



Hinckley & Bosworth  
Borough Council

## **RURAL HOUSING NUMBERS METHODOLOGY STATEMENT (2021)**

### **Abstract**

An updated statement for housing numbers across rural settlements in Hinckley & Bosworth, with consideration for land availability, service provision, and capacity of infrastructure. The outcome provides a proposed rural housing distribution and justification.

September 2021

# Table of Contents

1. BACKGROUND.....	2
2. HOUSING NEED:.....	3
3. AFFORDABLE HOUSING NEED.....	7
4. ACCESS TO SERVICES.....	9
5. CAPACITY OF EXISTING INFRASTRUCTURE.....	11
SEVERN TRENT .....	12
PRIMARY CARE TRUST.....	12
EDUCATION AUTHORITY (LEICESTERSHIRE COUNTY COUNCIL) .....	14
HIGHWAYS ENGLAND .....	14
LEICESTERSHIRE POLICE .....	15
6. ENVIRONMENTAL / LANDSCAPE RESTRAINTS.....	15
7. HOUSING MIX PROVISION .....	16
8. CONCLUSIONS.....	16
9. APPENDICES .....	20
APPENDIX 1: SCHOOL CAPACITY AND YIELD .....	20
APPENDIX 2: MOSAIC PROFILES.....	25

# 1. BACKGROUND

- 1.1 The Rural Housing Number Methodology Statement will outline the evidence base which informs the draft Local Plan and provide justification for how Hinckley and Bosworth Borough Council (“HBBC”) will determine the housing distribution numbers for rural settlements in the borough.
- 1.2 The objectives for the Statement are to identify the extent to which each rural settlement can accommodate development and absorb current and future rural population growth. The outcome of the Statement will be a table of ranges which will reflect the expected range of dwelling numbers expected to come forward during the plan period for each rural settlement.
- 1.3 Overall, HBBC are planning for 9,124 new dwellings in the plan period (2020-2039), of this 1,878 dwellings (20%) are committed in rural settlements and a further 1,082 dwellings (12%) are proposed to be allocated within rural settlements.
- 1.4 In proposing a rural housing distribution, it is important to weigh up the available evidence. The evidence which will be presented in this statement is in regard to a range of principle factors below, including: housing need, affordable housing need, capacity of existing infrastructure, environmental/landscape restraints, and housing mix provision.
- 1.5 Therefore, in determining the housing distribution for rural settlements in the Local Plan 2020-2039, the following will be considered:
- i. Housing need by sub-area using two different need scenarios from the Housing Need Study (2019) and the local housing need (April 2021) calculated using the standard method;
  - ii. Affordable housing need by sub-area from the Housing Need Study, 2019;
  - iii. Access to services in each rural settlement (including primary and secondary education facilities, a general store, and a GP practice);
  - iv. Capacity of existing infrastructure in each settlement (including the education authority, Severn Trent, Primary Care Trust, Highways England and Leicestershire Police Authority);
  - v. Environmental/landscape constraints and opportunities in each settlement; and
  - vi. Mix of housing already currently provided to ensure an appropriate range of house types is available.
- 1.6 Each of the above issues are discussed in detail below, followed by the proposed rural housing distribution ranges and the relevant justification.

## 2. HOUSING NEED:

- 2.1 The National Planning Policy Framework (NPPF) (2021) paragraph 66 advises strategic policy making authorities (including HBBC) to establish a housing requirement figure for the whole area and designated neighbourhood areas which reflects our strategy for the future pattern and scale of development and any relevant allocations.
- 2.2 In preparation for the Local Plan, studies have been commissioned to establish the Borough's objective local housing need (LHN), notably through the Housing Need Study (2019). This study demonstrates two important scenarios of LHN for the Borough, with Table 1 below outlining one scenario of the number of new houses required each year between 2020 and 2039 to maintain the existing levels of working age people in each ward of the Borough.
- 2.3 This scenario can act as a suitable indicator of the minimum number of dwellings required in each ward to maintain existing levels of sustainability. Should fewer dwellings be built in the ward over that period then the ward would become less sustainable. The table below also expresses this as a total number of dwellings required over the Local Plan period of 2020-2039.

Table 1: Table to show the required number of dwellings needed to maintain the existing ward population levels.

<b>Settlement</b>	<b>Estimated number of dwellings needed to maintain existing working age population levels by sub-area (per annum)</b>	<b>Estimated number of dwellings needed across 2020-2039 to maintain existing working age population levels by sub area</b>
<b>Ambien</b>	9	171
<b>Barlestone, Nailstone and Osbaston</b>	9	171
<b>Barwell</b>	25	475
<b>Burbage Sketchley and Stretton</b>	28	532
<b>Burbage St Catherines and Lash Hill</b>	26	494

<b>Settlement</b>	<b>Estimated number of dwellings needed to maintain existing working age population levels by sub-area (per annum)</b>	<b>Estimated number of dwellings needed across 2020-2039 to maintain existing working age population levels by sub area</b>
<b>Cadeby, Carlton and Market Bosworth with Shackerstone</b>	14	266
<b>Earl Shilton</b>	29	551
<b>Groby</b>	25	475
<b>Hinckley Castle</b>	20	380
<b>Hinckley Clarendon</b>	22	418
<b>Hinckley De Montfort</b>	36	684
<b>Hinckley Trinity</b>	16	304
<b>Markfield, Stanton and Fieldhead</b>	23	437
<b>Newbold Verdon with Desford and Peckleton</b>	30	570
<b>Ratby, Bagworth and Thornton</b>	19	361
<b>Twycross and Witherley with Sheepy</b>	12	228
<b>Total</b>	343	6,517

*(Source: Housing Need Study, 2019)*

2.4 Additionally, Table 2 shows the Borough's local housing need (LHN) using the standard method, which was introduced in 2019 through the updated publication of the NPPF. This scenario is based on projected household growth and adjustments based on the level of affordability in an area. The table

below identifies a required 457 dwellings per annum (DPA) as a minimum figure across the borough using the standard method, distributed proportionately across the 16 wards.

Table 2: Table to show the required number of dwellings needed per ward to maintain the Standard Method LHN of 457 dpa by wards.

<b>Settlement</b>	<b>Projected housing need by sub-area based on 457 dwellings per annum (Standard Method).</b>	<b>Required number of dwellings needed 2020-2039 to maintain 457 dpa for Local Plan period.</b>
<b>Ambien</b>	13	247
<b>Barlestone, Nailstone and Osbaston</b>	12	228
<b>Barwell</b>	36	684
<b>Burbage Sketchley and Stretton</b>	41	779
<b>Burbage St Catherines and Lash Hill</b>	32	608
<b>Cadeby, Carlton and Market Bosworth with Shackerstone</b>	18	342
<b>Earl Shilton</b>	41	779
<b>Groby</b>	30	570
<b>Hinckley Castle</b>	28	532
<b>Hinckley Clarendon</b>	30	570
<b>Hinckley De Montfort</b>	45	855
<b>Hinckley Trinity</b>	21	532
<b>Markfield, Stanton and Fieldhead</b>	28	532

Settlement	Projected housing need by sub-area based on 457 dwellings per annum (Standard Method).	Required number of dwellings needed 2020-2039 to maintain 457 dpa for Local Plan period.
Newbold Verdon with Desford and Peckleton	38	722
Ratby, Bagworth and Thornton	29	551
Twycross and Witherley with Sheepy	15	285
<b>Total</b>	<b>457</b>	<b>8,683</b>

(Source: Housing Need Study, 2019)

2.5 To add context to Table 2, it is worth noting that the NPPF 2021 (paragraph 61) states that:

*“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.”*

2.6 Under the requirements of NPPF paragraph 61, unless exceptional circumstances can be demonstrated, the policies within the draft Local Plan 2020-2039 should be positively planned to aspire for the standard method housing figures as a minimum DPA, as outlined in Table 2 using data from the Housing Need Study 2019, when expressing our objective LHN and should be factored in when determining rural settlement dwelling ranges.

2.7 However, the Housing Need Study (2019) does emphasise the importance of interpreting the outlined standard method figures with caution and as such, the two scenarios of need may guide development, but in reality the locations of new development will be driven more by land availability and market supply/demand than a LHN at a localised level<sup>1</sup>.

2.8 In accordance with National Planning Policy Guidance on ‘housing and economic needs assessment’, the local housing need figure for Hinckley & Bosworth is identified annually and therefore the local housing need figures within the Housing Need Study (2019) are now outdated. The process for

<sup>1</sup> [J.G. Consulting. Housing Need Study Final Report. 2019.](#)

calculating local housing need is set out in the most recent Residential Land Availability Monitoring Statement<sup>2</sup> and National Planning Policy Guidance. Please note, the local housing need figure does not produce a housing requirement figure.

2.9 The updated minimum figure for Hinckley & Bosworth Borough Council is therefore now 444 dwellings per annum, as set out in the Residential Land Availability Monitoring Statement 2020-2021.

### 3. AFFORDABLE HOUSING NEED

3.1 The NPPF (2021) paragraph 60 sets out the importance that *“a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*, including but not exclusive to affordable housing need. Similarly, to the LHN, LPAs are advised to establish an affordable housing need at a borough level and a neighbourhood area level.

3.2 Table 3 below demonstrates the calculation of affordable housing net need for individual sub-areas at ward level. The Table also reflects an analysis which *“shows a need for additional affordable housing in all parts of the Borough, with around three-quarters (72%) estimated to arise in Urban areas (28% Rural locations)”*<sup>3</sup>.

3.3 The net affordable housing need calculation is as follows:

$$\text{Net Need} = \text{Current Need} + \text{Need from Newly - Forming Households} + \text{Existing Households falling into Need} - \text{Supply of Affordable Housing}$$

Table 3: Table to show the required number of affordable housing units for individual sub-areas of Hinckley & Bosworth.

<b>Settlement</b>	<b>Estimated Net Need for Affordable Housing by sub-area (per annum)</b>	<b>Estimated net need for affordable housing for 2020-2039 by sub-area</b>
<b>Ambien</b>	9	171
<b>Barlestone, Nailstone and Osbaston</b>	4	76
<b>Barwell</b>	20	380

<sup>2</sup> [Residential land Availability Monitoring Statement 2020 – 2021.](#)

<sup>3</sup> [J.G. Consulting. Housing Need Study Final Report. 2019.](#)



<b>Settlement</b>	<b>Estimated Net Need for Affordable Housing by sub-area (per annum)</b>	<b>Estimated net need for affordable housing for 2020-2039 by sub-area</b>
<b>Burbage Sketchley and Stretton</b>	28	532
<b>Burbage St Catherines and Lash Hill</b>	4	76
<b>Cadeby, Carlton and Market Bosworth with Shackerstone</b>	16	304
<b>Earl Shilton</b>	19	361
<b>Groby</b>	15	285
<b>Hinckley Castle</b>	27	513
<b>Hinckley Clarendon</b>	35	665
<b>Hinckley De Montfort</b>	34	646
<b>Hinckley Trinity</b>	12	228
<b>Markfield, Stanton and Fieldhead</b>	10	190
<b>Newbold Verdon with Desford and Peckleton</b>	12	228
<b>Ratby, Bagworth and Thornton</b>	17	323
<b>Twycross and Witherley with Sheepy</b>	9	171
<b>Total</b>	271	5,149

*(Source: Housing Need Study, 2019)*

3.4 As demonstrated in Table 3, the majority of net need for affordable housing lies in the urban areas of Hinckley, Barwell, Burbage, and Earl Shilton, although not in its entirety. In comparing the rural wards in the analysis, the ward of 'Ratby, Bagworth and Thornton' are reported to have the highest affordable LHN, which at 17 DPA equates to 6% of the total affordable housing and 16% of wards containing majority rural settlements. The rural ward with the lowest affordable LHN appears as 'Barlestone,

Nailstone and Osbaston’, with only 1% of total local housing need and 4% of rural ward need as of 2019. Overall, the Housing Need Study 2019 suggests that 104 dwellings should be built in rural wards per annum.

3.5 Comparing Table 1 and Table 3 also reveals that 79% of the required dwellings to sustain working population levels would need to be affordable housing to meet the net affordable housing need. This contrasts with 59% of dwellings to be affordable housing when using the standard method scenario.

3.6 As of July 2021, the National Planning Policy Framework has superseded guidance relating to the rural housing targets in Core Strategy policy 15. Paragraph 64 of the NPPF states that affordable housing should only be sought on major developments, except in designated rural areas where a lower threshold may be applied. The affordable housing need figure remains as 271 dpa and 5149 dwellings over the plan period from 2020 to 2039.

## 4. ACCESS TO SERVICES

4.1 Under the NPPF (2021) (section 5), there is an assumption that planning decisions in rural areas should reflect local needs and be responsive to local circumstances, especially where this will support local services. As a result, housing distribution ranges should reflect the provision of services locally and support their viability, whilst being conscious to avoid overloading capacity.

4.2 Key services for a thriving rural settlement include: a general food store, a GP practice, a secondary school, a primary school. Within Hinckley & Bosworth, the rural settlements that reach these criteria are Desford, Groby, Market Bosworth and Stoke Golding.

4.3 Barlestone, Newbold Verdon, Ratby and Markfield contain all of the named services except for a secondary school. Although, none of the named settlements were far from a secondary school despite it not being within the settlement boundary. A summary of services in all rural settlements is outlined in Table 4 below:

Table 4: Table to show the access to individual services within each rural settlement and categorised from high to low levels of access.

Settlement	Has GP, primary school, secondary school & shop? (YES/NO)	Has GP, primary school & shop- but no secondary school?	Categorisation (1-3, 1 being high)
BAGWORTH		NO	3
THORNTON		NO	3

Settlement	Has GP, primary school, secondary school & shop? (YES/NO)	Has GP, primary school & shop- but no secondary school?	Categorisation (1-3, 1 being high)
BARLESTONE		YES	2
CONGERSTONE		NO	3
DESFORD	YES		1
GROBY	YES		1
HIGHAM ON THE HILL		NO	3
MARKET BOSWORTH	YES		1
MARKFIELD		YES	2
NAILSTONE		NO	3
NEWBOLD VERDON		YES	2
RATBY		YES	2
SHEEPY MAGNA		NO	3
STANTON UNDER BARDON		NO	3
STOKE GOLDING	YES		1
TWYXCROSS		NO	3
WITHERLEY		NO	3

4.4 Table 4 illustrates the rural settlements with the highest access to local services (rated 1) and also the rural settlements with the lowest access to services (rated 3), which have a higher reliance on the key rural centres and urban areas around them.

#### SCHOOL ENROLLMENT

4.5 The Infrastructure Capacity Study (ICS) Phase 1: Baseline Capacity Assessment Report (2020) provides information on school enrolments in the Borough (see Appendix 1), based on an analysis of data provided by Leicestershire County Council as the Education Authority. One point to note when interpreting the findings from the ICS is that the study was conducted under the assumption of a

previous plan period (2019-2036), and so care must be taken when applying findings to the current 2020-2039 plan period.

- 4.6 The ICS found that primary schools in the Borough are relatively constrained, and any significant growth will require the provision of new or expanded primary schools to provide additional capacity. The highest deficit of primary school spaces was found in the settlements of Markfield and Stoke Golding, with yields from current development commitments adding Market Bosworth to this list in over-capacity. Whereas, the highest number of surplus primary school spaces were found in the settlements of Newbold Verdon, Groby, Ratby and Desford.
- 4.7 Secondary schools' capacities across the Borough were constrained further, with every secondary school in a deficit of school spaces after yields from current development commitments. The Market Bosworth School, after yields from current commitments, came out of the analysis with the highest deficit of secondary school spaces. Significant growth in areas of constrained capacity will require the provision of a new secondary school or additional capacity in existing secondary schools, subject to discussions with the Leicestershire County Council (LCC) to determine the scope for this.
- 4.8 In order to viably fund and provide a sufficient pupil yield to utilise new school capacity, a sufficient quantum of development may need to be allocated to affected catchments, materialising as a larger area for secondary schools due to the larger catchments. Further to this, the ICS identified some schools with constraints to expansion, including Thornton Primary School and Higham-on-the-Hill Primary School.
- 4.9 Despite this, *“Leicestershire County Council has not at this stage indicated any fundamental concerns with the delivery of this new education capacity, subject to developer contributions, although this position will need to be reviewed once the final development strategy is assessed in Phase 2 of the ICS.”*<sup>4</sup>

## 5. CAPACITY OF EXISTING INFRASTRUCTURE

- 5.1 The ICS Phase 1 provides the baseline context for all elements of existing infrastructure capacity in Hinckley & Bosworth. The study develops an understanding of infrastructure services, networks, and facilities in the Borough, and identifies existing capacity surpluses and deficits on a borough-wide and, where possible, on a settlement-by-settlement basis. Beyond this, the Study identifies how these infrastructure capacity constraints might have implications for future development growth.

---

<sup>4</sup> Hinckley & Bosworth Borough Council. 2020. The Infrastructure Capacity Study (ICS) Phase 1: Baseline Capacity Assessment Report. [Online]. [Accessed 11th March 2021]. Available from: [https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure\\_capacity\\_study\\_phase\\_1](https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure_capacity_study_phase_1)

5.2 A summary of the challenges relating to the capacity of existing infrastructure based on the ICS are listed below, with further settlement specific details where appropriate:

## SEVERN TRENT

5.3 Information from Severn Trent suggested that no sewage treatment works serving the Borough are understood to be currently constrained, however they did identify six out of eleven sewage treatment works having a risk of exceeding capacity in the future. Despite the potential for future constraint, Severn Trent identified no concerns for reaching this rising demand.

5.4 Regarding water supply in the Borough, Severn Trent identified this type of infrastructure as having very limited implications for future growth or development.

## PRIMARY CARE TRUST

5.5 The West Leicestershire Clinical Commissioning Group (CCG) does not have fixed capacities for the Borough's primary healthcare surgeries, although it is clear that some primary care facilities are constrained and cannot accommodate further growth.

5.6 The identified surgeries with constraints include Desford Surgery, Ratby Surgery and Markfield Medical Centre, and are understood to no longer be fit for purpose and therefore require expansion, replacement or relocating during the plan period.

5.7 It should also be noted that Market Bosworth, Stoke Golding and Barlestone are branch surgery facilities and therefore it is likely that the demand arising from population increases will also impact on the main surgeries of each of the practices at Newbold Verdon, Hinckley and Ibstock respectively.

5.8 Despite this, the CCG has not indicated any concerns with the ability to deliver these named investments, subject to the availability of developer contributions, during the ICS Phase 1.<sup>5</sup>

5.9 Table 5 below provides a summary of the capacity of GP surgeries in the Borough and the rural settlements that they affect:

Table 5: Table to show the capacity of GP surgeries in the Borough and the rural settlements that they affect.

---

<sup>5</sup> Hinckley & Bosworth Borough Council. 2020. The Infrastructure Capacity Study (ICS) Phase 1: Baseline Capacity Assessment Report. [Online]. [Accessed 11th March 2021]. Available from: [https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure\\_capacity\\_study\\_phase\\_1](https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure_capacity_study_phase_1)

**Key:**

	West Leicestershire CCG are not currently aware of any specific constraints at these surgeries which will need to be addressed or which will restrict development.
	West Leicestershire CCG found it to be desirable for these surgeries to be replaced over the plan period.

GP Surgery	Branches	Main Rural Settlements Served	Capacity
Newbold Verdon Medical Practice	Newbold Verdon Medical Practice	<ul style="list-style-type: none"> <li>• Congerstone</li> <li>• Market Bosworth</li> <li>• Newbold Verdon</li> <li>• Twycross</li> </ul>	
	Market Bosworth Surgery		
Ibstock Surgery	Ibstock Surgery	<ul style="list-style-type: none"> <li>• Congerstone</li> <li>• Nailstone</li> <li>• Bagworth</li> <li>• Barlestone</li> </ul>	
	Barlestone Surgery		
Desford Surgery		<ul style="list-style-type: none"> <li>• Desford</li> </ul>	
Groby Surgery		<ul style="list-style-type: none"> <li>• Groby</li> </ul>	
Hollycroft Surgery		<ul style="list-style-type: none"> <li>• Higham-on-the-hill</li> </ul>	
Markfield Medical Centre		<ul style="list-style-type: none"> <li>• Markfield</li> <li>• Stanton-under-Bardon</li> </ul>	

GP Surgery	Branches	Main Rural Settlements Served	Capacity
		<ul style="list-style-type: none"> <li>• Thornton</li> <li>• Bagworth</li> </ul>	
Ratby Surgery		<ul style="list-style-type: none"> <li>• Ratby</li> </ul>	
Castle Mead Medical Centre	Castle Mead Medical Centre	<ul style="list-style-type: none"> <li>• Stoke Golding</li> </ul>	
	Stoke Golding Surgery		
Surgeries outside of the Borough		<ul style="list-style-type: none"> <li>• Sheepy Magma</li> <li>• Witherley</li> </ul>	

## EDUCATION AUTHORITY (LEICESTERSHIRE COUNTY COUNCIL)

5.10 See school enrolments section.

## HIGHWAYS ENGLAND

5.11 At a Borough level, constrained highways capacity of the A5 is a key concern for HBBC, recognised by the Council's membership of the A5 Partnership to facilitate improvements. The rural settlements of Higham-on-the-Hill and Witherley are recognised as being close to the A5, but the ICS has expressed that development is unlikely to have a detrimental impact due to the settlements size.

5.12 Settlement-level information was gathered from LCC as the highways authority, from which the settlement of Desford was found to have highway constraints to significant development (specifically the Desford Crossroads at the junction of the A47 and B582), recognised as being present until a roundabout scheme can be funded.

5.13 The settlements of Groby, Markfield and Stanton-under-Bardon were found to have constraints for significant development around the A50/A511 Corridor until funding or developer contributions can be secured for improvements.

5.14 Highways in the rural settlements of Bagworth, Barlestone, Congerstone, Market Bosworth, Nailstone, Newbold Verdon, Ratby, Sheepy Magma, Stoke Golding, Thornton and Twycross were not understood to have any constraints on development.

5.15 The ICS indicates that from a broad perspective, Highways England did not express any *“fundamental concern to the level of growth anticipated within the borough and considers it likely that impacts can be mitigated in response to individual development proposals”*<sup>6</sup>.

## LEICESTERSHIRE POLICE

5.16 It should be noted that police services are provided at a county-level, and therefore settlement specific capacity cannot be identified.

5.17 Information from the Leicestershire Police expressed that the capacity of response policing is protected by Central Government and is required to be maintained with future growth. Neighbourhood and civilian support is not protected, so the Leicestershire Police are actively considering S106 funding in the context of population growth. Leicestershire Police indicated that it is very unlikely that new police stations will be provided within the Borough over the plan period.

## 6. ENVIRONMENTAL / LANDSCAPE RESTRAINTS

6.1 Environmental and landscape restraints within rural settlements are investigated through multiple studies within the Borough Council’s evidence base (available on the council’s website). These include the following:

- i. Habitat Study Phase 1 (2020);
- ii. Strategic Flood Risk Assessment level 1 (2019) and level 2 (2020); and
- iii. Agricultural Land Study (2020).

