



EARL SHILTON DISTRICT CENTRE DELIVERY PLAN

Introduction

Purpose

Earl Shilton's District Centre Delivery Plan sets the regeneration ambitions for Earl Shilton 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 Earl Shilton Town Council:

- Wood Street Car Park and surrounding area;
- King William Public House;
- Westfield Farm;
- Factory, 12 Keats Lane;
- Earl Shilton Sustainable Urban Extension;
- Public realm improvements;
- Shop front improvement scheme;
- Free district centre Wi-fi; 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 Earl Shilton;
- Promote a high quality mix of uses;
- Engage with private landowners to help deliver sites; and
- Decide on the strategies necessary to enhance the district centre and help the Vision.

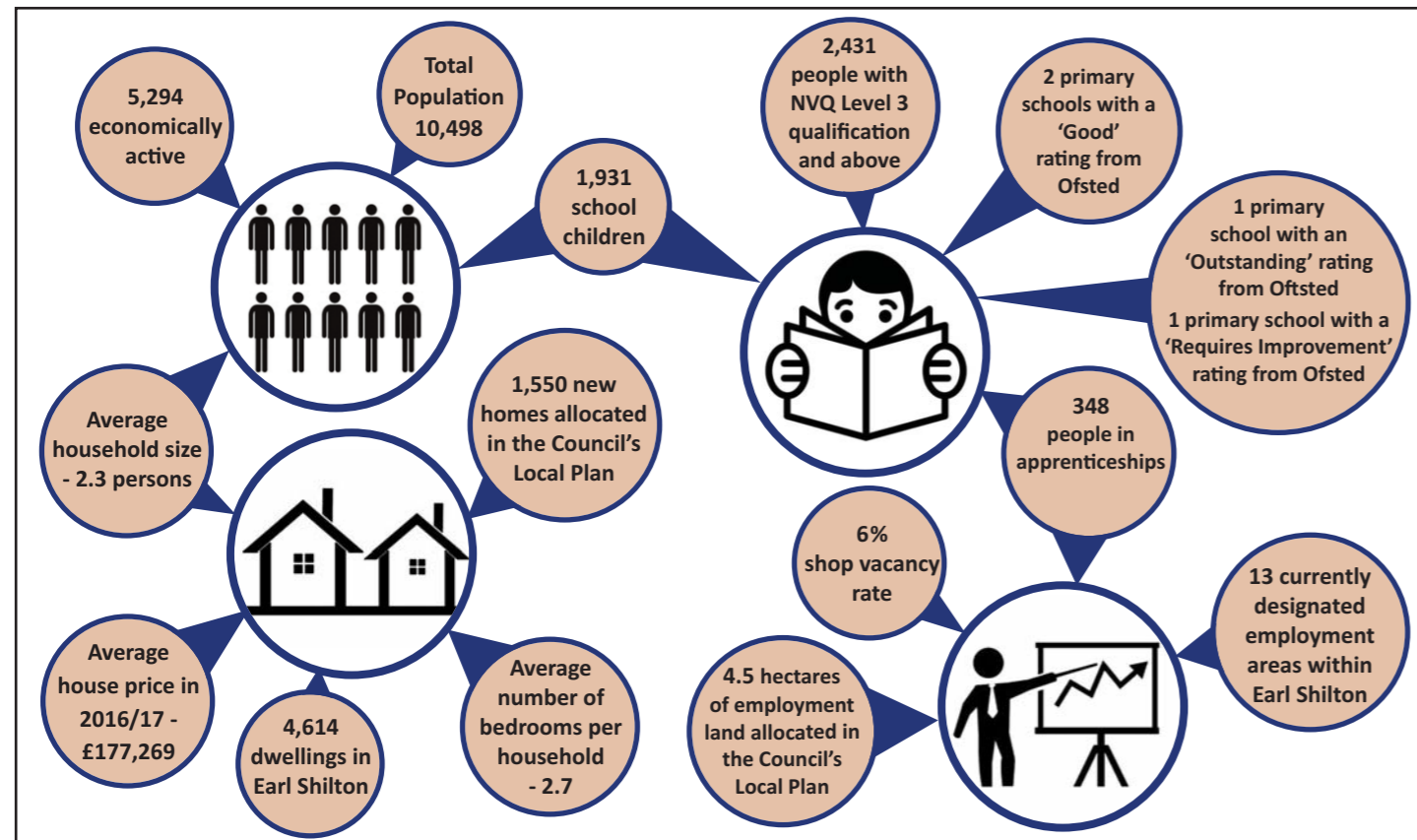
Output and Key Deliverables

- Concentrate on bringing forward regeneration of identified sites and projects;
- Promote 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 development.

Earl Shilton's History

- Earl Shilton was first recorded as Scheltone in the Domesday Book.
- A Norman castle dominated the ridge during the 12th century and the prefix 'Earl' was added to its name through association with Simon de Montfort after he became the Earl of Leicester.
- A domestic hosiery and boot and shoe industry became established during the mid-19th century.
- The boot and shoe industry prospered in the early part of the 20th century, however has since declined and the factories and workshops have either been demolished or have been put to other uses.
- Earl Shilton is home to one Grade II* and seven Grade II listed buildings as well as one conservation area.

