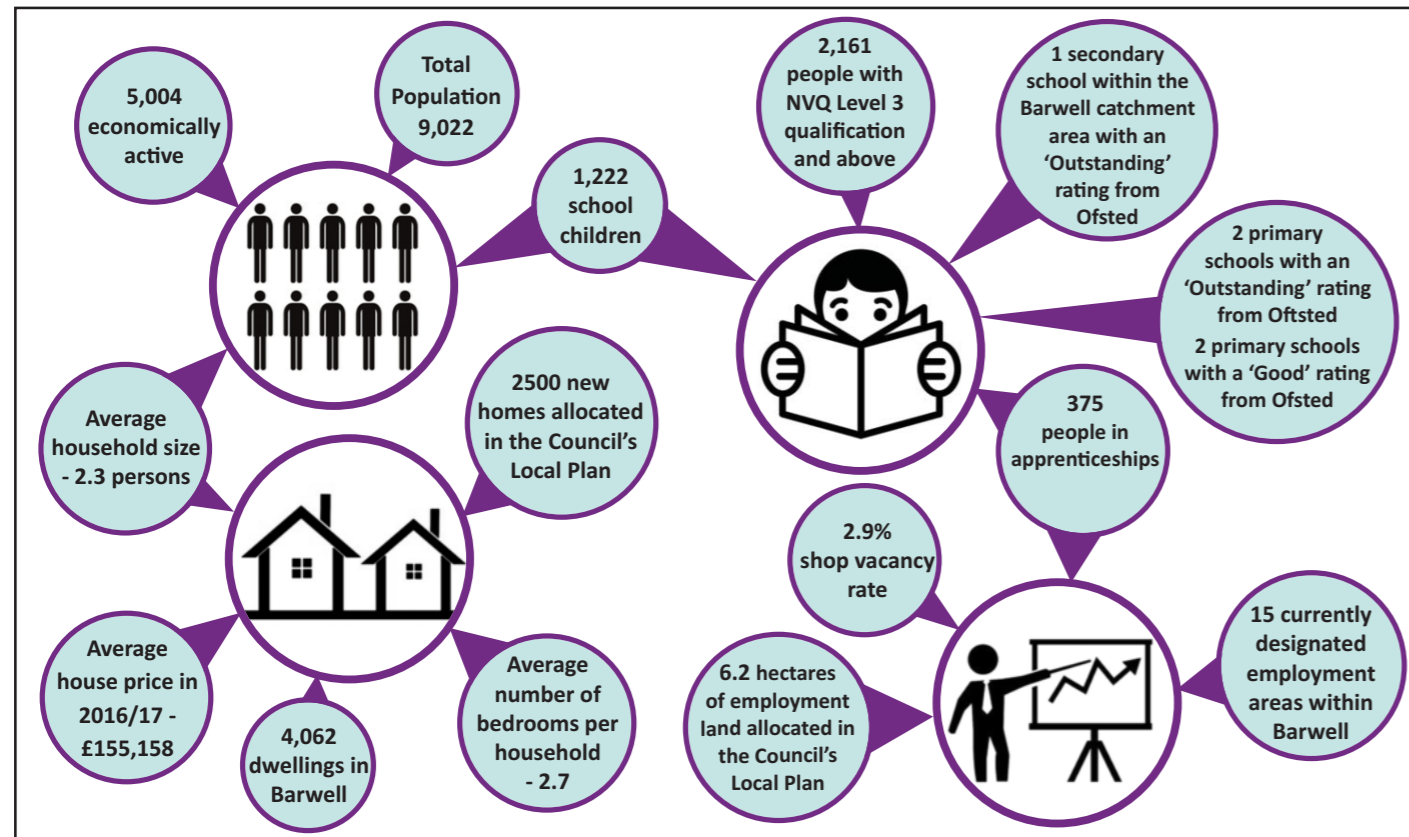
## Output and Key Deliverables

- Concentrate on bringing forward regeneration of identified sites and projects;
- Introduce market and community events to improve the attractiveness and functionality of the district centre;
- Install free public Wi-fi in the district centre;
- Produce design briefs for key sites;
- If necessary, use Compulsory Purchase Order (CPO) powers to bring forward difficult and prominent sites; and
- Work with the SUE Consortium to deliver a well designed public realm.

## Barwell's History

- Farming was the principle form of employment in Barwell up until the 1800s and this is reflected in several former farmsteads and agricultural buildings within the Barwell village core.
- In the 1860s the Leicester boot and shoe manufacturers moved part of their production process in to the area, leading to new factories being built within the village. The Victorian structures still dominate the village fabric.
- The boot and shoe industry prospered in the early part of the 20th century and the village expanded northwards to accommodate the factories.
- The boot and shoe industry has since declined and the factories have either been demolished or have been put to other uses.
- Barwell is also home to one Grade I and three Grade II listed buildings as well as two conservations areas.