6.2 In determining rural housing numbers, environmental and landscape restraints from these studies will be a consideration, although it is not implied within any of the studies that there are any fundamental restraints to development but would need to be subject to appropriate mitigation in specified circumstances.

---

<sup>6</sup> Ibid. 2020. [Online]. [Accessed 11th March 2021]. Available from: [https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure\\_capacity\\_study\\_phase\\_1](https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure_capacity_study_phase_1)



## 7. HOUSING MIX PROVISION

7.1 The housing and people mix currently living within each rural settlement has been outlined in Appendix 2. Appendix 2 uses Mosaic, a geo-demographic system which classifies each postcode into one of 66 mosaic 'type' levels, with descriptions using data regarding demographics, income group, behaviours, lifestyles, and attitudes. Within Appendix 2, there is a table, graph and map for each settlement, provided to explain both the count and distribution of the present Mosaic types within the settlement.

## 8. CONCLUSIONS

8.1 Based on all of the previously outlined assessments of rural settlements in Hinckley & Bosworth, the following housing distribution is proposed in Table (overleaf). This is not prescriptive in all cases as other issues such as land constraints or infrastructure concerns may restrict some settlements being able to respond to the proposed distribution (see \*):

Table 6: Proposed housing distribution for rural settlements in the borough.

<b>Settlement</b>	<b>Minimum Dwellings (2020-2039)</b>	<b>Justification</b>
<b>BAGWORTH</b>	Minimum of 50 dwellings	Can demonstrate a sufficient range of social infrastructure services which can support some limited additional growth which will sustain and potentially enhance service provision.
<b>THORNTON</b>	Minimum of 50 dwellings	Can demonstrate a sufficient range of social infrastructure services which can support some limited additional growth which will sustain and potentially enhance service provision
<b>BARLESTONE</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>CONGERSTONE*</b>	Minimum of 50 dwellings	Although Congerstone has some of the necessary social infrastructure services to meet day to day needs there were insufficient sites available hence Congerstone will have an allocation less than the minimum.
<b>DESFORD</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>GROBY*</b>	Minimum of 200 dwellings	Although Groby is a Key Rural Centres and can provide a range of social infrastructure services to meet most of the day to day needs, it is severely land constrained and no suitable sites were identified to meet the full minimum proposed.
<b>HIGHAM ON THE HILL</b>	Minimum of 50 dwellings	Can demonstrate a sufficient range of social infrastructure services which can support some limited additional growth which will sustain and potentially enhance service provision

<b>Settlement</b>	<b>Minimum Dwellings (2020-2039)</b>	<b>Justification</b>
<b>MARKET BOSWORTH</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>MARKFIELD</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>NAILSTONE</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>NEWBOLD VERDON</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>RATBY</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>SHEEPY MAGNA</b>	Minimum of 50 dwellings	Can demonstrate a sufficient range of social infrastructure services which can support some limited additional growth which will sustain and potentially enhance service provision
<b>STANTON UNDER BARDON</b>	Minimum of 50 dwellings	Can demonstrate a sufficient range of social infrastructure services which can support some limited additional growth which will sustain and potentially enhance service provision
<b>STOKE GOLDING</b>	Minimum of 200 dwellings	Key Rural Centres provide a range of social infrastructure services to meet most of the day to day needs of residents and the surrounding rural communities.
<b>TWYXCROSS*</b>	Minimum of 50 dwellings	Although Twycross has some of the necessary social infrastructure services to meet day to day needs there are significant concerns

Settlement	Minimum Dwellings (2020-2039)	Justification
		relating to highways infrastructure hence the allocation for Twycross is less than the minimum
<b>WITHERLEY*</b>	Minimum of 50 dwellings	Although Witherley has some of necessary social infrastructure services to meet day to day needs there are significant concerns relating to highways infrastructure hence the allocation for Witherley. is less than the minimum

## 9. APPENDICIES

### APPENDIX 1: SCHOOL CAPACITY AND YIELD

9.1 Based on data from the ICS Phase 1<sup>7</sup>, the table below demonstrates the existing capacity (2017/18 data) and future yield for primary (see table 8) and secondary (see table 9) school spaces in the Borough at a settlement level. Some settlements are grouped together where they are served by joint school(s).

**Table 8: Table to demonstrate the capacity of existing primary schools within the Borough at settlement level.**

Settlement(s)	Name of school(s)	Capacity (2017/18 data)	Students currently on roll	Current under (+)/over (-) capacity	Yield from current dwelling commitment	Expected Surplus (+) /deficit (-)
Bagworth & Thornton	Thornton Primary School	140	110	30	20 pupils	10
Barlestone	Barlestone Primary School	200	180	20	5 pupils	15
Congerstone	Congerstone Primary School	160	160	0	0	0
Desford	Desford Primary School	420	360	60	10 pupils	50
Groby	Elizabeth Woodville Primary	210 + 210 + 320	220 + 220 + 210	90	10 pupils	80

<sup>7</sup> Hinckley & Bosworth Borough Council. 2020. The Infrastructure Capacity Study (ICS) Phase 1: Baseline Capacity Assessment Report. [Online]. [Accessed 11th March 2021]. Available from: [https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure\\_capacity\\_study\\_phase\\_1](https://www.hinckley-bosworth.gov.uk/downloads/file/7049/infrastructure_capacity_study_phase_1)

Settlement(s)	Name of school(s)	Capacity (2017/18 data)	Students currently on roll	Current under (+)/over (-) capacity	Yield from current dwelling commitment	Expected Surplus (+) /deficit (-)
	School, Lady Jane Grey Primary School, and Martinshaw Primary School	(respectively ) = 740	(respectively ) = 650			
Higham-on-the-hill	Higham-on-the-Hill Primary School	80	80	0	0	0
Market Bosworth	St Peter's Primary School	250	250	0	50 pupils	-50
Markfield	Mercenfield Primary School	320	330	-10	10 pupils	-20
Nailstone	Dove Bank Primary School	110	110	0	0	0
Newbold Verdon	Newbold Verdon Primary School	250*	250	100	0	100
Ratby	Ratby Primary School	420	360	60	0	60

Settlement(s)	Name of school(s)	Capacity (2017/18 data)	Students currently on roll	Current under (+)/over (-) capacity	Yield from current dwelling commitment	Expected Surplus (+) /deficit (-)
Sheepy Magna	Sheepy Magna Primary School	110	110	0	0	0
Stanton under Bardon	Stanton under Bardon Primary School	120	110	10	10 pupils	0
Stoke Golding	St Margaret's Primary School	210	220	-10	5 pupils	-15
Twycross	No provision**	0	0	0	0	0
Witherley	Witherley Primary School	110	110	0	0	0

(Source: Infrastructure Capacity Study, 2020)

\*LCC has indicated that plans exist to increase its capacity by half a form of entry (i.e. 15 pupils in each of the 7 year groups at the school). This would create a new unutilised capacity for around 100 pupils.

\*\*Closest state primary schools are Congerstone Primary School around 2.5 miles to the east, and Sheepy Magna Primary School around 2.5 miles to the south.

**Table 9: Table to demonstrate the capacity of existing secondary schools within the Borough at settlement level.**

Settlement(s)	School name(s)	Capacity (2017/18 data)	Students currently on roll	Current under (+) or over (-) capacity	Yield from current dwelling commitment	Surplus (+) /deficit (-)
Bagworth, Markfield, Stanton under Bardon, Thornton	South Charnwood High School	710	800	-90	30 pupils	-120
Barlestone, Market Bosworth, Congerstone, Nailstone, Twycross	Market Bosworth School	670	800	-130	40 pupils	-170
Desford & Newbold Verdon	Bosworth Academy	1,350	1,350	0	10 pupils	-10
Groby & Ratby	Brookvale High School (ages 11-14) and Groby Community College (ages 14-19).	1,560	1,570	-10	5 pupils	-15
Higham-on-the-hill & Stoke Golding	St Martin's Academy	580	660	-80	5 pupils	-85



<b>Settlement(s)</b>	<b>School name(s)</b>	<b>Capacity (2017/18 data)</b>	<b>Students currently on roll</b>	<b>Current under (+) or over (-) capacity</b>	<b>Yield from current dwelling commitment</b>	<b>Surplus (+) /deficit (-)</b>
Sheepy Magna & Witherley	Queen Elizabeth Academy	No data	No data	No data	No data	No data

*(Source: Infrastructure Capacity Study, 2020)*

## APPENDIX 2: MOSAIC PROFILES

### **PART A: MOSAIC DATA SUMMARIES**

The following summaries are based on the latest Mosaic household data at a higher group level for clarity, with the dataset last updated in 2020. The settlement maps (found in Appendix 2, part B) remain at the higher group level, as only 15 categories that can be plotted and easily interpreted per settlement. The number of households in each settlement at the lower mosaic type level can be found in the tables and graphs, found in Appendix 2, Part B.

#### **BAGWORTH**

For the settlement of Bagworth, the types of people living there can be divided into four distinct areas:

Area 1 – to the South of the village incorporating Main Street and the southern section of Station Road included predominantly ‘Rural reality’ with small sections of ‘senior security’, ‘Country living’ and ‘Prestige Positions’.

Area 2 – the housing estates on the Old Colliery Site to the west of Station Road included predominantly ‘domestic success’, with small sections ‘Aspiring Homeowners’. ‘Rural reality’, ‘Country living’, and ‘prestige positions’ are also present, taking up little space.

Area 3 – to the North and East of the village incorporating the northern section of station Road and Station terrace including predominately ‘rural reality’, with some sections of ‘suburban stability’.

Area 4 – the small number of dwellings outside the village boundary included predominantly ‘country living’ with some ‘rural reality’.

#### **THORNTON**

For the settlement of Thornton, the types of people living there can be divided into four distinct areas:

Area 1 – along Main Street where the road included predominantly ‘rural reality’ and ‘country living’ with small sections of ‘prestige positions’.

Area 2 – Hawthorne Drive which is a small housing estate including predominantly ‘prestige Positions’ with small sections of ‘domestic success’.

Area 3 – Highfields which is a small housing estate includes predominately ‘rural reality’ and smaller sections of ‘family basics’ and ‘vintage value’.

Area 4 – the small number of dwellings outside of Thornton settlement boundary is predominantly ‘country living’ with a section of ‘rural reality’ near Reservoir Road.

#### **BARLESTONE**

For the settlement of Barlestone, the types of people living there can be divided into five distinct areas:

Area 1 – to the north and east of the village incorporating Westfields and Bagworth Road includes predominantly ‘rural reality’ with small sections of ‘prestige position’.

Area 2 – the main section of the village including Main Street, Meadow Road, Barton Road and all other roads, which consists mainly of ‘rural reality’ with small sections of ‘aspiring homeowners’, ‘senior security’ and ‘suburban stability’.

Area 3 – to the west of the village incorporating the Curtis Way housing estate which consists predominantly of ‘vintage value’ and ‘rural reality’, with very small sections of ‘aspiring homeowners’.

Area 4 – To the east of the village stretching along Newbold Road towards Newbold Verdon, where this linear section consists of ‘country living’, with some ‘prestige positions’ and ‘rural reality’.

Area 5 – The roads to the north and west of the village including Little Mill Close and Gregory Road mostly consist of ‘rural reality’ and ‘domestic success’, with some ‘aspiring homemakers’ and ‘country living’.

## **CONGERSTONE**

For the settlement of Congerstone, the types of people living there cannot be divided into distinct areas, with a predominance of ‘country living’, with a small section of ‘rural reality’.

## **DESFORD**

For the settlement of Desford, the types of people living there can be divided into four distinct areas:

Area 1- to the east of the village incorporating Station Road, Peckleton Lane, and the housing estates the lead off of these roads, which include a predominant mix of ‘prestige positions’, ‘country living’, and ‘rural reality’.

Area 2 – The housing estate located between Peckleton Lane and Kirkby Road consists of ‘senior security’, ‘domestic success’, and ‘suburban stability’, with small sections of ‘country living’.

Area 3 – The housing estate between Kirkby Road and Manor Road consists of mostly ‘rural reality’, with smaller sections of ‘aspiring homemakers’, ‘domestic success’, ‘vintage value’, and ‘transient renters’.

Area 4 – to the north of the village stretching along Newbold Road and Manor Road, this section consists of ‘domestic success’, ‘senior security’, ‘rural reality’, and country living’, with a small subsection around Manor Gardens consisting of mostly ‘prestige positions’.

## **GROBY**

For the settlement of Groby, the types of people living there can be divided into five distinct areas:

Area 1 – to the south of the village incorporating the housing estate between Laundon Way and Sacheverell Way, this consists of mostly ‘aspiring homemakers’, with some ‘suburban stability’.

Area 2 – The housing estates on the outskirts of area 1 and located off Pymm Ley Lane stretching up to the village centre consist of mostly ‘prestige positions’, ‘domestic success’, and ‘senior security’, with small sections of ‘suburban stability’.

Area 3 – The housing to the north of the village located off Leicester Road incorporating the connecting roads consists of mostly ‘senior security’, ‘suburban stability’, with small sections of ‘aspiring homemakers’ including a particular cluster in the housing estate to the north east of Leicester Road alongside some ‘prestige positions’.

Area 4 – The area of housing located to the south of fir tree lane industrial estate stretching to Ratby Road close to the village centre, which includes mainly ‘vintage value’ and ‘aspiring homemakers’, with a small section of ‘transient renters’ in the housing off of Ratby Road.

Area 5 – The housing estates above the College to the west of the village, which consists of mostly ‘senior security’ and ‘suburban stability’, with small sections of ‘aspiring homemakers’.

## **HIGHAM ON THE HILL**

For the settlement of Higham-on-the-hill, there is no distinct pattern of mosaic types, although the types of people living there can be divided into three areas:

Area 1 – to the east of the village along Main Street this consists of mostly ‘country living’, with some ‘rural reality’ and ‘prestige positions’.

Area 2 – To the south and west of the village incorporating the Cherry Orchard estate, Nuneaton Lane, Station Road, this area consists of a majority in ‘suburban stability’ and ‘rural reality’, with some sections of ‘aspiring homemakers’, ‘family basics’, and ‘senior security’.

Area 3 – The relatively new housing estate to the north of the village incorporating Hillary Bevins Close consists of ‘rural reality’, ‘country living’, ‘aspiring homemakers’, with small sections of ‘domestic success’.

## **MARKET BOSWORTH**

For the settlement of Market Bosworth, there is no distinct pattern, although there is a predominance of certain mosaic types, including ‘country living’, ‘rural reality’, and ‘prestige positions’, with small sections of ‘senior security’ and ‘domestic success’.

## MARKFIELD

For the settlement of Markfield, there is no distinct pattern found with a mix of multiple mosaic types living in there, including a predominance of 'senior security', 'rural reality' and 'suburban stability'. Only two areas hold an identified pattern, with the first located in the roads off Hopwood Drive to the south of the village consisting of majority 'aspiring homemakers' and the second is located by the housing estates off Launde Road to the east of the village consisting of 'domestic success' and 'prestige positions'.

## NAILSTONE

For the settlement of Nailstone, there is no distinct pattern of mosaic types found with a majority consisting of 'country living', alongside some sections of 'rural reality'. The only area with an identified pattern is located in the housing associated with The Oval which consists of solely 'rural reality'.

## NEWBOLD VERDON

For the settlement of Newbold Verdon, there is no distinct pattern found with a mix of multiple mosaic types living in there, although the types of people living there can be divided into five areas:

Area 1 – to the east of the village, there is a stretch of housing along Desford Road where this linear section of the village consists mostly of 'country living', with some sections of 'rural reality' and 'prestige positions'.

Area 2 – The housing estates to the south of the village, incorporating Gilberts Drive and Peters Avenue, consist of a mix of multiple mosaic types including 'senior security', 'domestic success', 'suburban stability', and 'rural reality'.

Area 3 – The housing estate around Preston Drive to the north west of the village consists of mostly 'family basics' and 'rural reality', with some smaller sections of 'municipal tenants', 'transient renters', and 'vintage value'.

Area 4 – The Sparkenhoe housing estate to the north of the village consists of mostly 'rural reality', with some smaller sections of 'modest traditions', and 'senior security'.

Area 5 – The relatively new housing estate to the north west of the village, incorporating the roads off of Old Farm Lane, consist of mostly 'rural reality' and 'aspiring homemakers', including some small sections of 'domestic success', 'suburban stability', and 'modest traditions'.

## RATBY

For the settlement of Ratby, the types of people living there can be divided into five distinct areas:

Area 1- The housing south of Station Road, to the south of the village, consists of mainly 'aspiring homemakers', with small sections of 'suburban stability' and 'senior security'.

Area 2 – The centre of the village geographically, incorporating the housing north of Station Road up to Ferndale Drive and Cottage Close, consists of mainly 'senior security' and 'suburban stability', with smaller sections of 'domestic success' and 'aspiring homemakers'.

Area 3 – The housing to the north of the village incorporating the estate off of Cooper Lane consists of mostly 'domestic success', with some 'prestige positions'.

Area 4 – The housing to the north of the village off Bancroft Way and Fielding Lane consists of majority 'aspiring homemakers', with a few 'transient renters' and 'suburban stability'.

Area 5 – The rest of the village to the west of Main Street incorporating the stretch of housing off of Markfield Road and the housing estate below, there is a mix of multiple mosaic types. These include 'vintage value', 'rural reality', 'transient renters', 'family basics', 'aspiring homemakers', 'modest traditions', 'senior security', and 'municipal tenants'.

## **SHEEPY MAGNA**

For the settlement of Sheepy Magna, there is no distinct pattern of mosaic types found with a majority consisting of 'country living', with some sections of 'rural reality'. The only area identified is located by the housing associated with Riverside Close and the new housing across the road, which consists of mainly 'rural reality'.

## **STANTON UNDER BARDON**

For the settlement of Stanton under Bardon, the types of people living there can be divided into three distinct areas:

Area 1 - housing that stretches along Main Street, including the housing off Everard Crescent, consists of predominantly 'rural reality', with the occasional 'aspiring homemaker' or 'suburban stability'.

Area 2 – The housing estates to the north east of the village associated with St John Cole Crescent and Horsepool Avenue consists of majority 'aspiring homemakers', with smaller sections of 'domestic success' and 'rural reality'.

Area 3 – The southern side of the village, incorporating Preston Close, Luke Jackson Way, and Meadow Lane, consists of a mix of mosaic types, including 'country living', 'rural reality', 'aspiring homemakers', and small sections of 'domestic success'.

## STOKE GOLDING

For the settlement of Stoke Golding, there is no distinct pattern of mosaic types, although the types of people living there can be divided into four areas:

Area 1 – to the west of the village, incorporating the housing estates off Wykin Lane and Station Road, consists of mainly ‘prestige positions’, ‘country living’, with some sections of ‘rural reality’.

Area 2 – The geographical centre of the village, incorporating the housing off of Hinckley Road, the western end of Sherwood Road, and Roseway, consists of a mix of mosaic types, including ‘senior security’, ‘suburban stability’, ‘rural reality’, and ‘domestic success’, with smaller sections of ‘prestige positions’ and individual representation of other mosaic types.

Area 3 – to the north east of the village, incorporating the eastern end of Sherwood Road, Greenwood Road, Rylands Crescent, and the Ridgeway, this area consists of mainly ‘senior security’, with smaller sections of ‘rural reality’, ‘prestige positions’, and ‘country living’.

Area 4 – The Convent Drive housing estate to the south east of the village consists of mainly ‘rural reality’, with individual representations of ‘aspiring homemakers’ and ‘country living’.

## TWYXCROSS

For the settlement of Twycross, there is no distinct pattern of mosaic types found with a majority consisting of ‘country living’, with a small section of ‘rural reality’ around the housing associated with the Hallfields to the west of the village.

## WITHERLEY

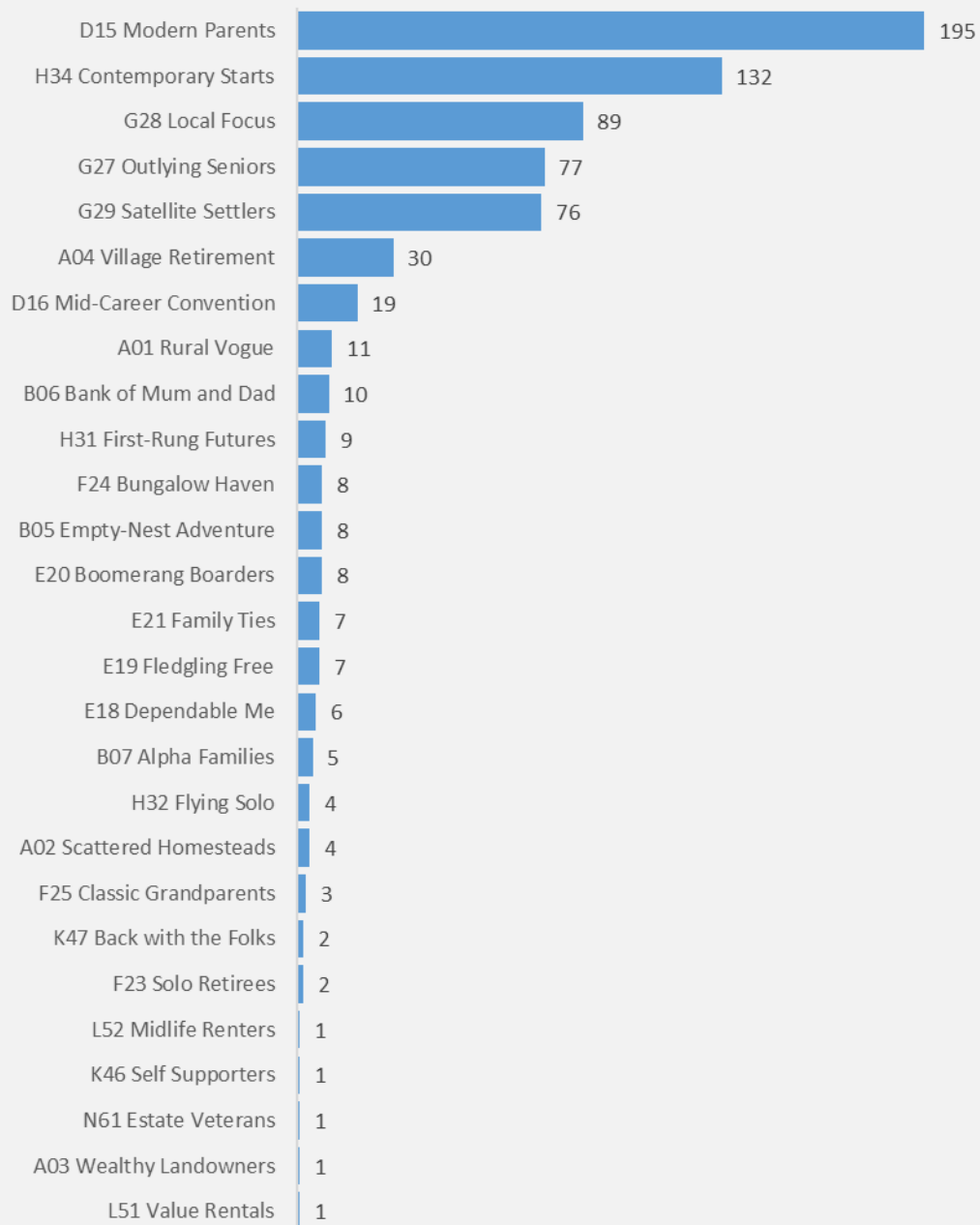
For the settlement of Witherley, there is no distinct pattern of mosaic types found with a majority consisting of ‘prestige positions’ and ‘country living’, with some sections of ‘senior security’. The only smaller area identified includes Hall Lane and Orchard Close which consist of mainly ‘rural reality’.