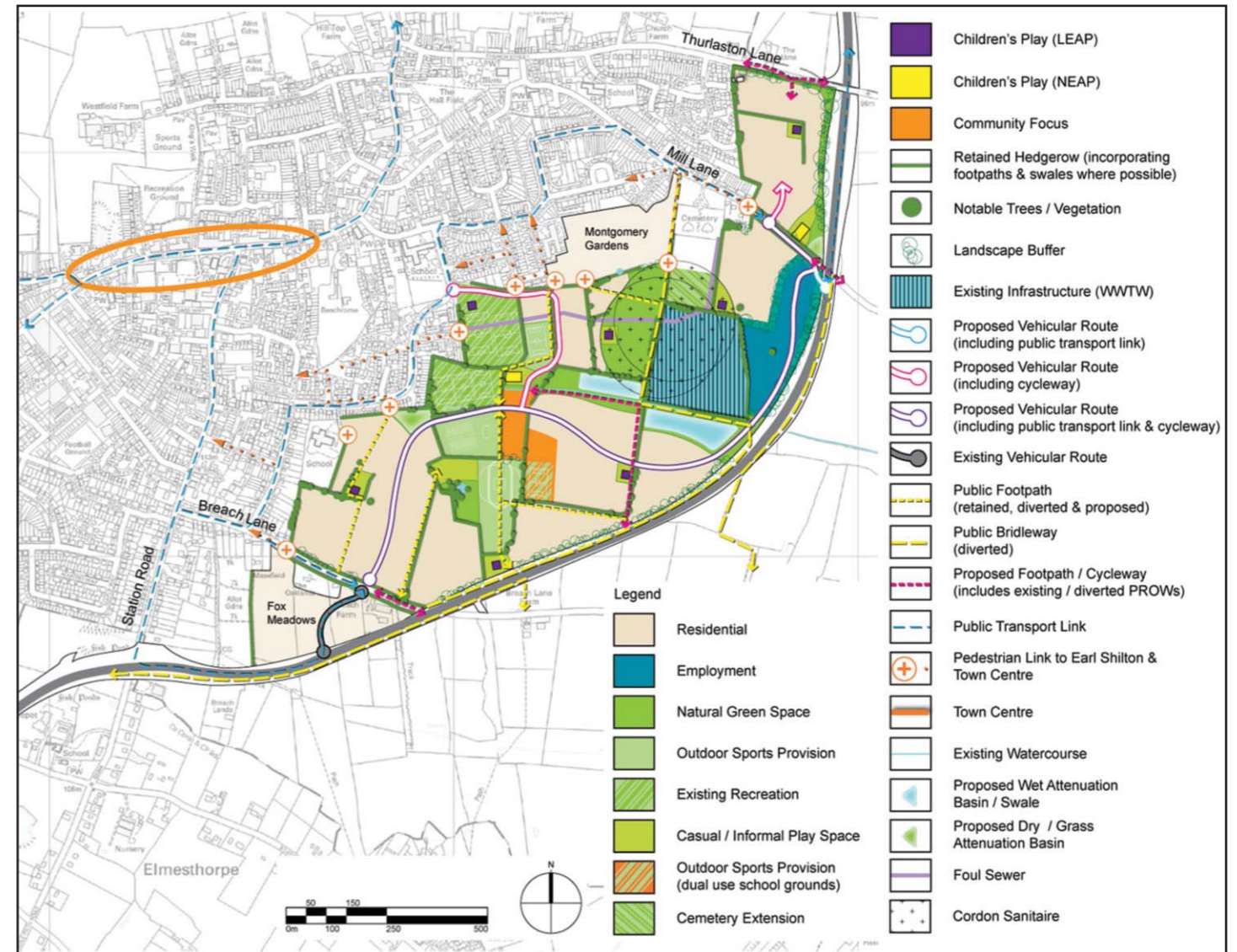
Earl Shilton now



Earl Shilton Sustainable Urban Extension (SUE)

Within the Council's Local Plan, a sustainable urban extension for 1550 homes and 4.5 hectares of employment land.

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



Priority Development Sites

Wood Street Car Park

- The site is currently made up of a public and privately owned car park
- Site size - 0.3 hectares

Opportunities:

- Car park
- Better public routes from Wood Street to the park



King William Public House, The Hollow

- The site is currently made up of a vacant public house with an associated car park to the rear
- Site size - 0.27 hectares

Opportunities:

- Residential
- Retail
- Public house



Factory, 12 Keats Lane

- The site is currently a vacant late Victorian factory building
- Site size - 0.15 hectares

Opportunities:

- Residential
- Employment



Westfield Farm

- The site is currently made up of a farmstead and agricultural land
- Site size - 15.86 hectares

Opportunities:

- Residential
- Employment
- Improved community facilities
- Affordable housing; and
- Public realm contributions



Other development opportunities

Public Realm Scheme in the District Centre

- This will be funded by the developers involved in the Earl Shilton SUE.
- Early engagement with the SUE developers is advised to gain maximum benefit.

Shop Front Improvement Scheme

- Creating a design code for the district centre to promote a more cohesive set of design standards for the retail units.

Heritage Trail

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

Brownfield Site Development

- New legislation has recently been brought in to force – 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 Earl Shilton Town Team to scope out opportunities in Earl Shilton for development and to assist in developing those opportunities.

Comment from Councillor Miriam Surtees and Councillor Chris Ladkin

“ We believe that a local community can achieve much more when it works together towards a common goal. Having an Earl Shilton Delivery Plan in place will give focus on its priorities, its future needs and the delivery of projects to enhance the local area. It is about creating a better place to both live and work. ”



*Councillors Miriam Surtees and Chris Ladkin
Executive Members for Regeneration, Asset Management, Growth,
Young People's Services and Town and Urban Communities*

For more information please contact:

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