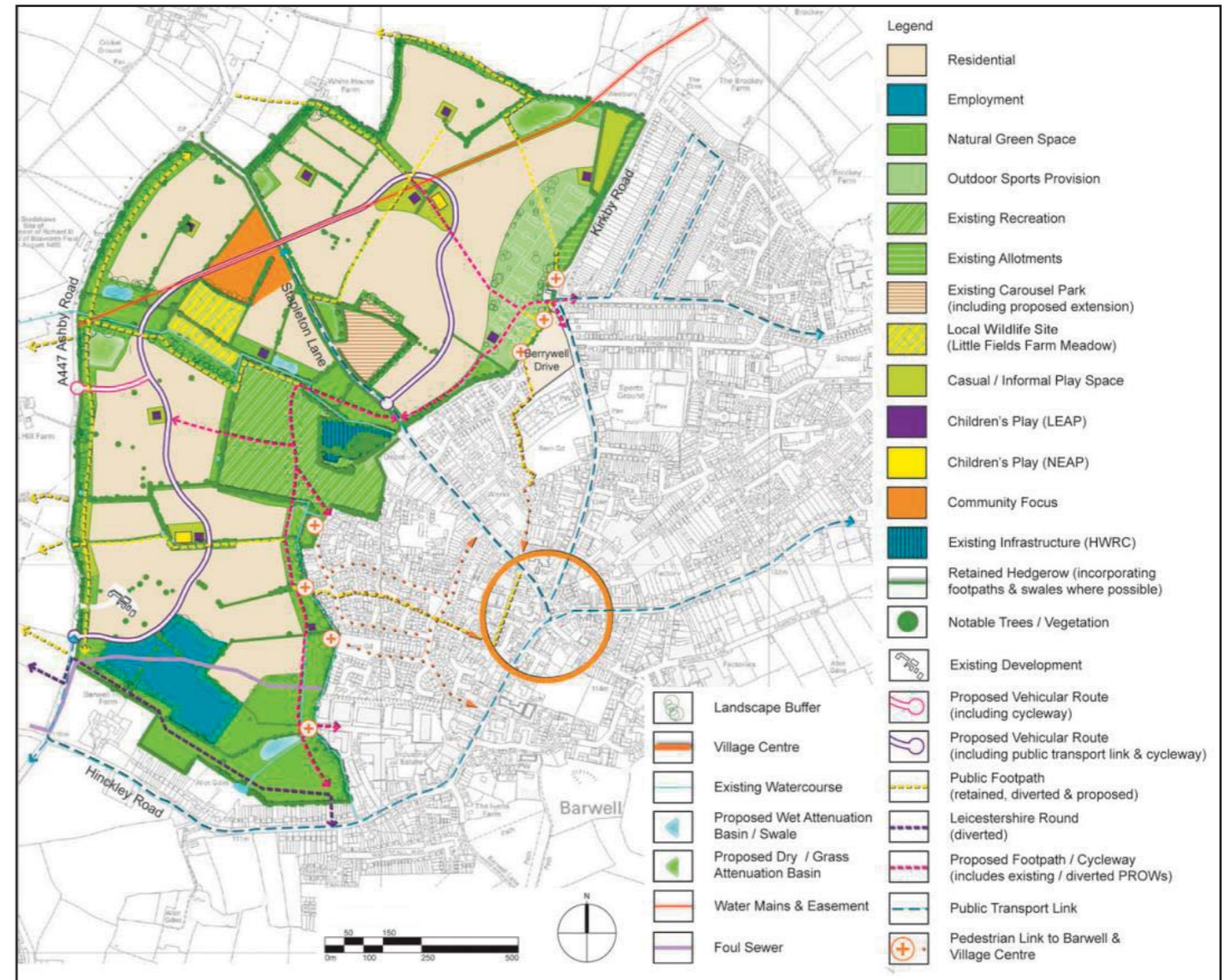
## Barwell now



## Barwell Sustainable Urban Extension (SUE)

A sustainable urban extension for 2,500 new homes, employment buildings, supporting community facilities and infrastructure is allocated in the Borough Council's Local Plan for development.

- Opportunities:**
- New health centre
  - New primary school
  - Public realm improvements
  - Employment
  - Skills and education opportunities.



## Priority Development Sites

### Constitutional Club and Car Park, Chapel Street

- The site is currently made up of a social club and a car park to the rear
- Site size - 0.33 hectares

#### Opportunities:

- Residential
- Retail
- Better public links to the District Centre



### Jubilee Hall, Byron Close

- The site is currently made up of the Scout Hut and a community hall
- Site size - 0.18 hectares

#### Opportunities:

- Residential
- Community facility



### Top Range Motors, Stapleton Lane

- The site is currently made up of a disused automotive repairs garage and parking area
- Site size - 0.08 hectares

#### Opportunities:

- Residential
- Community facility
- Car park
- Retail



### Island House, Arthur Street

- The site currently comprises a derelict 1960s former office block and car park
- Site size - 0.16 hectares

#### Opportunities:

- Residential
- Community facility



## Other development opportunities

### Public Realm Scheme in the District Centre

- This will be designed and funded by the developers involved in the Barwell SUE.
- Early engagement with the SUE developers by Barwell Town Team and Hinckley & Bosworth Borough Council will be required.

### Heritage Trail

- Creating a local list of heritage assets and conveying that in to a historic trail.
- Work with HBBC's Conservation Officer.

### Brownfield Site Development

- Provisions under The Town and Country Planning Act (Brownfield Land Register) Regulations 2017 to facilitate the development of brownfield sites.
- The new powers grant planning permission in principle to brownfield sites submitted to the Council, subject to adequate assessment.

### Next steps

- Have regular meetings with the Barwell Town Team to scope out opportunities in Barwell for development and to assist in developing those opportunities.

## Comment from Councillor Miriam Surtees

“As the Executive Member with responsibilities for Regeneration, Asset Management and Growth for Hinckley & Bosworth Borough Council I think it is vital for the local community of Barwell to help steer the direction of key projects in its area to enhance the local environment as well as provide important infrastructure and facilities the community needs”.



*Councillor Miriam Surtees  
Executive Member for Regeneration, Asset Management  
and Growth*

## For more information please contact:

### Major Projects Team

### Hinckley & Bosworth Borough Council

online contact form:

[www.hinckley-bosworth.gov.uk/regenerationQ](http://www.hinckley-bosworth.gov.uk/regenerationQ)

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