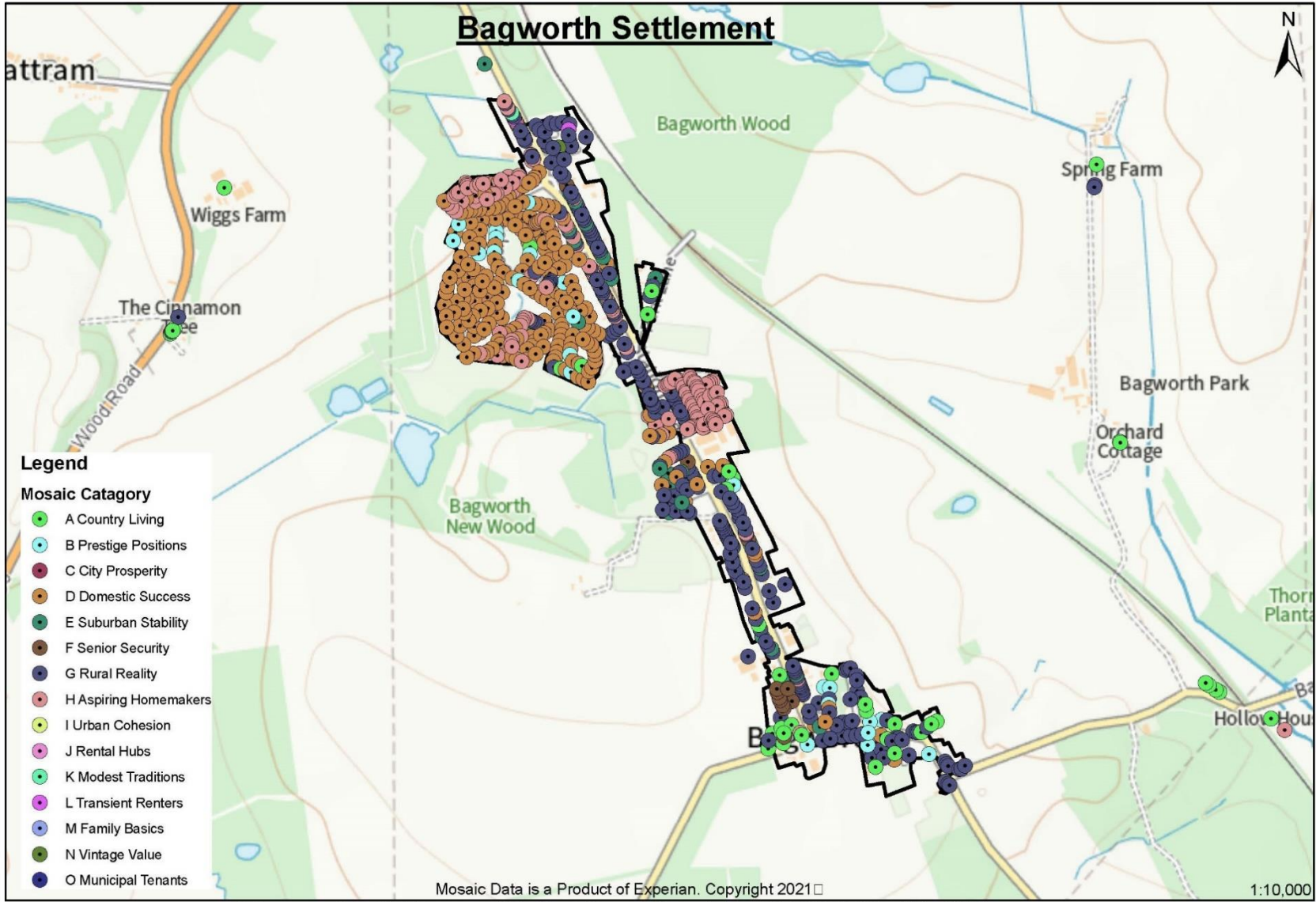
**PART B: MOSAIC DATA TABLES, GRAPHS, AND MAPS**

<b>Bagworth</b>	
Mosaic type	No of households
D15 Modern Parents	195
H34 Contemporary Starts	132
G28 Local Focus	89
G27 Outlying Seniors	77
G29 Satellite Settlers	76
A04 Village Retirement	30
D16 Mid-Career Convention	19
A01 Rural Vogue	11
B06 Bank of Mum and Dad	10
H31 First-Rung Futures	9
F24 Bungalow Haven	8
B05 Empty-Nest Adventure	8
E20 Boomerang Boarders	8
E21 Family Ties	7
E19 Fledgling Free	7
E18 Dependable Me	6
B07 Alpha Families	5
H32 Flying Solo	4
A02 Scattered Homesteads	4
F25 Classic Grandparents	3
K47 Back with the Folks	2
F23 Solo Retirees	2
L52 Midlife Renters	1
K46 Self Supporters	1
N61 Estate Veterans	1
A03 Wealthy Landowners	1
L51 Value Rentals	1



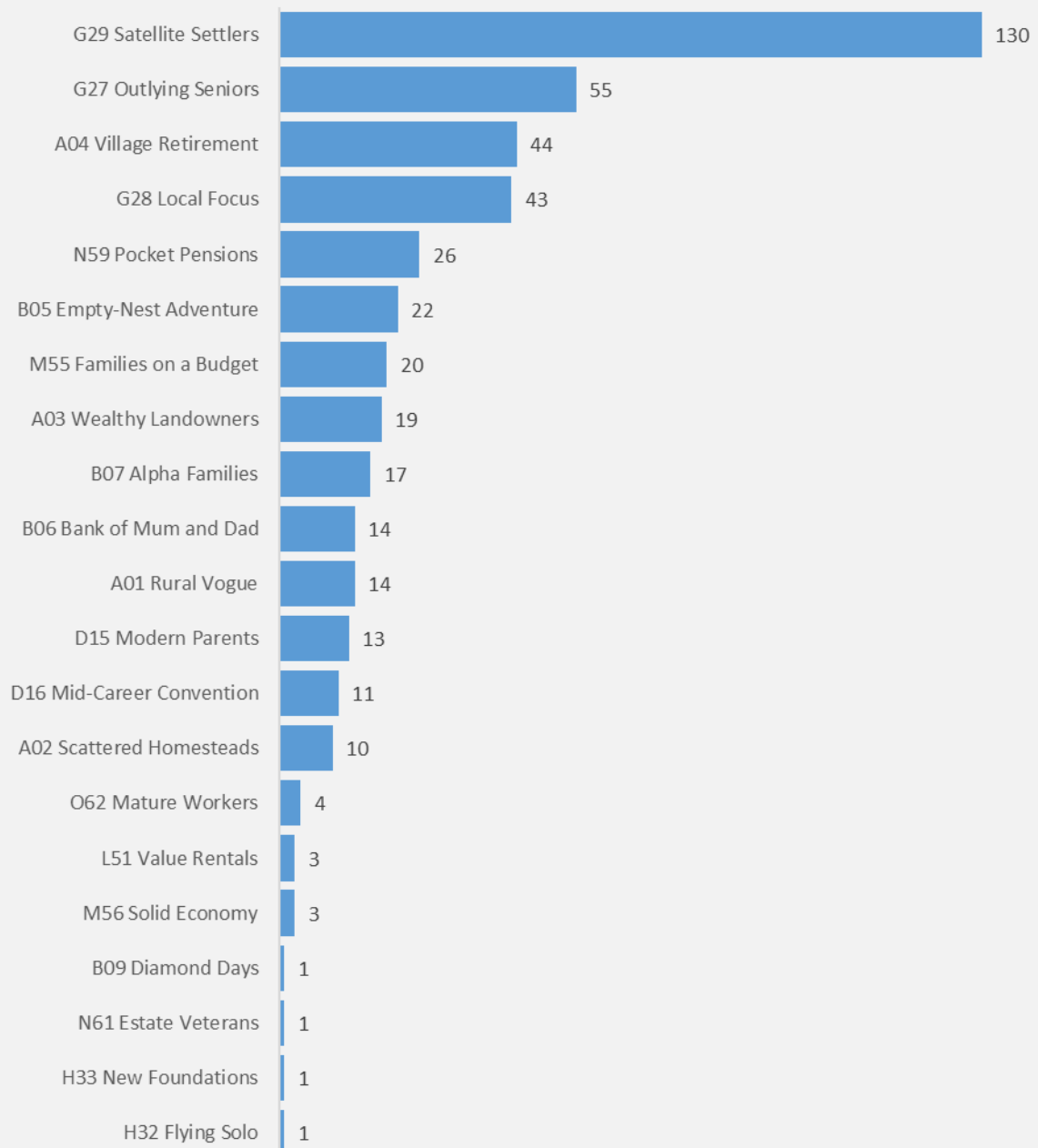
## Bagworth

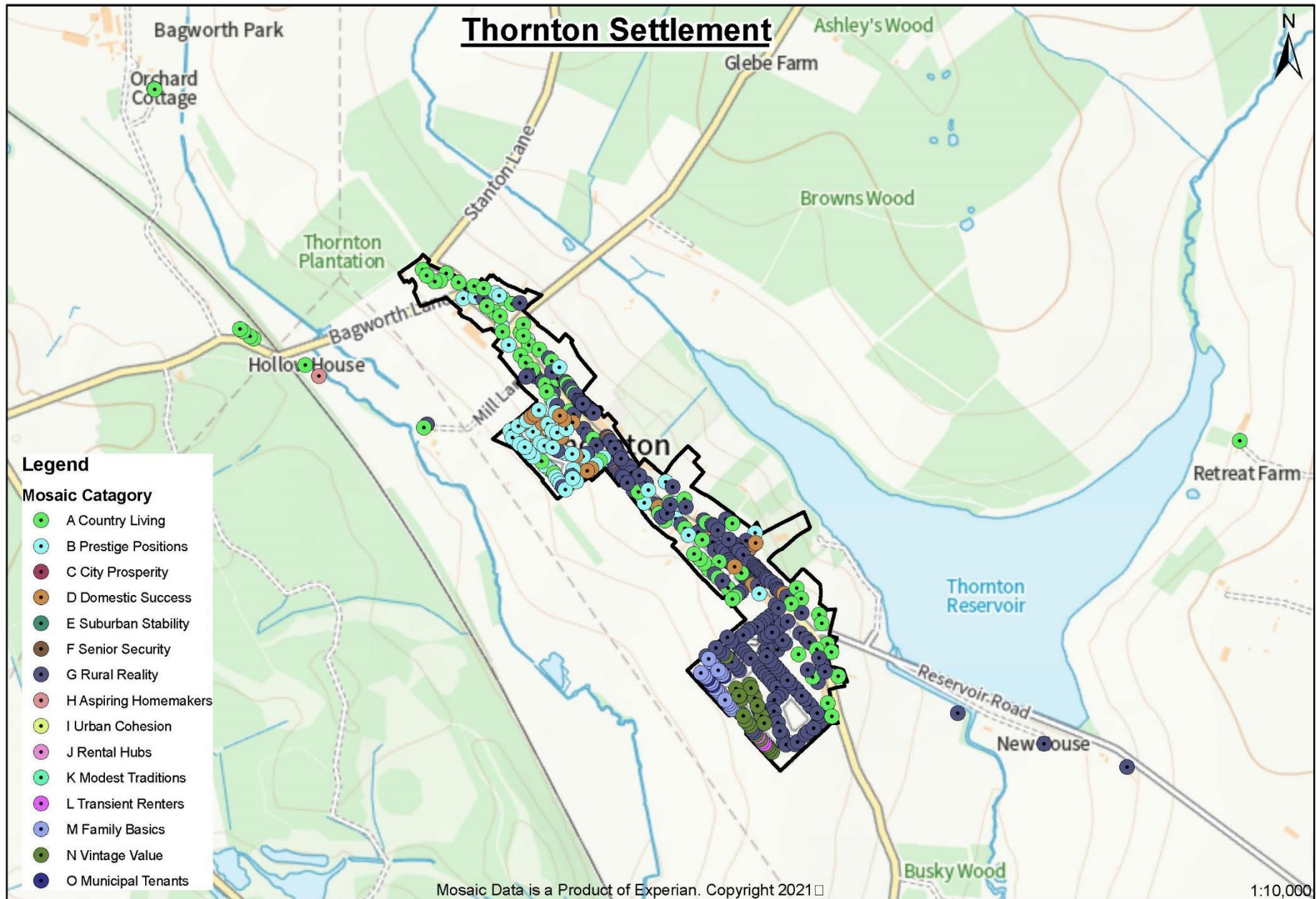




<b>Thornton</b>	
Mosaic type	No of households
G29 Satellite Settlers	130
G27 Outlying Seniors	55
A04 Village Retirement	44
G28 Local Focus	43
N59 Pocket Pensions	26
B05 Empty-Nest Adventure	22
M55 Families on a Budget	20
A03 Wealthy Landowners	19
B07 Alpha Families	17
B06 Bank of Mum and Dad	14
A01 Rural Vogue	14
D15 Modern Parents	13
D16 Mid-Career Convention	11
A02 Scattered Homesteads	10
O62 Mature Workers	4
L51 Value Rentals	3
M56 Solid Economy	3
B09 Diamond Days	1
N61 Estate Veterans	1
H33 New Foundations	1
H32 Flying Solo	1

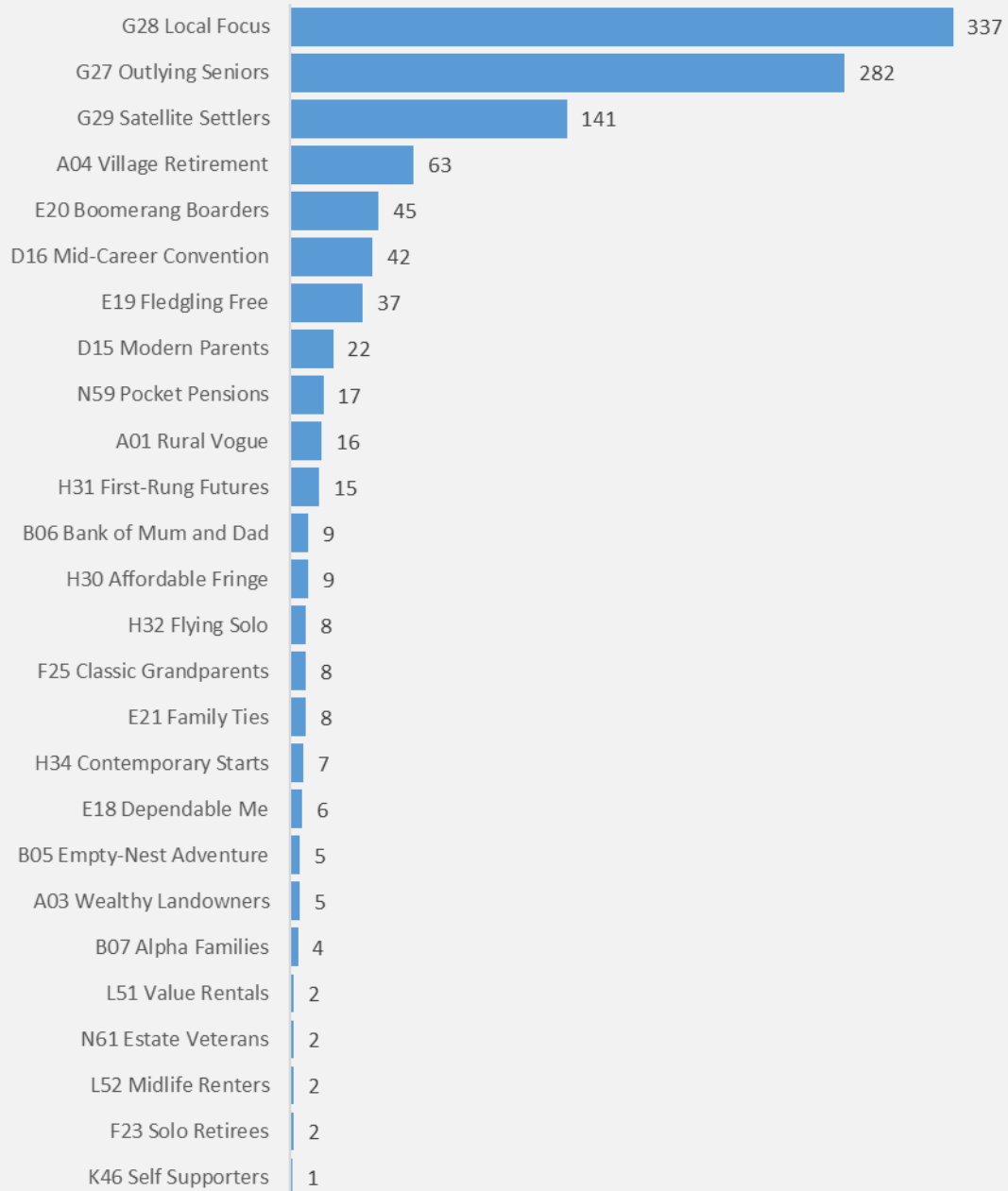
## Thornton





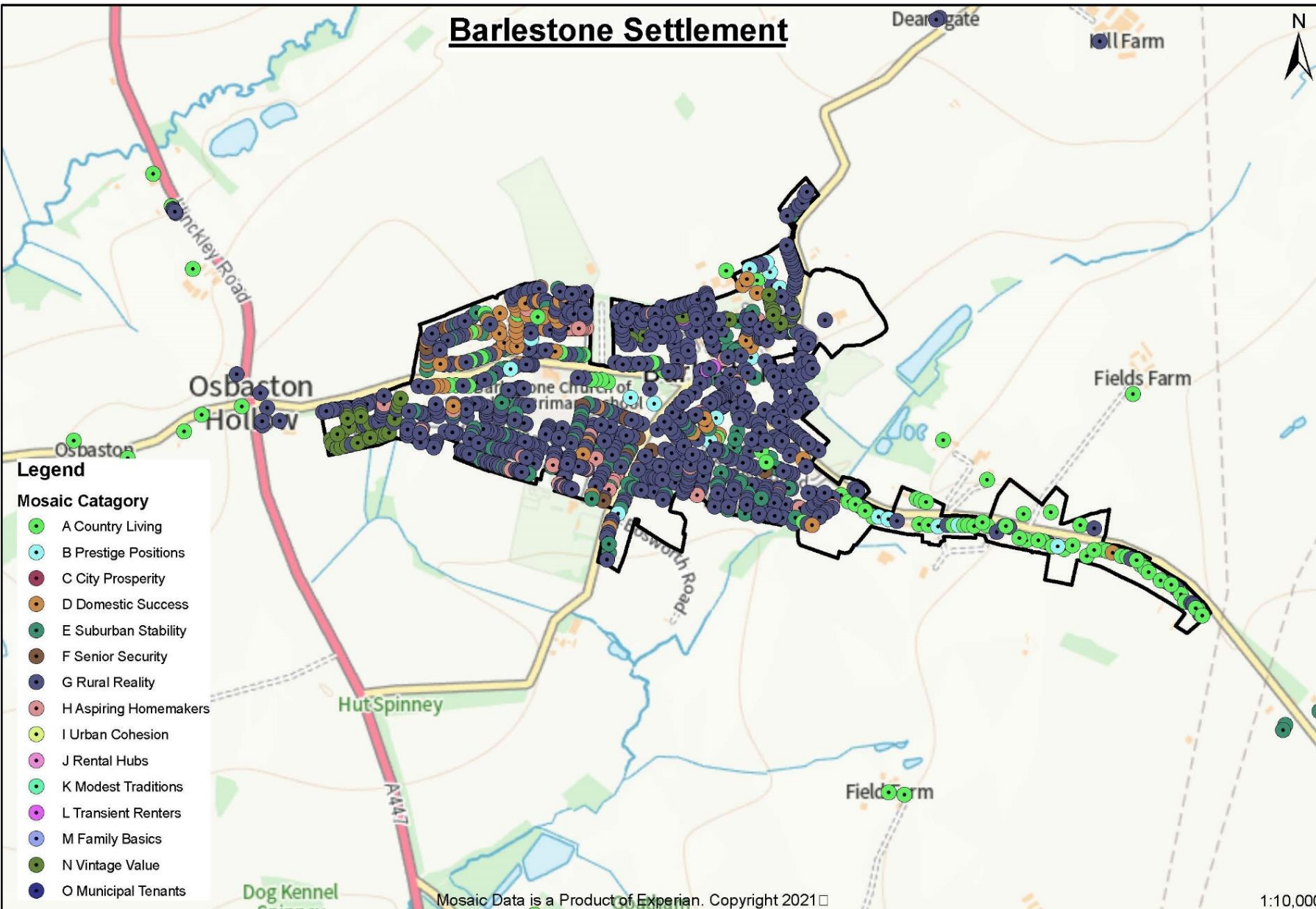
<b>Barlestone</b>	
Mosaic type	No of households
G28 Local Focus	337
G27 Outlying Seniors	282
G29 Satellite Settlers	141
A04 Village Retirement	63
E20 Boomerang Boarders	45
D16 Mid-Career Convention	42
E19 Fledgling Free	37
D15 Modern Parents	22
N59 Pocket Pensions	17
A01 Rural Vogue	16
H31 First-Rung Futures	15
B06 Bank of Mum and Dad	9
H30 Affordable Fringe	9
H32 Flying Solo	8
F25 Classic Grandparents	8
E21 Family Ties	8
H34 Contemporary Starts	7
E18 Dependable Me	6
B05 Empty-Nest Adventure	5
A03 Wealthy Landowners	5
B07 Alpha Families	4
L51 Value Rentals	2
N61 Estate Veterans	2
L52 Midlife Renters	2
F23 Solo Retirees	2
K46 Self Supporters	1

## Barlestone





# Barlestone Settlement

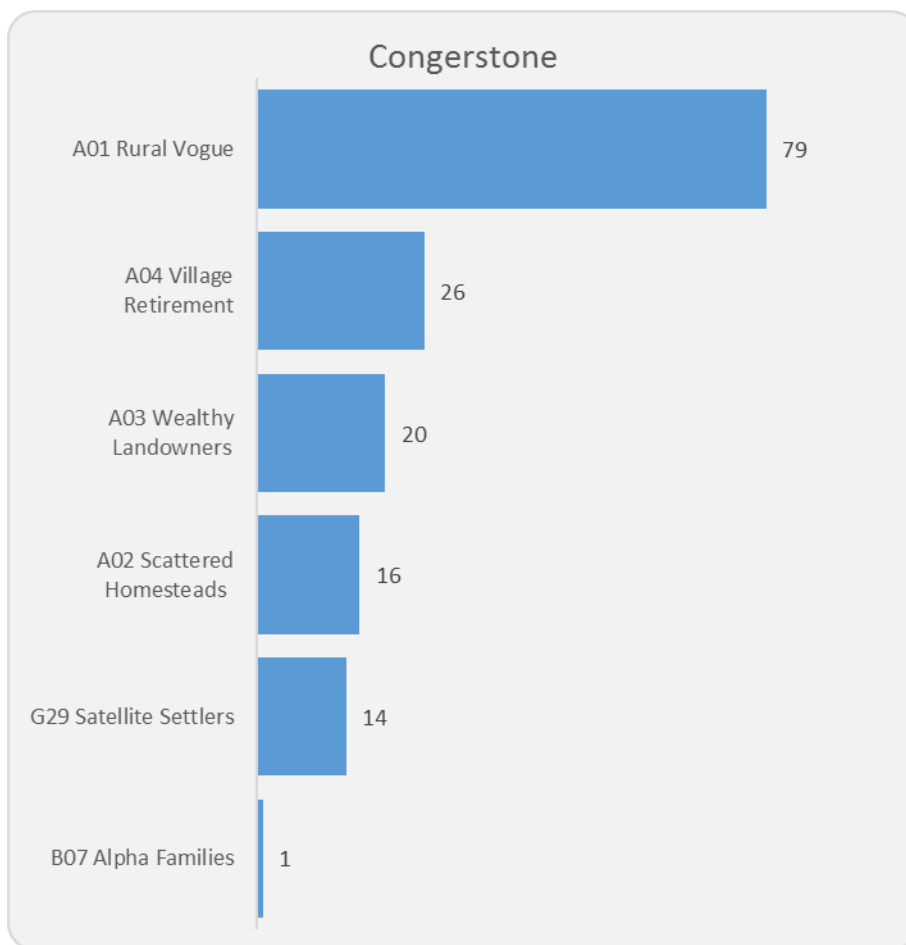


Mosaic Data is a Product of Experian. Copyright 2021

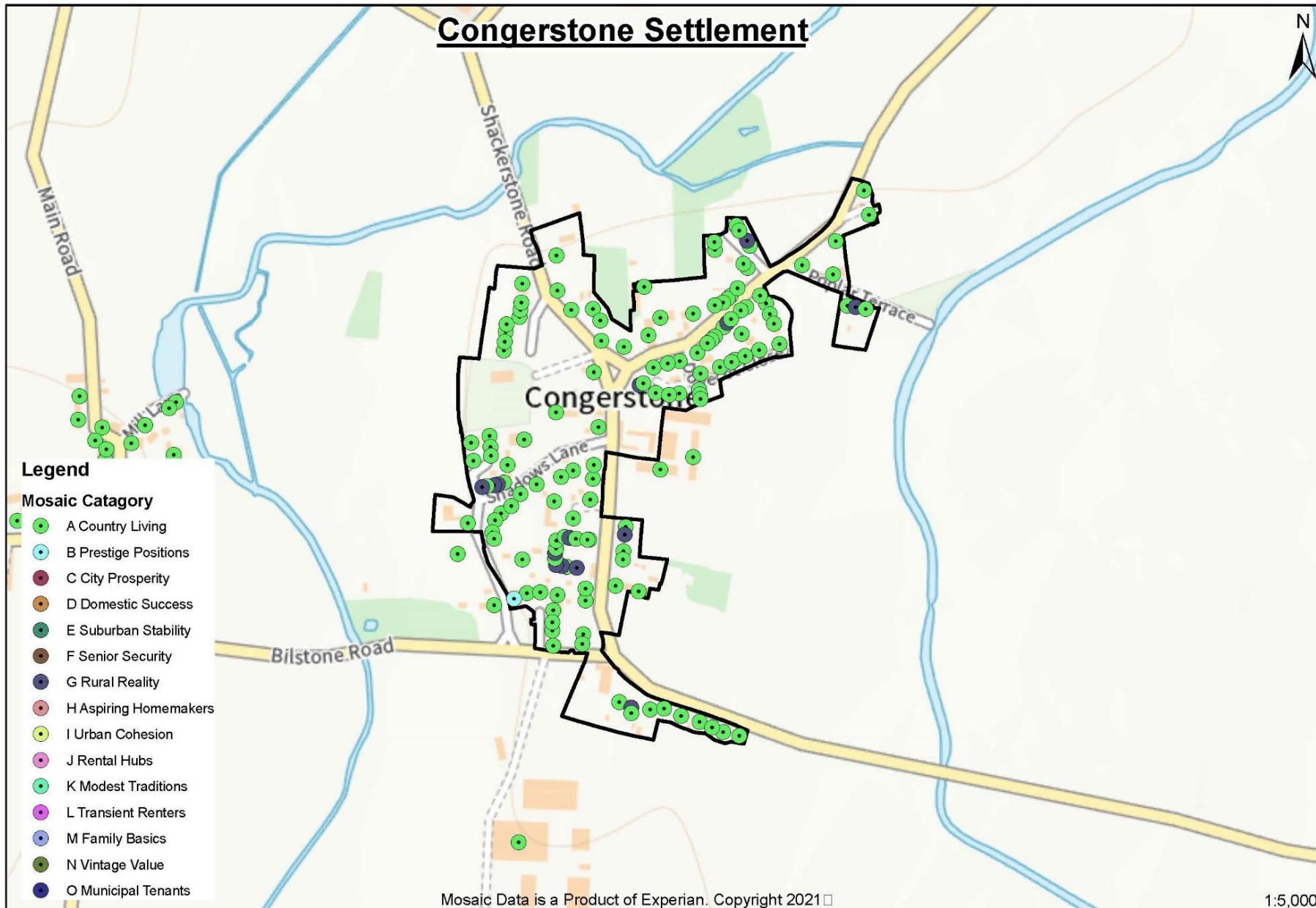
1:10,000



<b>Congerstone</b>	
Mosaic type	No of households
A01 Rural Vogue	79
A04 Village Retirement	26
A03 Wealthy Landowners	20
A02 Scattered Homesteads	16
G29 Satellite Settlers	14
B07 Alpha Families	1



# Congerstone Settlement

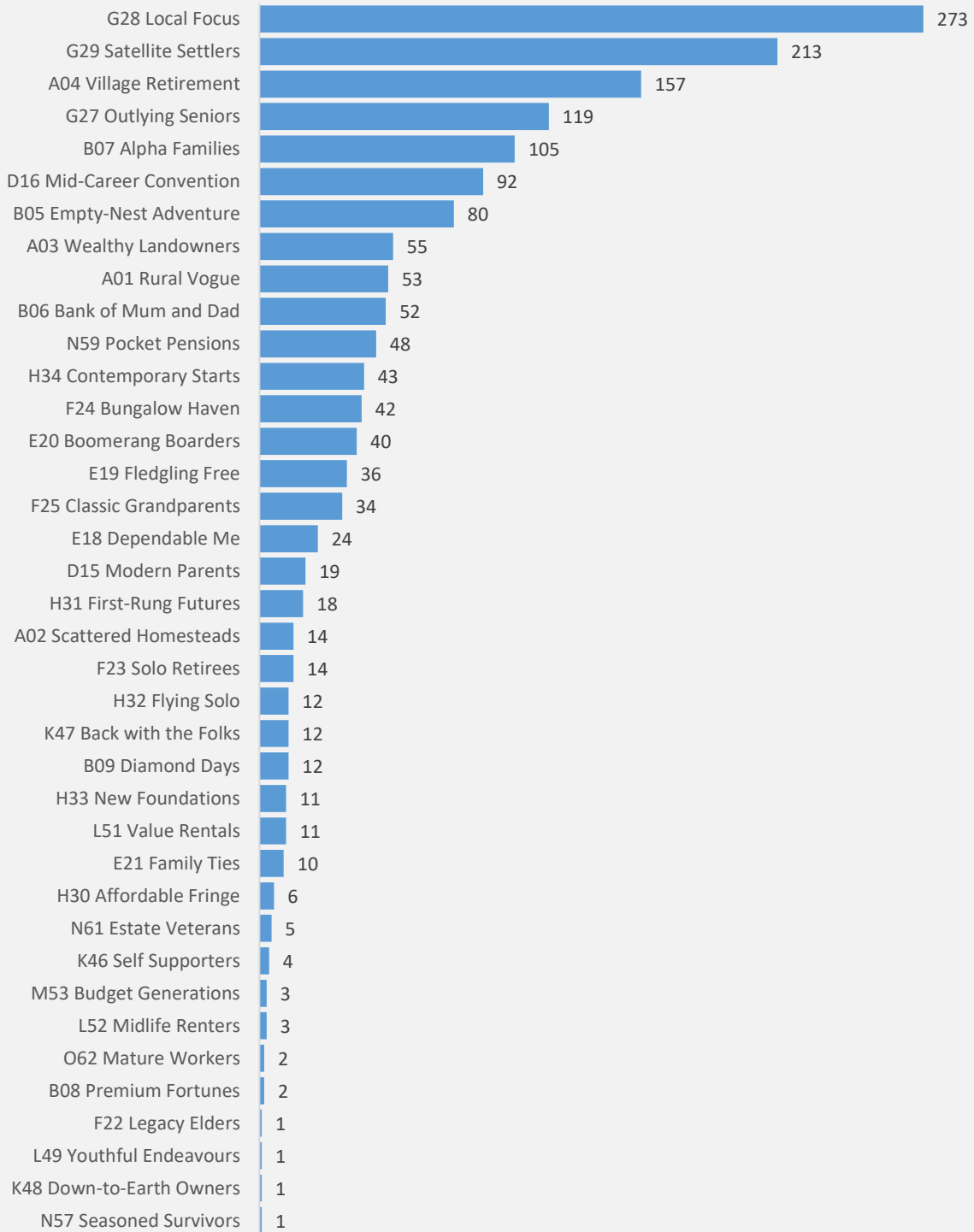


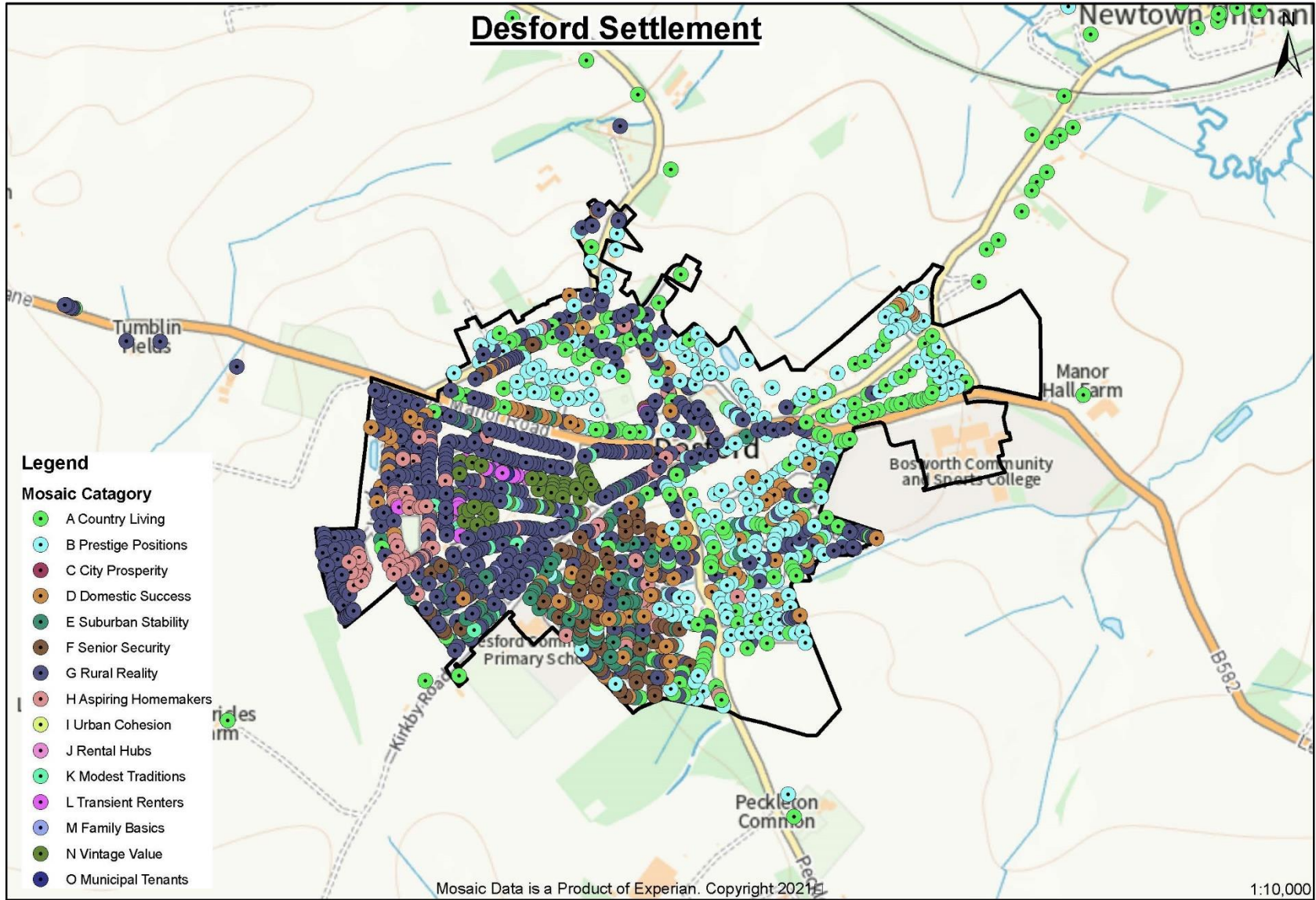
Mosaic Data is a Product of Experian. Copyright 2021

1:5,000

<b>Desford</b>	
Mosaic type	No of households
G28 Local Focus	273
G29 Satellite Settlers	213
A04 Village Retirement	157
G27 Outlying Seniors	119
B07 Alpha Families	105
D16 Mid-Career Convention	92
B05 Empty-Nest Adventure	80
A03 Wealthy Landowners	55
A01 Rural Vogue	53
B06 Bank of Mum and Dad	52
N59 Pocket Pensions	48
H34 Contemporary Starts	43
F24 Bungalow Haven	42
E20 Boomerang Boarders	40
E19 Fledgling Free	36
F25 Classic Grandparents	34
E18 Dependable Me	24
D15 Modern Parents	19
H31 First-Rung Futures	18
A02 Scattered Homesteads	14
F23 Solo Retirees	14
H32 Flying Solo	12
K47 Back with the Folks	12
B09 Diamond Days	12
H33 New Foundations	11
L51 Value Rentals	11
E21 Family Ties	10
H30 Affordable Fringe	6
N61 Estate Veterans	5
K46 Self Supporters	4
M53 Budget Generations	3
L52 Midlife Renters	3
O62 Mature Workers	2
B08 Premium Fortunes	2
F22 Legacy Elders	1
L49 Youthful Endeavours	1
K48 Down-to-Earth Owners	1
N57 Seasoned Survivors	1

## Desford



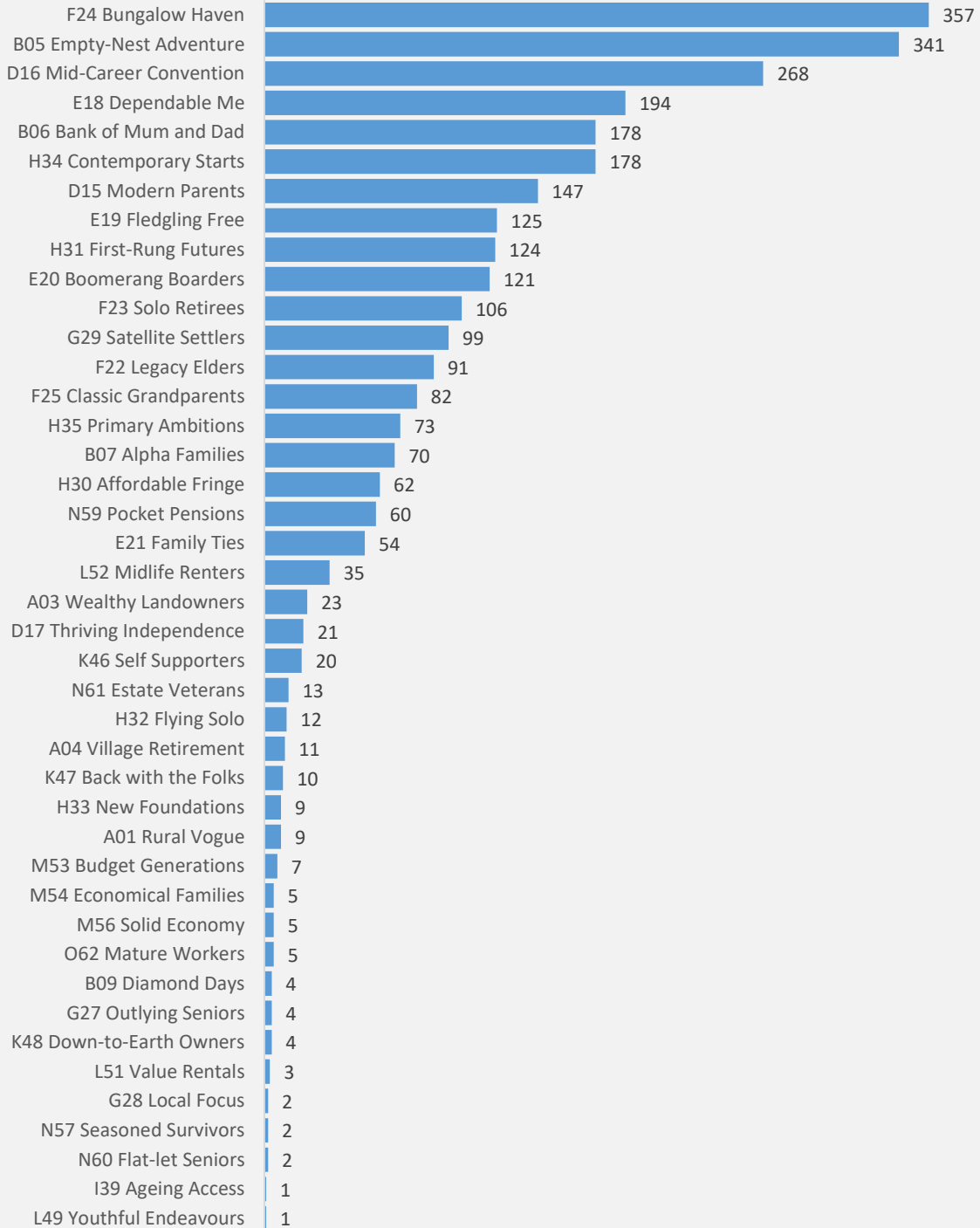


<b>Groby</b>	
Mosaic type	No of households
F24 Bungalow Haven	357
B05 Empty-Nest Adventure	341
D16 Mid-Career Convention	268
E18 Dependable Me	194
B06 Bank of Mum and Dad	178
H34 Contemporary Starts	178
D15 Modern Parents	147
E19 Fledgling Free	125
H31 First-Rung Futures	124
E20 Boomerang Boarders	121
F23 Solo Retirees	106
G29 Satellite Settlers	99
F22 Legacy Elders	91
F25 Classic Grandparents	82
H35 Primary Ambitions	73
B07 Alpha Families	70
H30 Affordable Fringe	62
N59 Pocket Pensions	60
E21 Family Ties	54
L52 Midlife Renters	35
A03 Wealthy Landowners	23
D17 Thriving Independence	21
K46 Self Supporters	20
N61 Estate Veterans	13
H32 Flying Solo	12
A04 Village Retirement	11
K47 Back with the Folks	10
H33 New Foundations	9
A01 Rural Vogue	9
M53 Budget Generations	7
M54 Economical Families	5
M56 Solid Economy	5
O62 Mature Workers	5
B09 Diamond Days	4
G27 Outlying Seniors	4
K48 Down-to-Earth Owners	4
L51 Value Rentals	3
G28 Local Focus	2
N57 Seasoned Survivors	2
N60 Flat-let Seniors	2
I39 Ageing Access	1

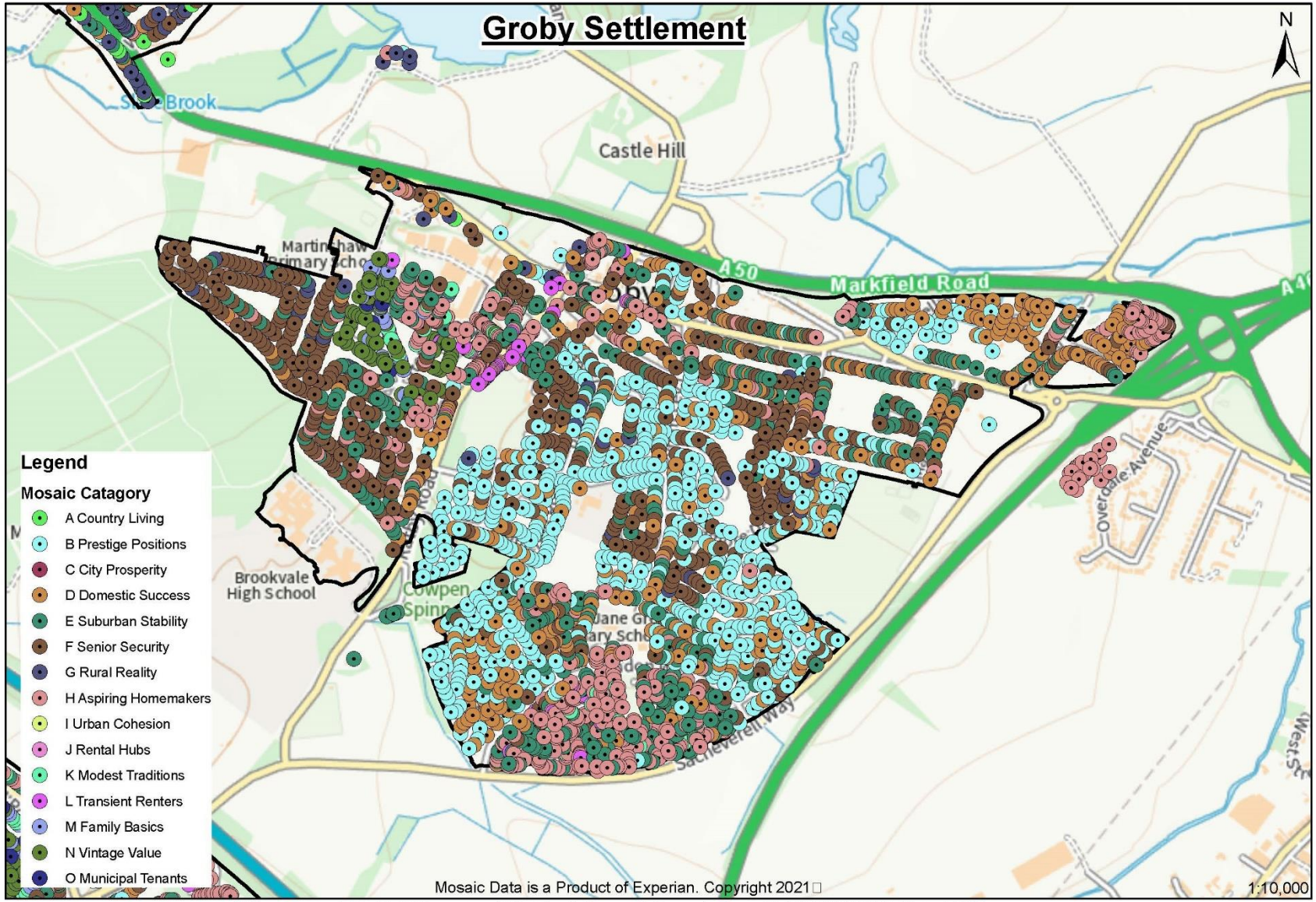
**Groby**

L49 Youthful Endeavours

1

**Groby**



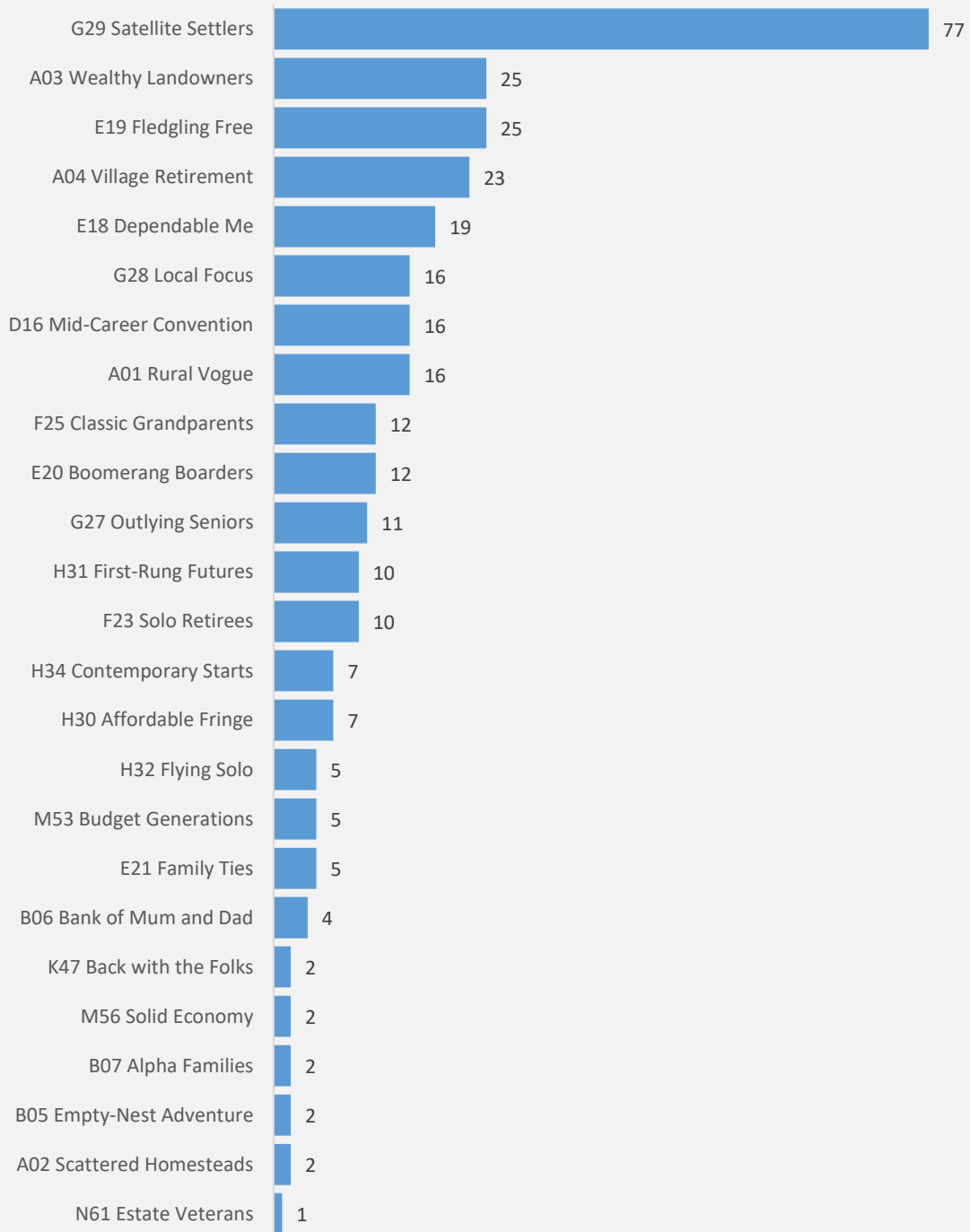


Mosaic Data is a Product of Experian. Copyright 2021

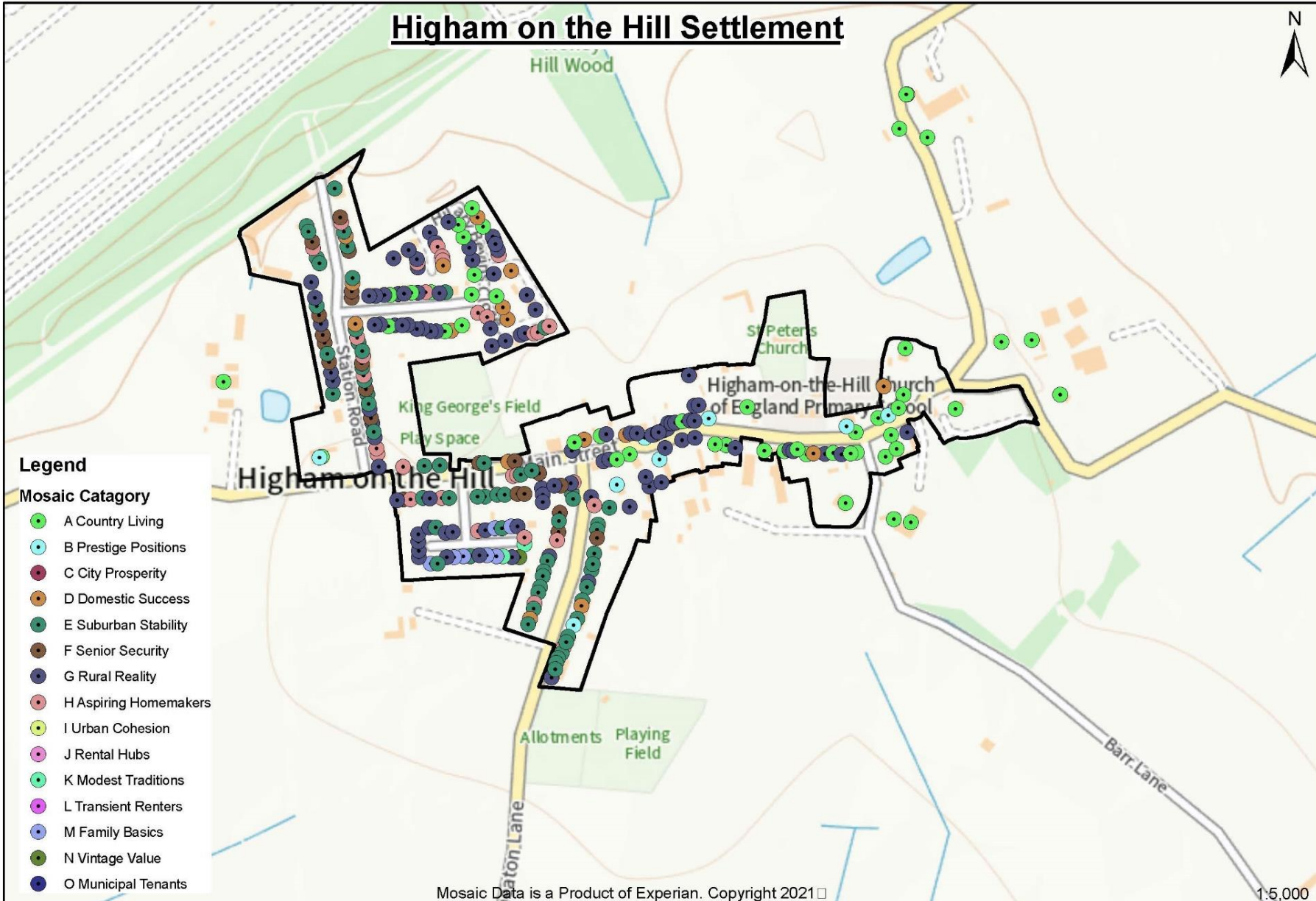


<b>Higham on the Hill</b>	
Mosaic type	No of households
G29 Satellite Settlers	77
A03 Wealthy Landowners	25
E19 Fledgling Free	25
A04 Village Retirement	23
E18 Dependable Me	19
G28 Local Focus	16
D16 Mid-Career Convention	16
A01 Rural Vogue	16
F25 Classic Grandparents	12
E20 Boomerang Boarders	12
G27 Outlying Seniors	11
H31 First-Rung Futures	10
F23 Solo Retirees	10
H34 Contemporary Starts	7
H30 Affordable Fringe	7
H32 Flying Solo	5
M53 Budget Generations	5
E21 Family Ties	5
B06 Bank of Mum and Dad	4
K47 Back with the Folks	2
M56 Solid Economy	2
B07 Alpha Families	2
B05 Empty-Nest Adventure	2
A02 Scattered Homesteads	2
N61 Estate Veterans	1

## Higham On The Hill



# Higham on the Hill Settlement



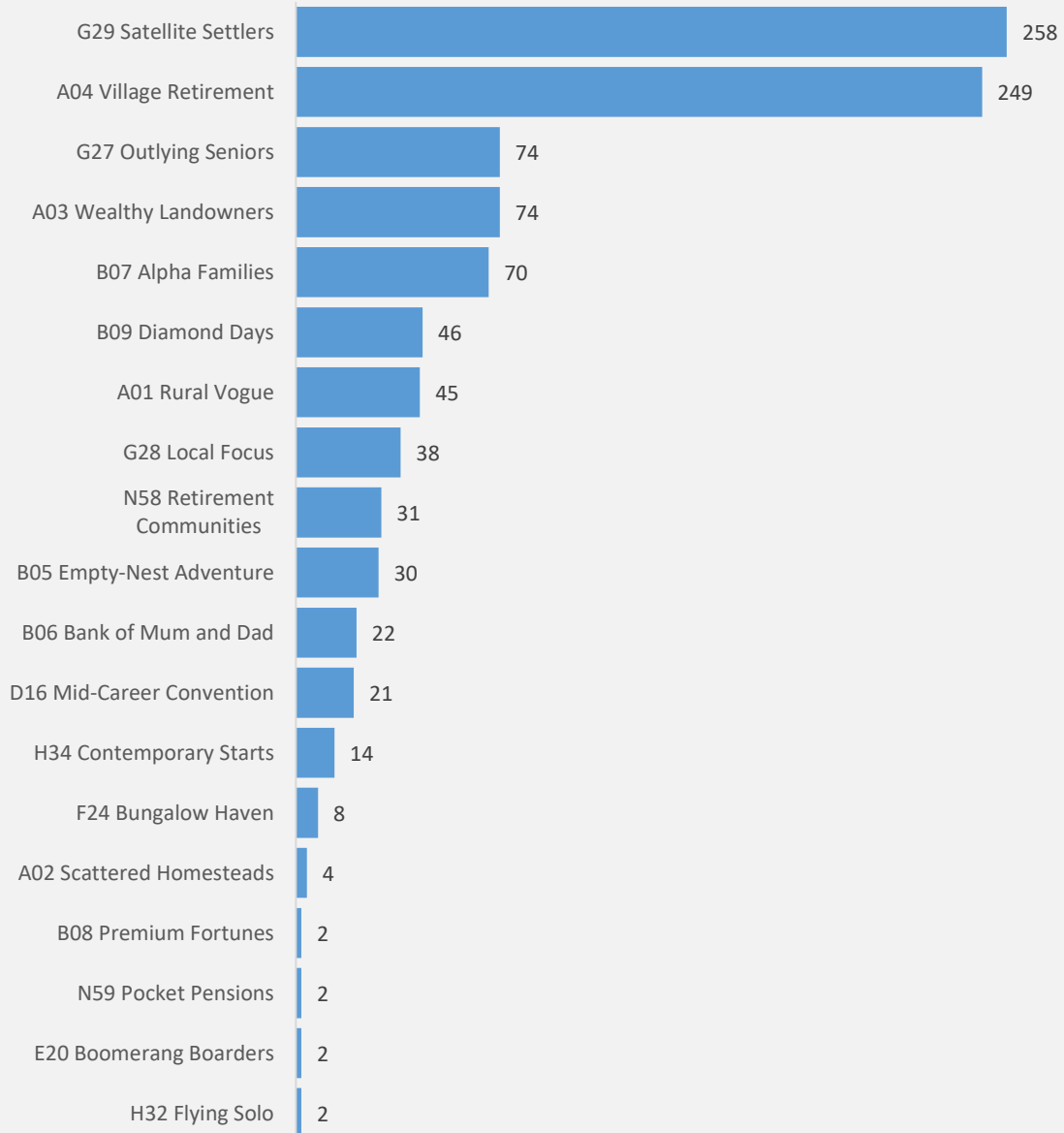
- Legend**
- Mosaic Category**
- A Country Living
  - B Prestige Positions
  - C City Prosperity
  - D Domestic Success
  - E Suburban Stability
  - F Senior Security
  - G Rural Reality
  - H Aspiring Homemakers
  - I Urban Cohesion
  - J Rental Hubs
  - K Modest Traditions
  - L Transient Renters
  - M Family Basics
  - N Vintage Value
  - O Municipal Tenants

Mosaic Data is a Product of Experian. Copyright 2021

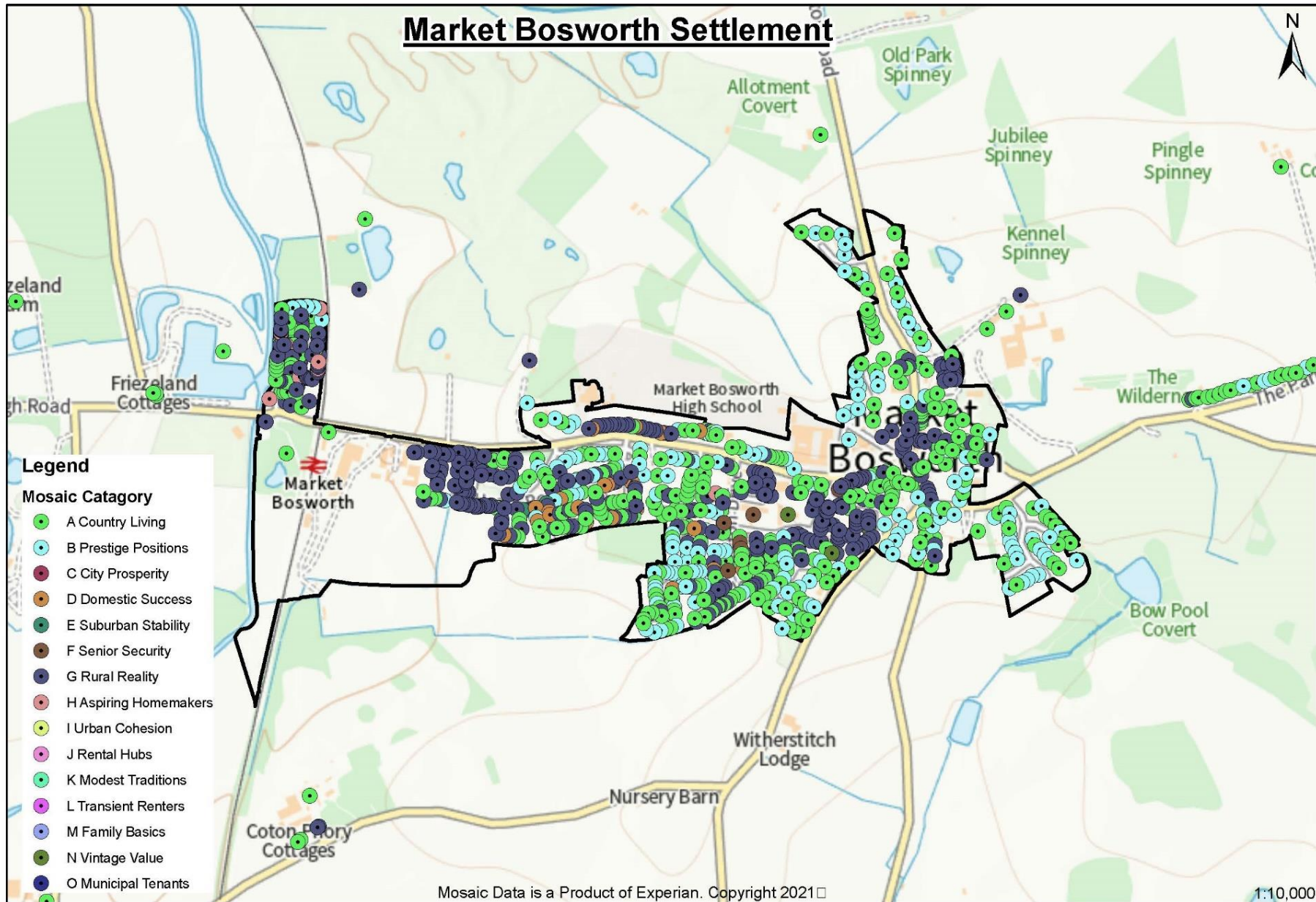
1:5,000

<b>Market Bosworth</b>	
Mosaic type	No of households
G29 Satellite Settlers	258
A04 Village Retirement	249
G27 Outlying Seniors	74
A03 Wealthy Landowners	74
B07 Alpha Families	70
B09 Diamond Days	46
A01 Rural Vogue	45
G28 Local Focus	38
N58 Retirement Communities	31
B05 Empty-Nest Adventure	30
B06 Bank of Mum and Dad	22
D16 Mid-Career Convention	21
H34 Contemporary Starts	14
F24 Bungalow Haven	8
A02 Scattered Homesteads	4
B08 Premium Fortunes	2
N59 Pocket Pensions	2
E20 Boomerang Boarders	2
H32 Flying Solo	2

## Market Bosworth



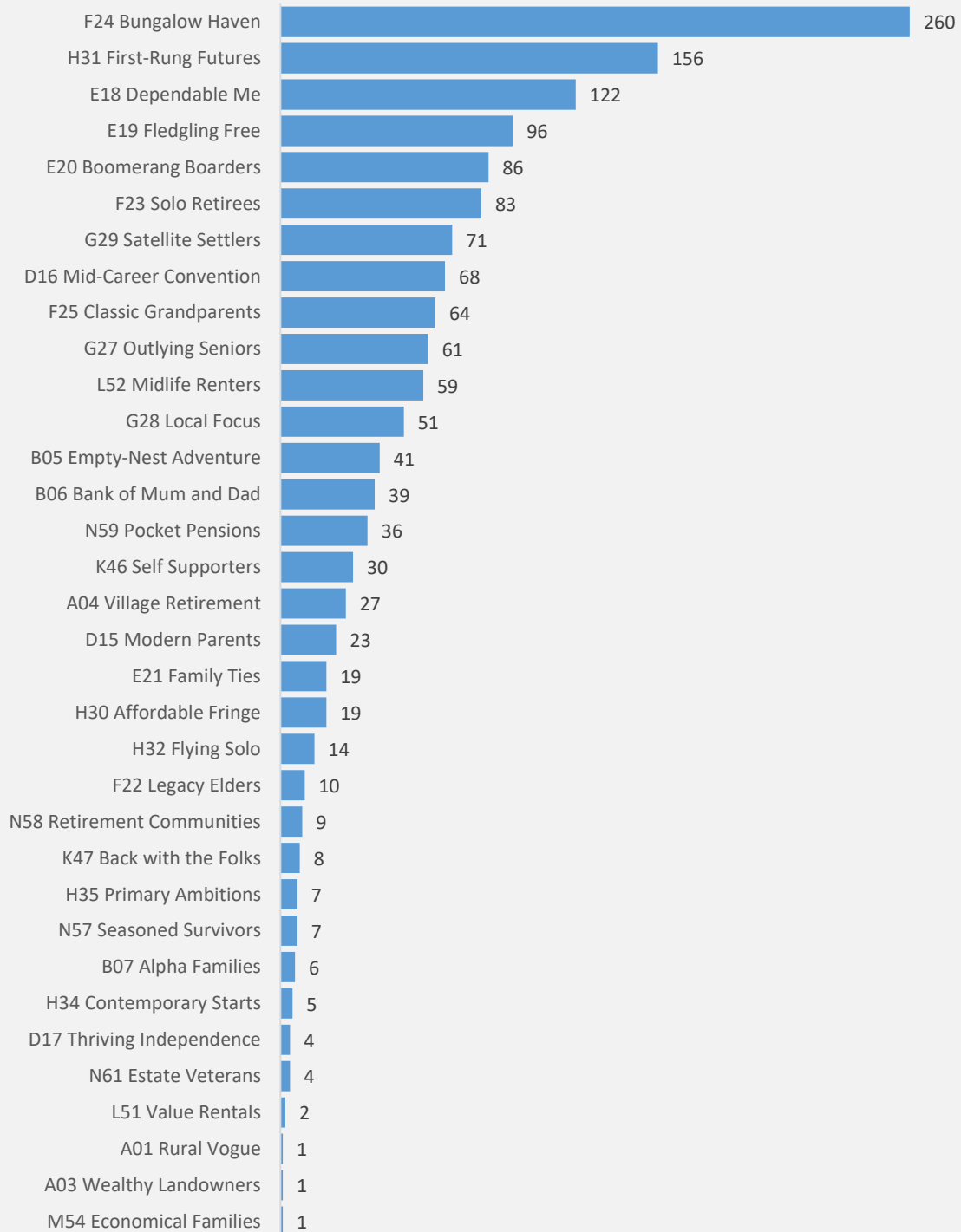
# Market Bosworth Settlement



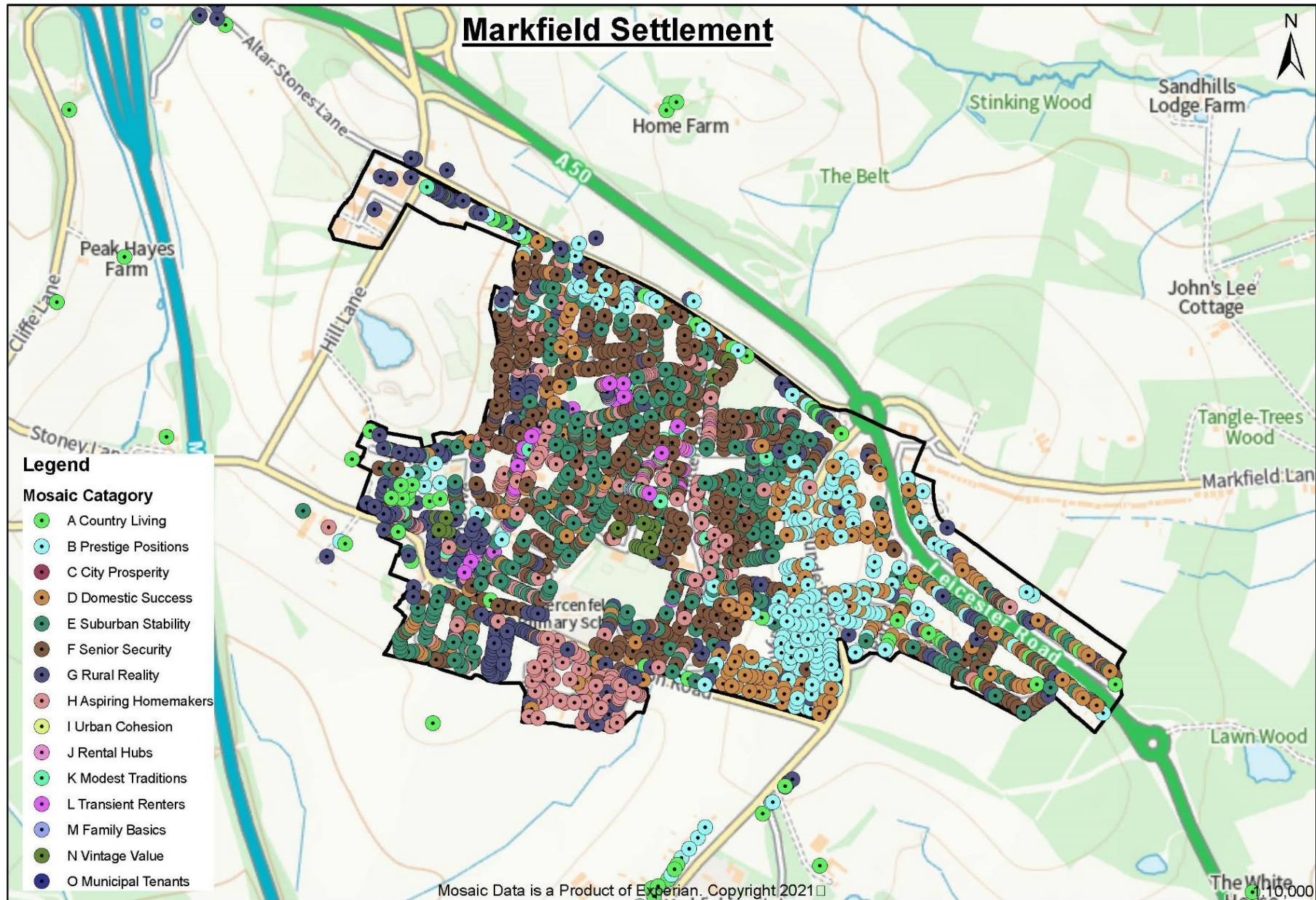
<b>Markfield</b>	
Mosaic type	No of households
F24 Bungalow Haven	260
H31 First-Rung Futures	156
E18 Dependable Me	122
E19 Fledgling Free	96
E20 Boomerang Boarders	86
F23 Solo Retirees	83
G29 Satellite Settlers	71
D16 Mid-Career Convention	68
F25 Classic Grandparents	64
G27 Outlying Seniors	61
L52 Midlife Renters	59
G28 Local Focus	51
B05 Empty-Nest Adventure	41
B06 Bank of Mum and Dad	39
N59 Pocket Pensions	36
K46 Self Supporters	30
A04 Village Retirement	27
D15 Modern Parents	23
E21 Family Ties	19
H30 Affordable Fringe	19
H32 Flying Solo	14
F22 Legacy Elders	10
N58 Retirement Communities	9
K47 Back with the Folks	8
H35 Primary Ambitions	7
N57 Seasoned Survivors	7
B07 Alpha Families	6
H34 Contemporary Starts	5
D17 Thriving Independence	4
N61 Estate Veterans	4
L51 Value Rentals	2
A01 Rural Vogue	1
A03 Wealthy Landowners	1
M54 Economical Families	1



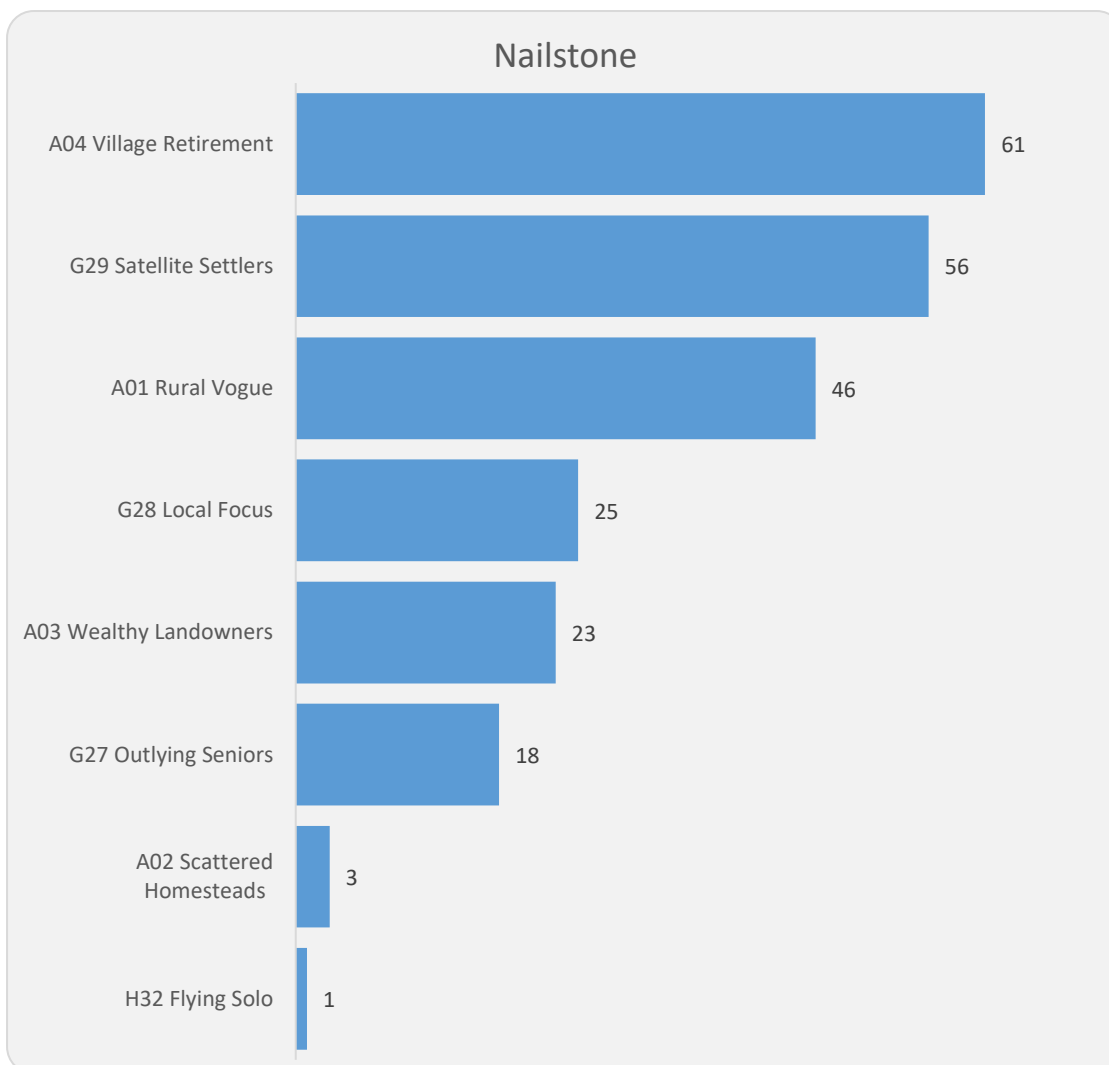
## Markfield

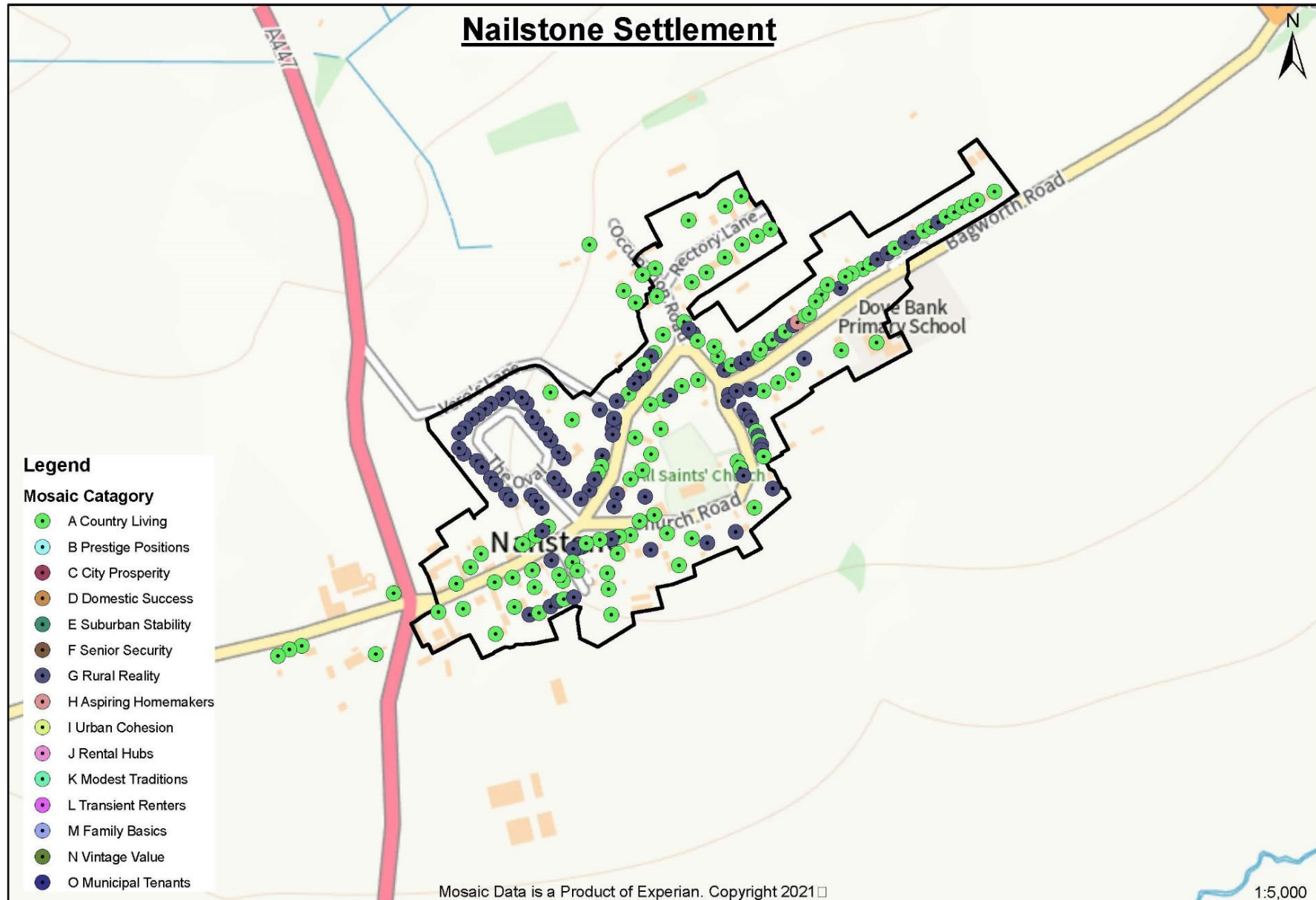






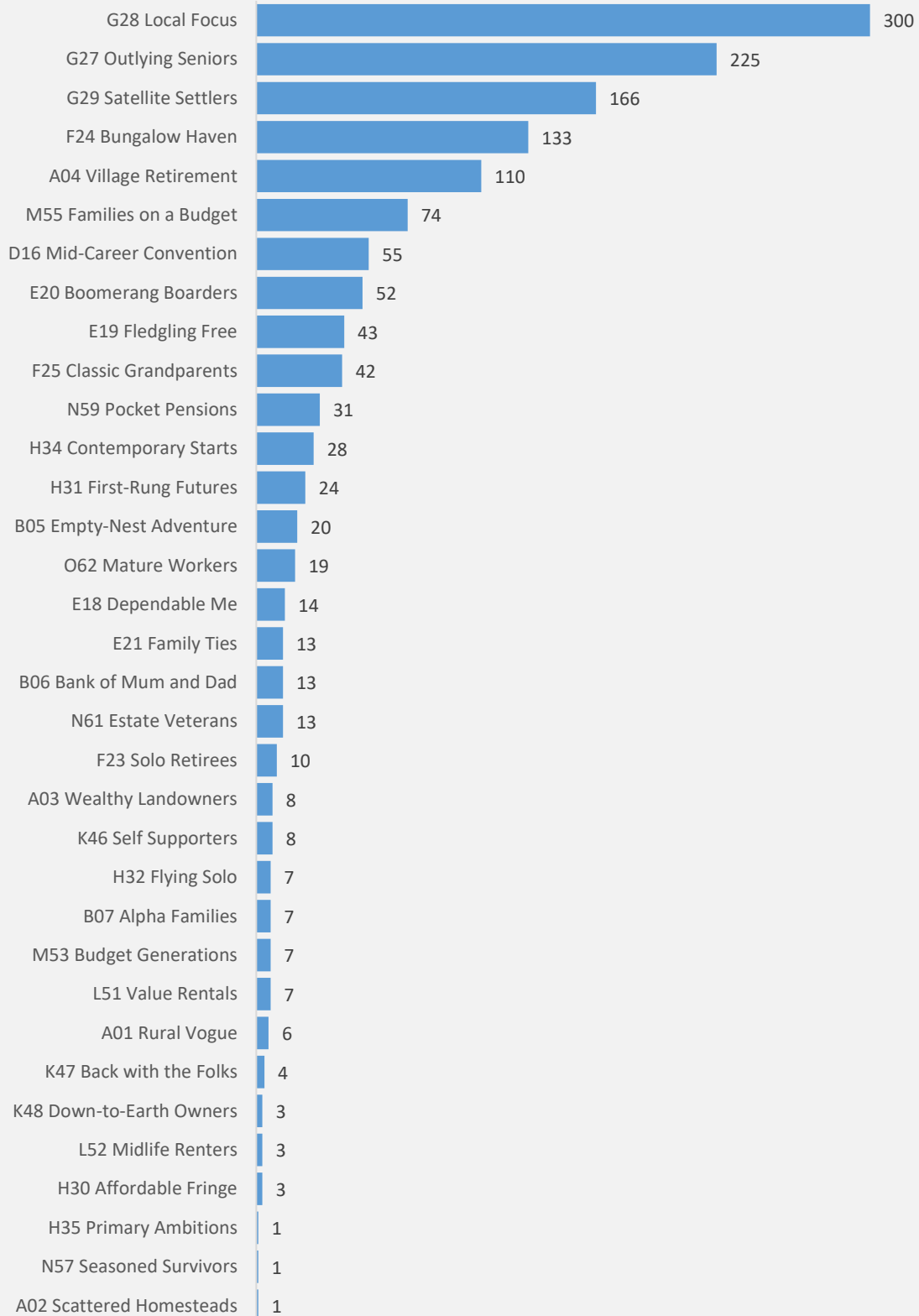
Nailstone	
Mosaic type	No of households
A04 Village Retirement	61
G29 Satellite Settlers	56
A01 Rural Vogue	46
G28 Local Focus	25
A03 Wealthy Landowners	23
G27 Outlying Seniors	18
A02 Scattered Homesteads	3
H32 Flying Solo	1



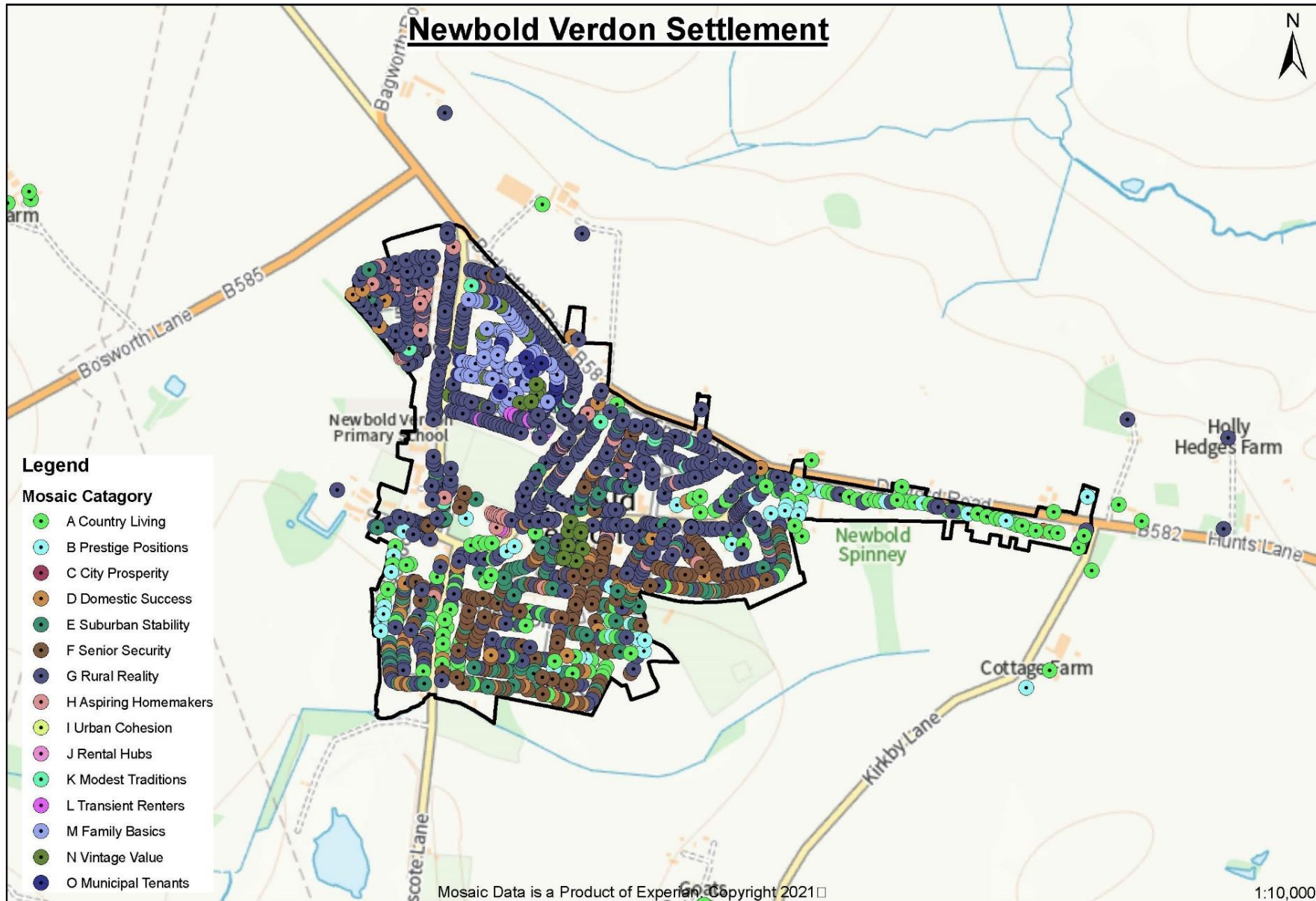


<b>Newbold Verdon</b>	
Mosaic type	No of households
G28 Local Focus	300
G27 Outlying Seniors	225
G29 Satellite Settlers	166
F24 Bungalow Haven	133
A04 Village Retirement	110
M55 Families on a Budget	74
D16 Mid-Career Convention	55
E20 Boomerang Boarders	52
E19 Fledgling Free	43
F25 Classic Grandparents	42
N59 Pocket Pensions	31
H34 Contemporary Starts	28
H31 First-Rung Futures	24
B05 Empty-Nest Adventure	20
O62 Mature Workers	19
E18 Dependable Me	14
E21 Family Ties	13
B06 Bank of Mum and Dad	13
N61 Estate Veterans	13
F23 Solo Retirees	10
A03 Wealthy Landowners	8
K46 Self Supporters	8
H32 Flying Solo	7
B07 Alpha Families	7
M53 Budget Generations	7
L51 Value Rentals	7
A01 Rural Vogue	6
K47 Back with the Folks	4
K48 Down-to-Earth Owners	3
L52 Midlife Renters	3
H30 Affordable Fringe	3
H35 Primary Ambitions	1
N57 Seasoned Survivors	1
A02 Scattered Homesteads	1

## Newbold Verdon





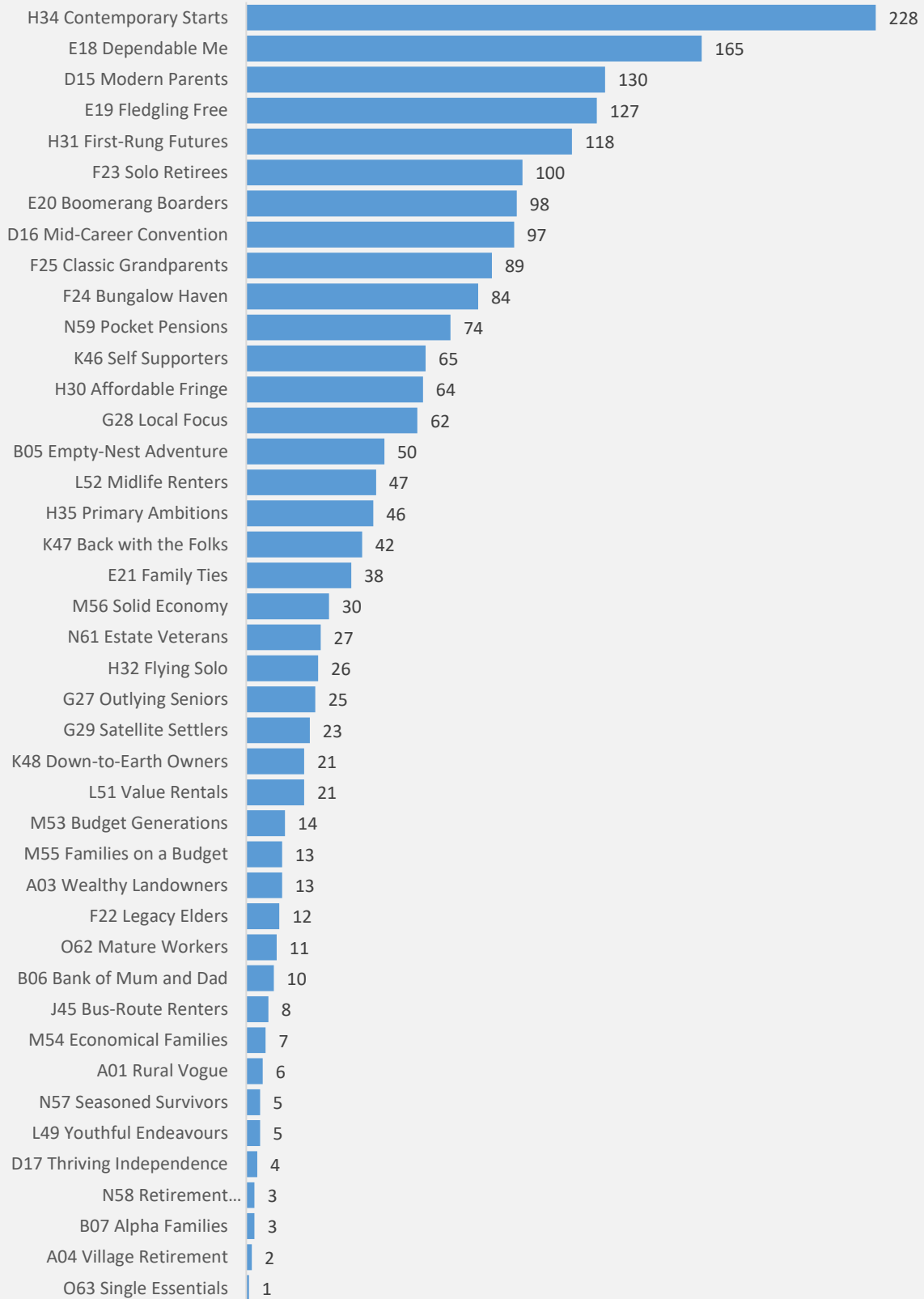


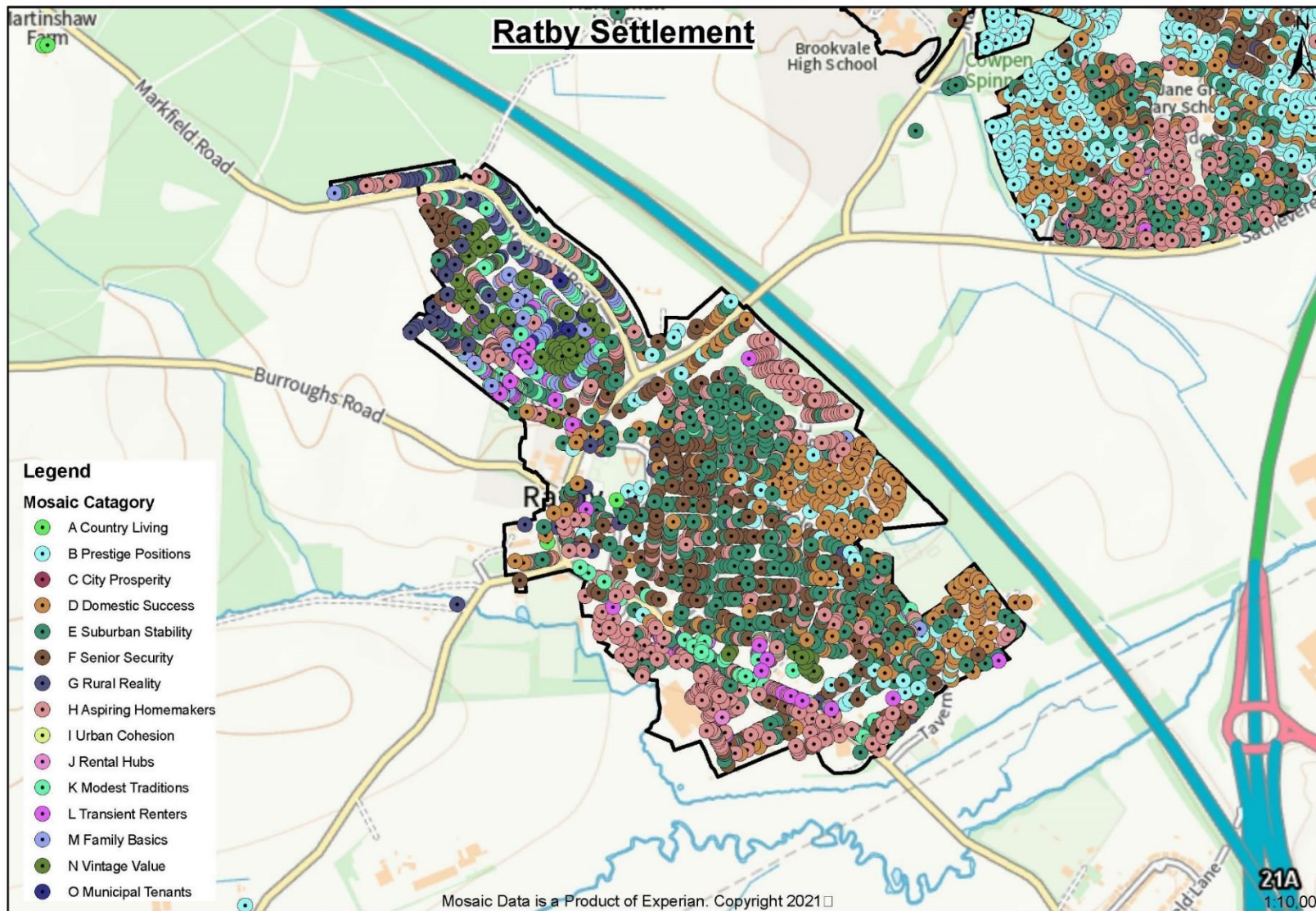
<b>Ratby</b>	
Mosaic type	No of households
H34 Contemporary Starts	228
E18 Dependable Me	165
D15 Modern Parents	130
E19 Fledgling Free	127
H31 First-Rung Futures	118
F23 Solo Retirees	100
E20 Boomerang Boarders	98
D16 Mid-Career Convention	97
F25 Classic Grandparents	89
F24 Bungalow Haven	84
N59 Pocket Pensions	74
K46 Self Supporters	65
H30 Affordable Fringe	64
G28 Local Focus	62
B05 Empty-Nest Adventure	50
L52 Midlife Renters	47
H35 Primary Ambitions	46
K47 Back with the Folks	42
E21 Family Ties	38
M56 Solid Economy	30
N61 Estate Veterans	27
H32 Flying Solo	26
G27 Outlying Seniors	25
G29 Satellite Settlers	23
K48 Down-to-Earth Owners	21
L51 Value Rentals	21
M53 Budget Generations	14
M55 Families on a Budget	13
A03 Wealthy Landowners	13
F22 Legacy Elders	12
O62 Mature Workers	11
B06 Bank of Mum and Dad	10
J45 Bus-Route Renters	8
M54 Economical Families	7
A01 Rural Vogue	6
N57 Seasoned Survivors	5
L49 Youthful Endeavours	5
D17 Thriving Independence	4
N58 Retirement Communities	3
B07 Alpha Families	3
A04 Village Retirement	2

<b>Ratby</b>	
O63 Single Essentials	1

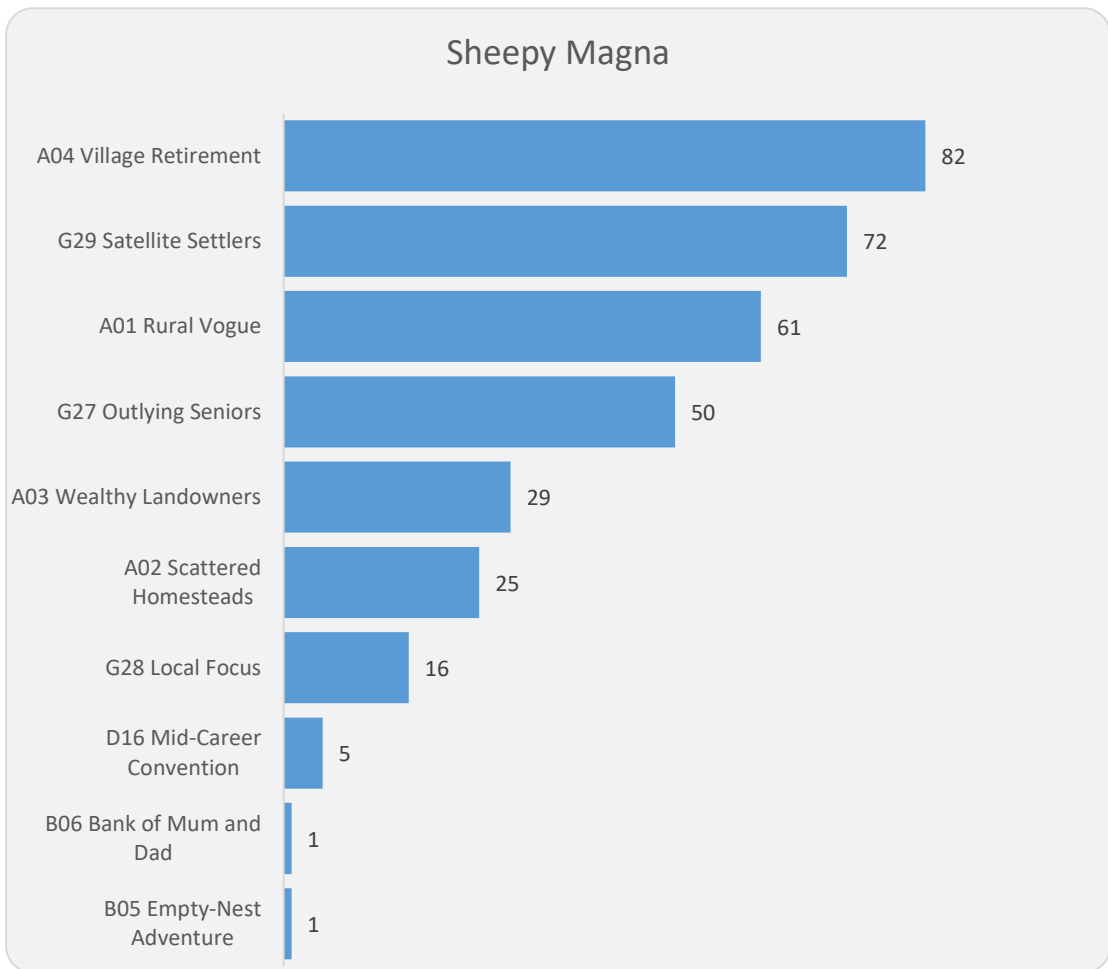


## Ratby

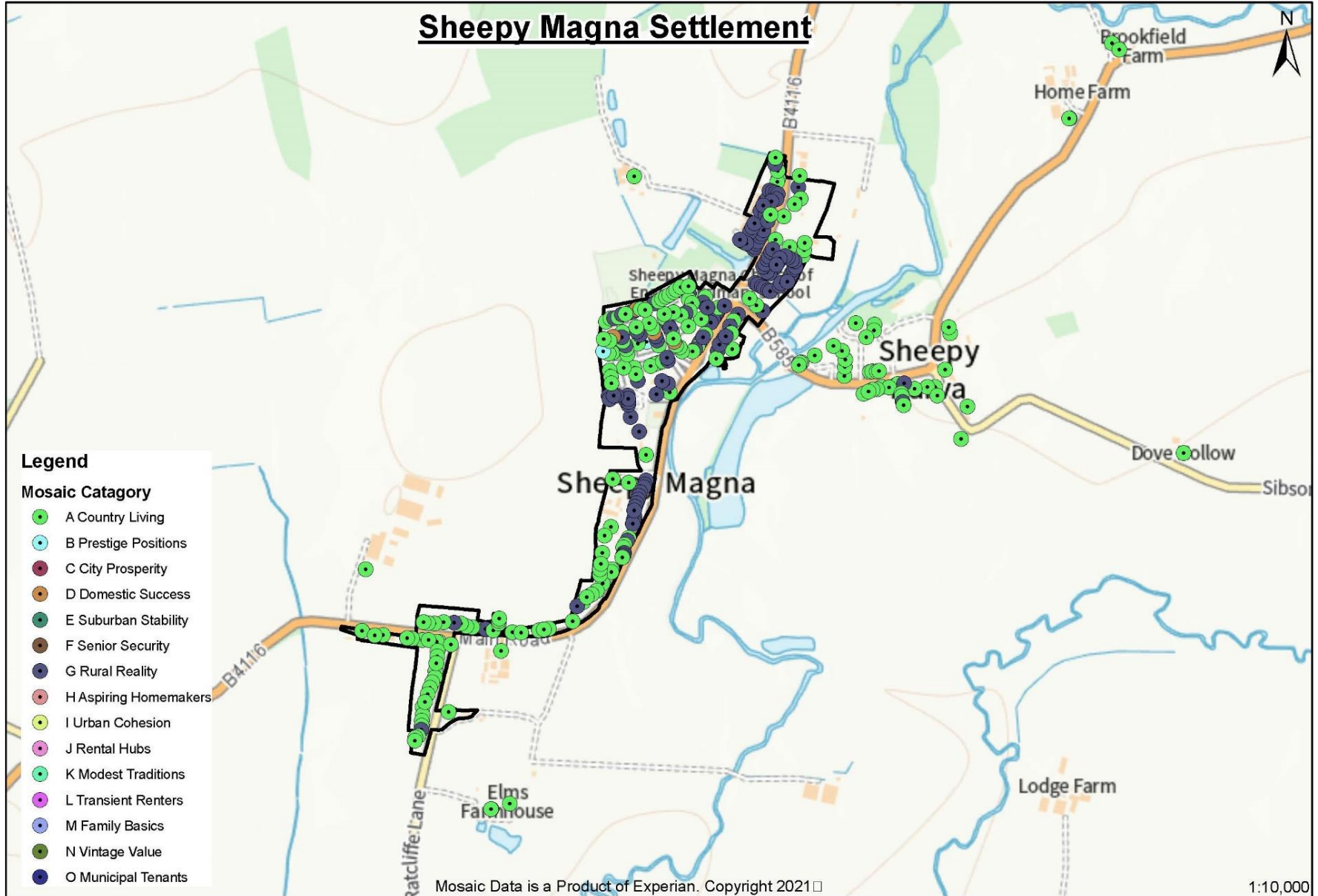




Sheepy Magna	
Mosaic type	No of households
A04 Village Retirement	82
G29 Satellite Settlers	72
A01 Rural Vogue	61
G27 Outlying Seniors	50
A03 Wealthy Landowners	29
A02 Scattered Homesteads	25
G28 Local Focus	16
D16 Mid-Career Convention	5
B06 Bank of Mum and Dad	1
B05 Empty-Nest Adventure	1



# Sheepy Magna Settlement



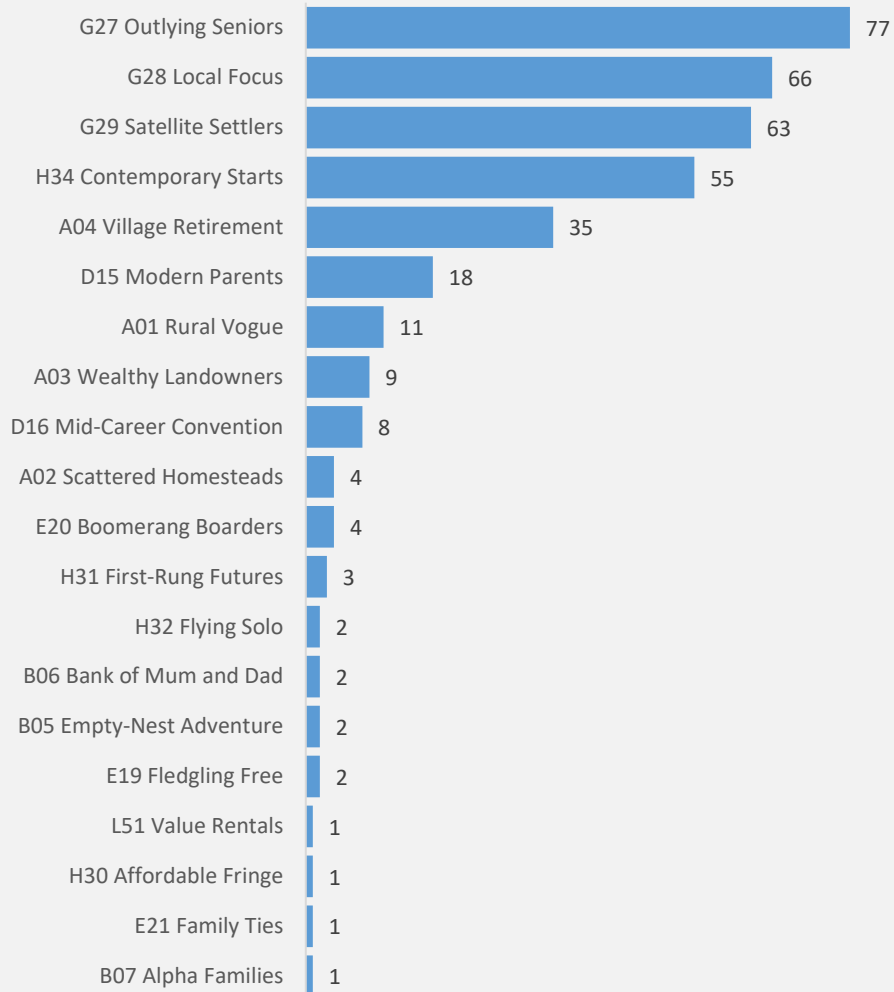
- Legend**
- Mosaic Category**
- A Country Living
  - B Prestige Positions
  - C City Prosperity
  - D Domestic Success
  - E Suburban Stability
  - F Senior Security
  - G Rural Reality
  - H Aspiring Homemakers
  - I Urban Cohesion
  - J Rental Hubs
  - K Modest Traditions
  - L Transient Renters
  - M Family Basics
  - N Vintage Value
  - O Municipal Tenants

Mosaic Data is a Product of Experian. Copyright 2021

1:10,000

<b>Stanton Under Bardon</b>	
Mosaic type	No of households
G27 Outlying Seniors	77
G28 Local Focus	66
G29 Satellite Settlers	63
H34 Contemporary Starts	55
A04 Village Retirement	35
D15 Modern Parents	18
A01 Rural Vogue	11
A03 Wealthy Landowners	9
D16 Mid-Career Convention	8
A02 Scattered Homesteads	4
E20 Boomerang Boarders	4
H31 First-Rung Futures	3
H32 Flying Solo	2
B06 Bank of Mum and Dad	2
B05 Empty-Nest Adventure	2
E19 Fledgling Free	2
L51 Value Rentals	1
H30 Affordable Fringe	1
E21 Family Ties	1
B07 Alpha Families	1

## Stanton Under Bardon



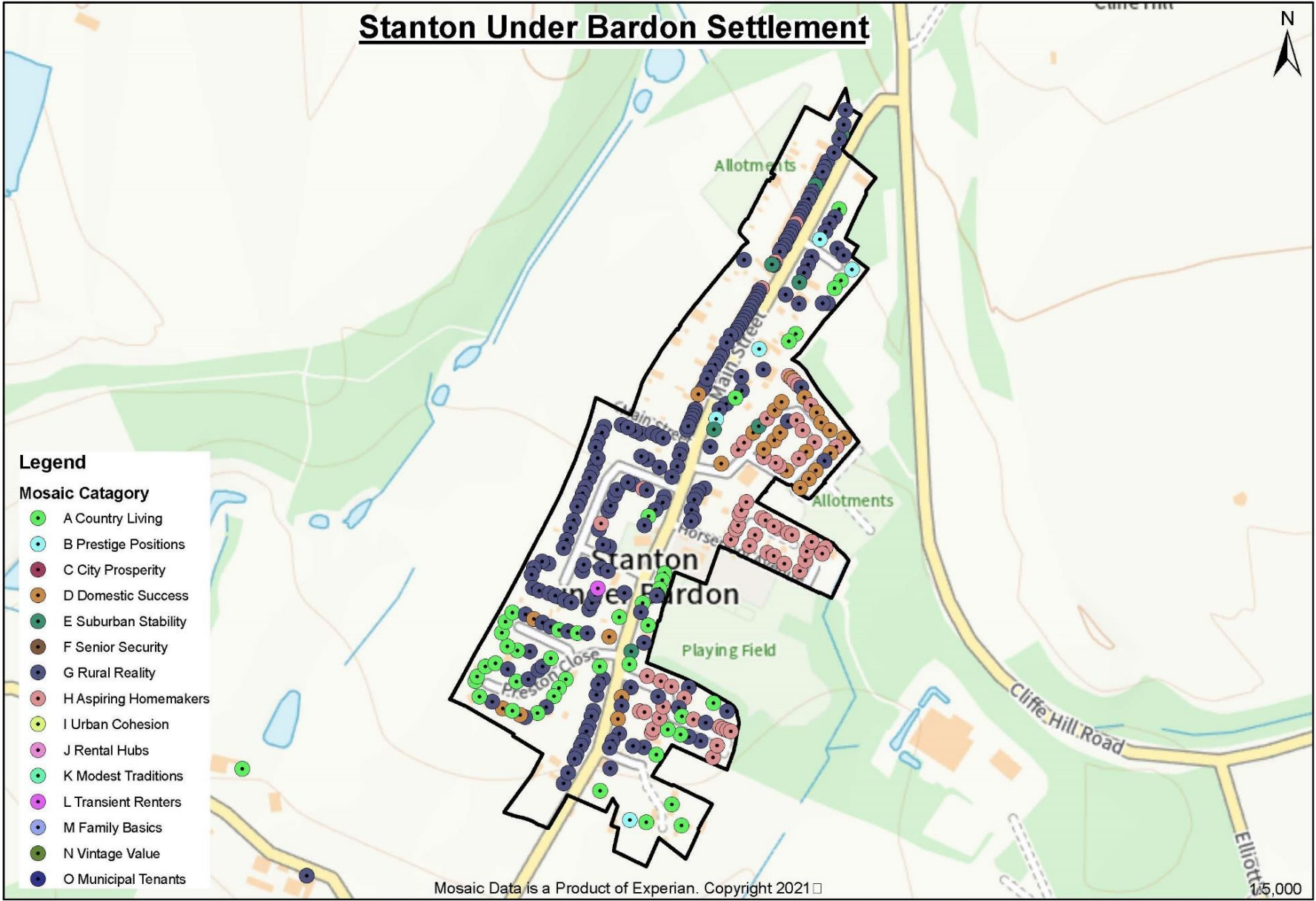


# Stanton Under Bardon Settlement



## Legend

- Mosaic Category**
- A Country Living
  - B Prestige Positions
  - C City Prosperity
  - D Domestic Success
  - E Suburban Stability
  - F Senior Security
  - G Rural Reality
  - H Aspiring Homemakers
  - I Urban Cohesion
  - J Rental Hubs
  - K Modest Traditions
  - L Transient Renters
  - M Family Basics
  - N Vintage Value
  - O Municipal Tenants



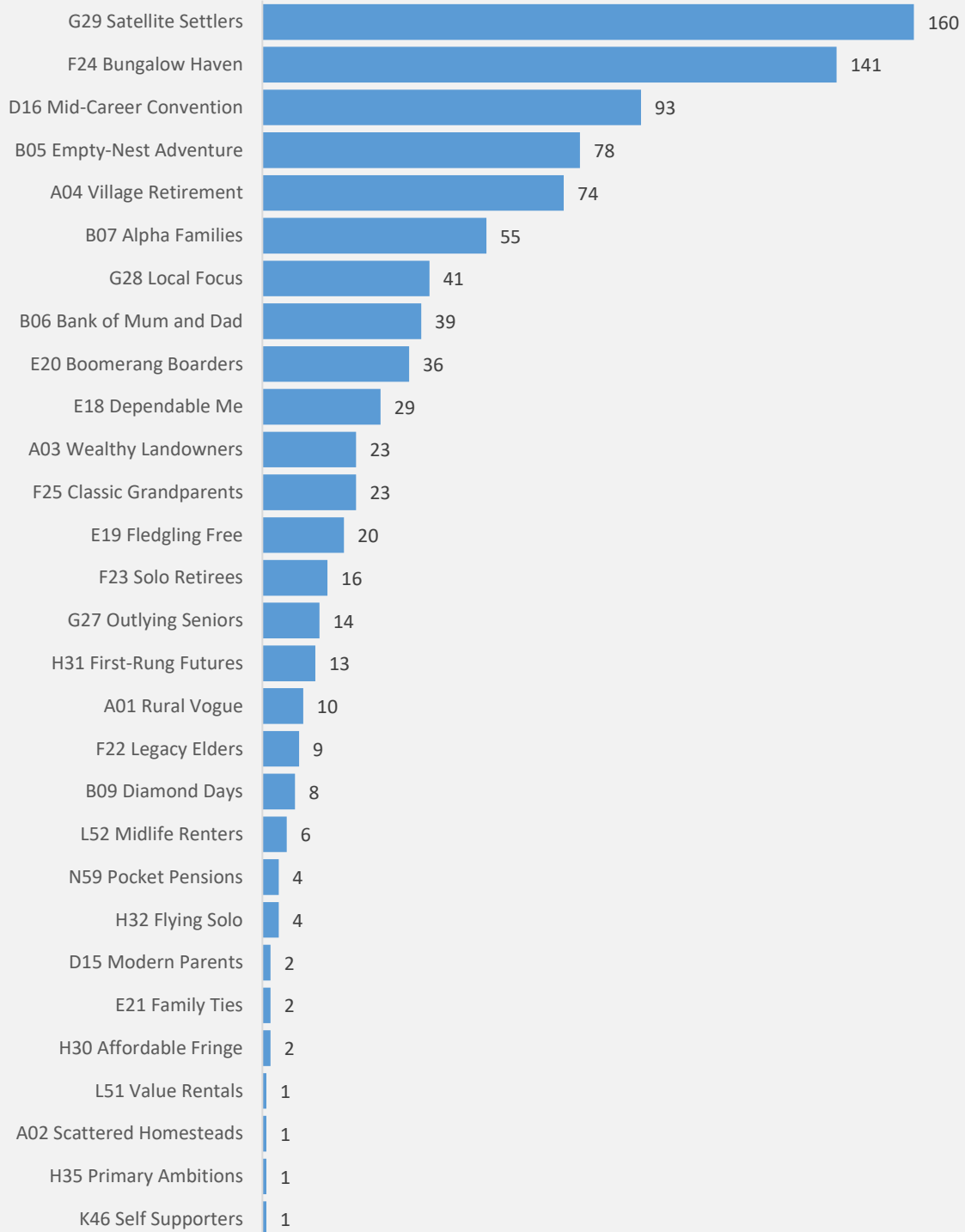
Mosaic Data is a Product of Experian. Copyright 2021

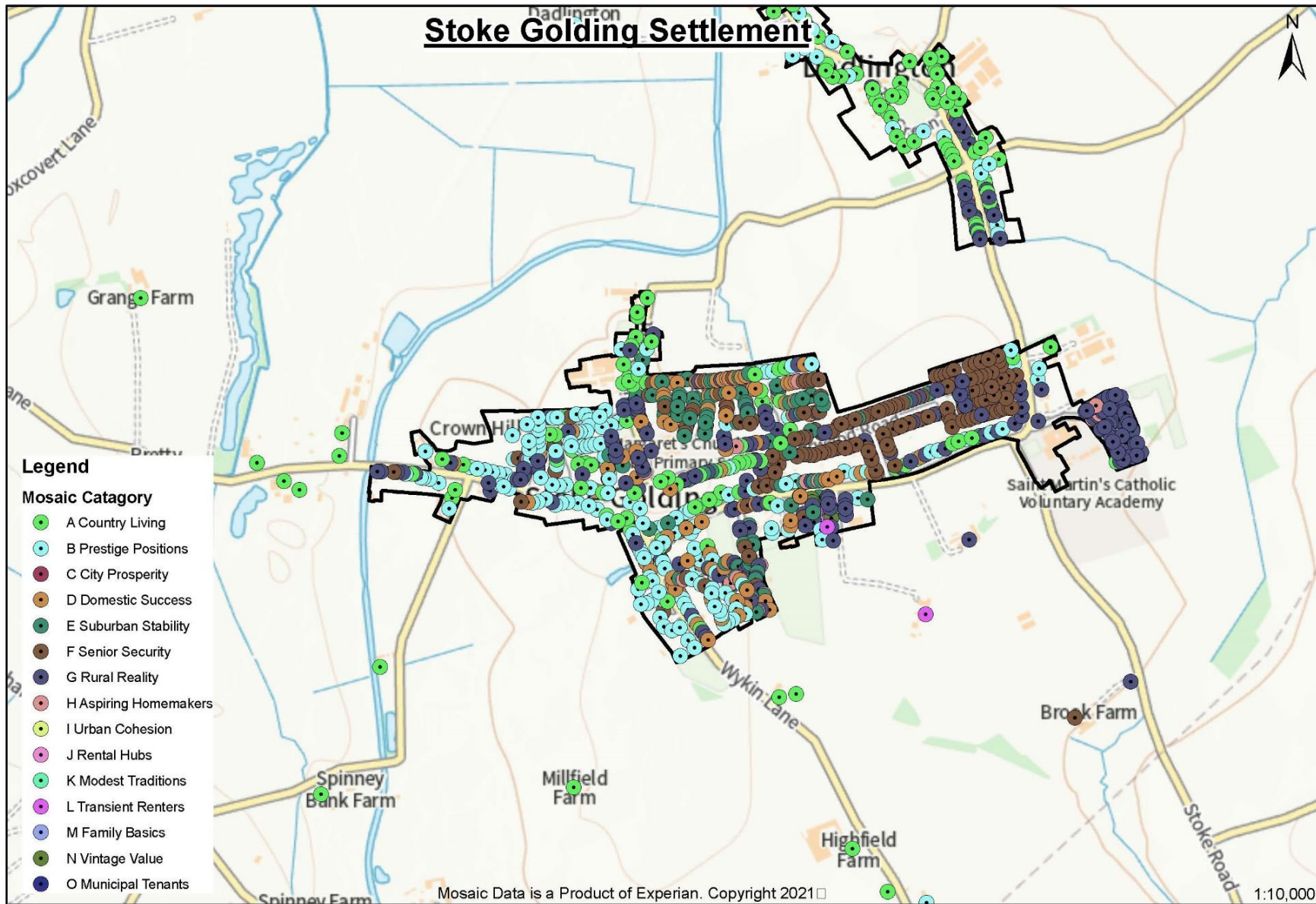
1:5,000

<b>Stoke Golding</b>	
Mosaic type	No of households
G29 Satellite Settlers	160
F24 Bungalow Haven	141
D16 Mid-Career Convention	93
B05 Empty-Nest Adventure	78
A04 Village Retirement	74
B07 Alpha Families	55
G28 Local Focus	41
B06 Bank of Mum and Dad	39
E20 Boomerang Boarders	36
E18 Dependable Me	29
A03 Wealthy Landowners	23
F25 Classic Grandparents	23
E19 Fledgling Free	20
F23 Solo Retirees	16
G27 Outlying Seniors	14
H31 First-Rung Futures	13
A01 Rural Vogue	10
F22 Legacy Elders	9
B09 Diamond Days	8
L52 Midlife Renters	6
N59 Pocket Pensions	4
H32 Flying Solo	4
D15 Modern Parents	2
E21 Family Ties	2
H30 Affordable Fringe	2
L51 Value Rentals	1
A02 Scattered Homesteads	1
H35 Primary Ambitions	1
K46 Self Supporters	1

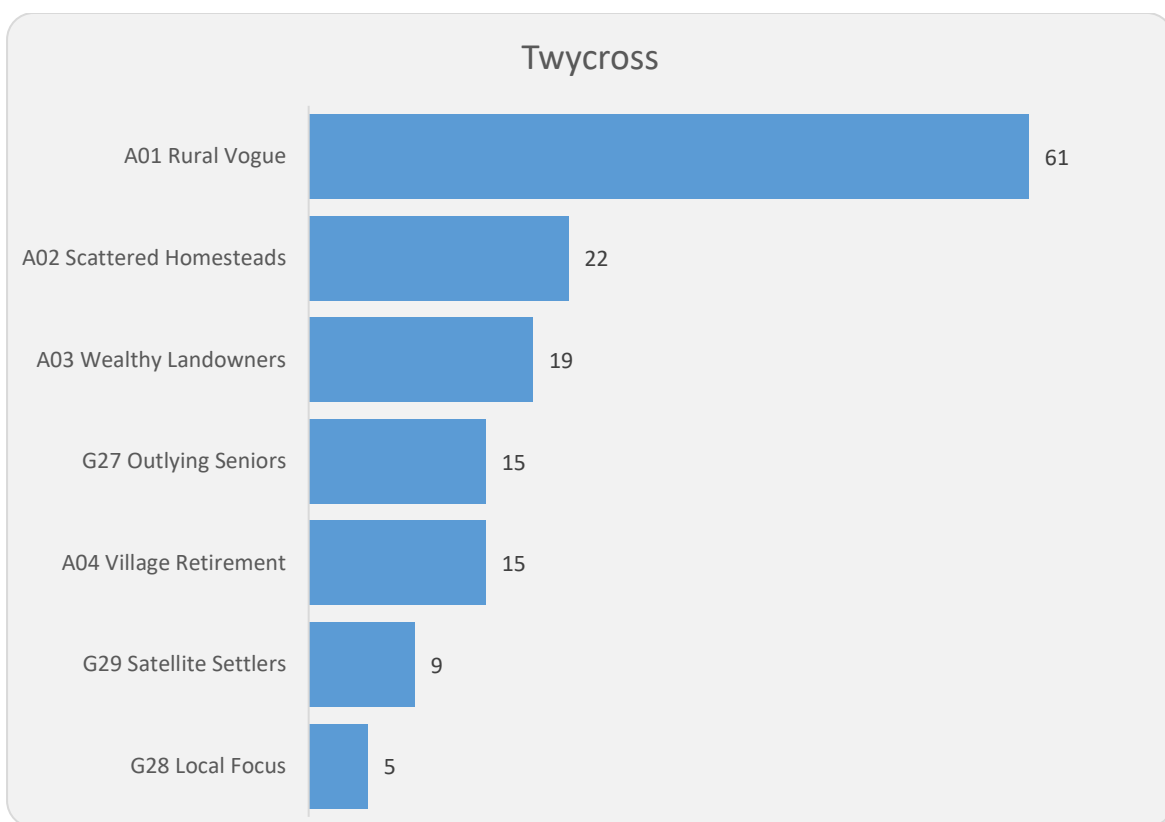


## Stoke Golding





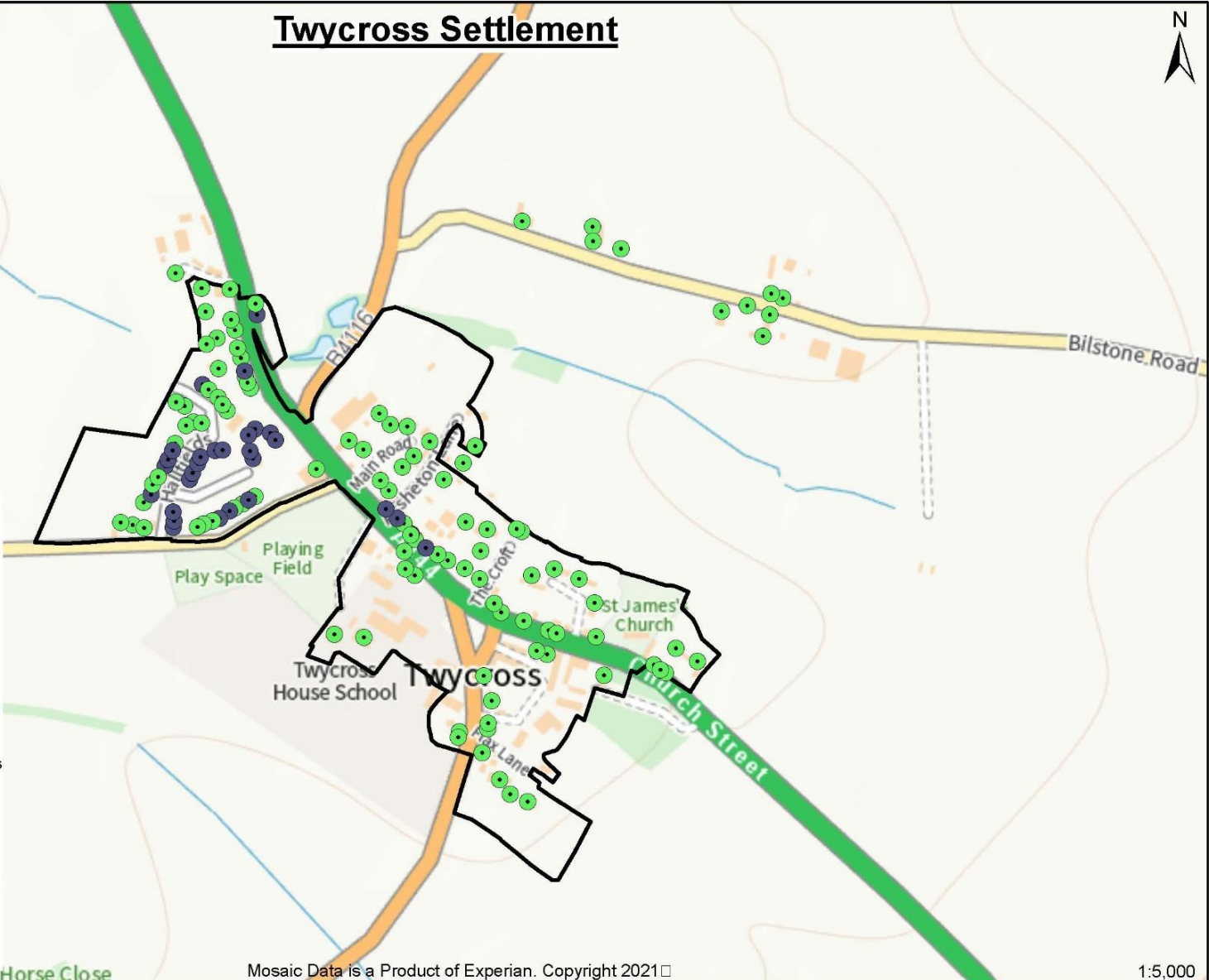
Twycross	
Mosaic type	No of households
A01 Rural Vogue	61
A02 Scattered Homesteads	22
A03 Wealthy Landowners	19
G27 Outlying Seniors	15
A04 Village Retirement	15
G29 Satellite Settlers	9
G28 Local Focus	5



# Twycross Settlement



- Legend**
- Mosaic Category**
-  A Country Living
  -  B Prestige Positions
  -  C City Prosperity
  -  D Domestic Success
  -  E Suburban Stability
  -  F Senior Security
  -  G Rural Reality
  -  H Aspiring Homemakers
  -  I Urban Cohesion
  -  J Rental Hubs
  -  K Modest Traditions
  -  L Transient Renters
  -  M Family Basics
  -  N Vintage Value
  -  O Municipal Tenants

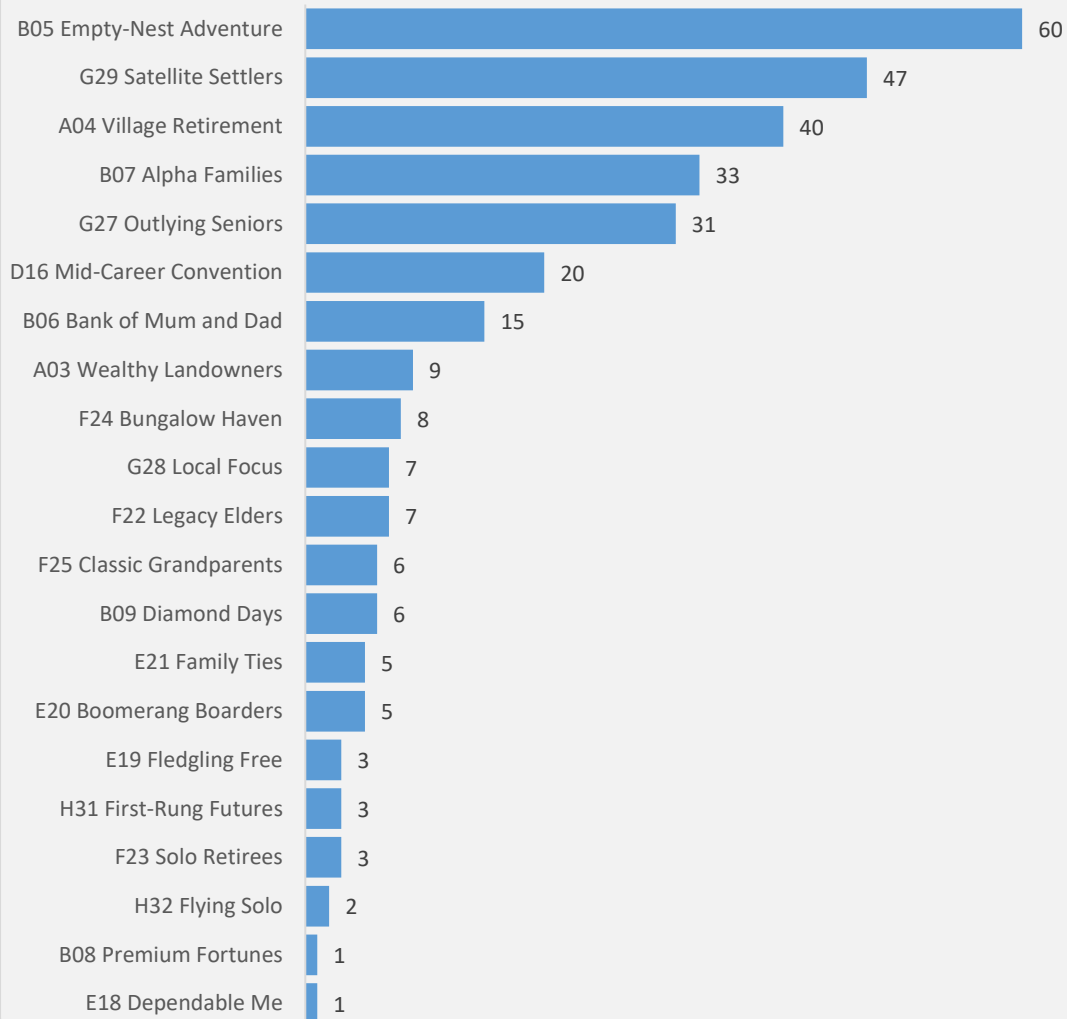


Mosaic Data is a Product of Experian. Copyright 2021

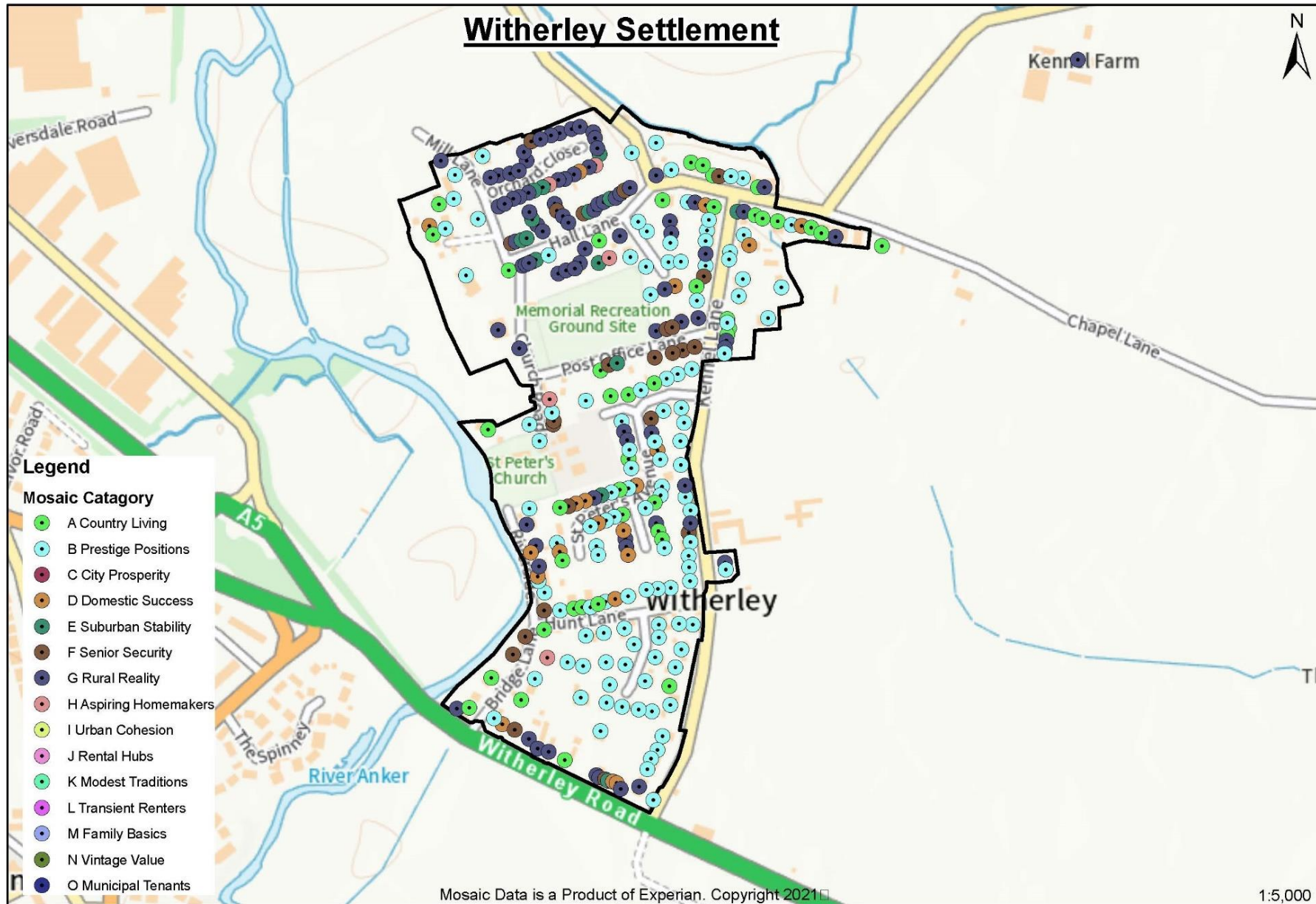
1:5,000

<b>Witherley</b>	
Mosaic type	No of households
B05 Empty-Nest Adventure	60
G29 Satellite Settlers	47
A04 Village Retirement	40
B07 Alpha Families	33
G27 Outlying Seniors	31
D16 Mid-Career Convention	20
B06 Bank of Mum and Dad	15
A03 Wealthy Landowners	9
F24 Bungalow Haven	8
G28 Local Focus	7
F22 Legacy Elders	7
F25 Classic Grandparents	6
B09 Diamond Days	6
E21 Family Ties	5
E20 Boomerang Boarders	5
E19 Fledgling Free	3
H31 First-Rung Futures	3
F23 Solo Retirees	3
H32 Flying Solo	2
B08 Premium Fortunes	1
E18 Dependable Me	1

## Witherley







End of document.