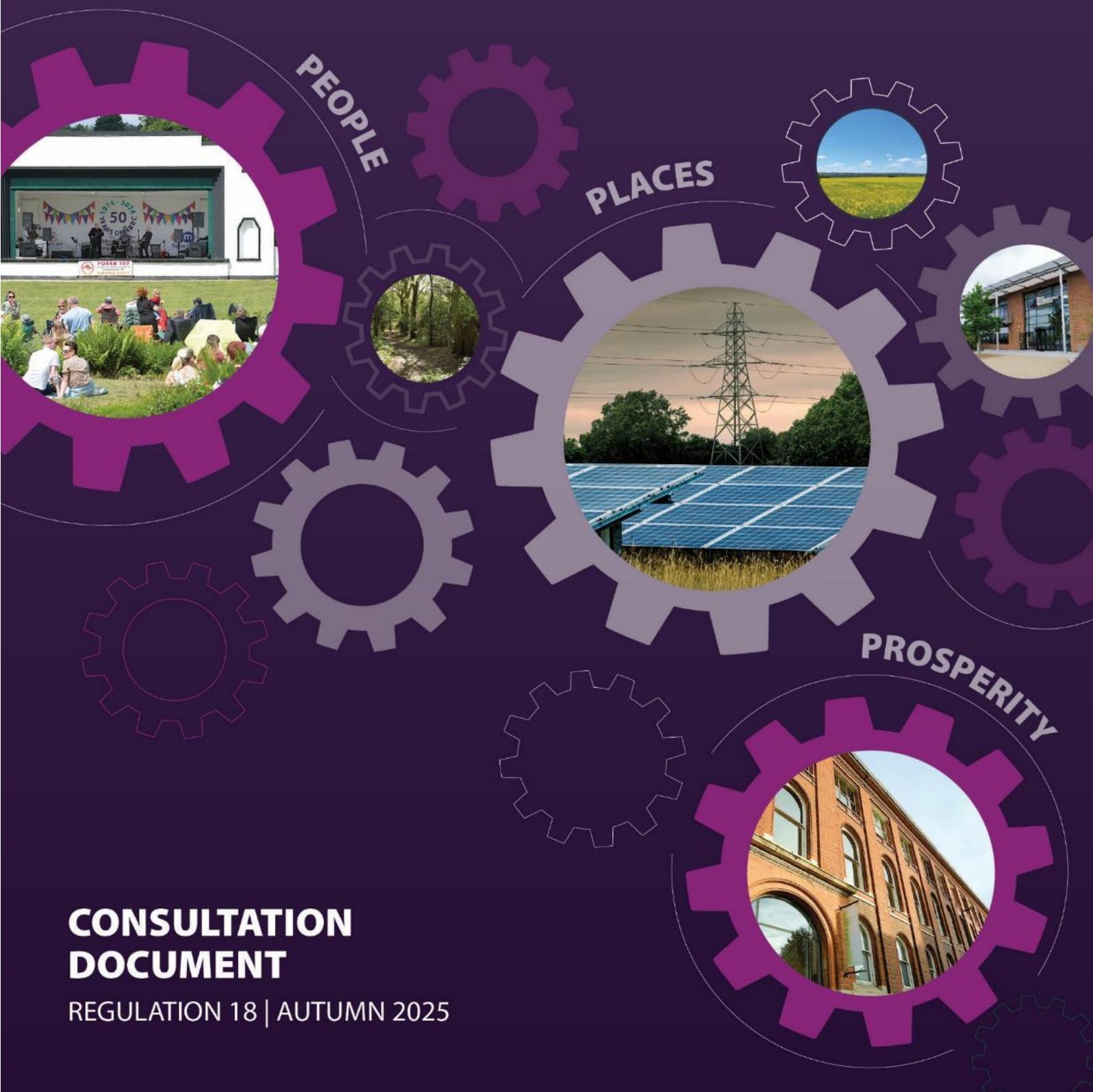


Hinckley & Bosworth
Borough Council

HINCKLEY AND BOSWORTH LOCAL PLAN

2024 - 2045



PEOPLE

PLACES

PROSPERITY

**CONSULTATION
DOCUMENT**

REGULATION 18 | AUTUMN 2025

Hinckley and Bosworth Borough Council's Regulation 18 Draft Local Plan Consultation 2025

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1. Consultation Overview

Background and Context

- 1.1 We are now consulting on a further draft of the new Hinckley & Bosworth Local Plan (hereafter referred to as 'the Local Plan' or 'the Plan'), under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This document is for consultation purposes only and is not a decision-making document.
- 1.2 This latest version of the Local Plan builds on previous consultations, reflecting the feedback received and incorporating new evidence gathered since those earlier stages. A further consultation was also considered necessary following updates to the National Planning Policy Framework (NPPF) in December 2024. These changes included the revised Standard Method for calculating housing need, resulting in new targets for the borough, as well as further amendments which must now be considered. Discussions regarding Leicester City Council's unmet housing and employment needs also remain ongoing and may influence future planning decisions. This consultation provides an opportunity to consider these latest developments before the Local Plan progresses to Regulation 19 pre-submission stage.

Scope of Consultation

- 1.3 As this is therefore a follow up to the previous Regulation 18 consultation held in Summer 2024, the scope of this consultation is limited to focus specifically on the new or updated elements of the Local Plan that have been developed since the previous consultation. The draft Plan now includes additional proposed development sites to meet the increased housing target, as well as draft policies which are either a continuation of previous draft policies, entirely new (not previously consulted on) or have been updated following the changing national context and feedback from the last consultation.
- 1.4 The reference and/or name of this focused set of policies are not final at this stage. To assist readers in navigating through these policies, each policy is clearly referenced to indicate whether it is newly introduced (labelled as NEW) or a revised version of a previously consulted policy (labelled as REV). We encourage you to review and comment on these specific elements only as part of this consultation, to continue to refine the Local Plan.
- 1.5 **PLEASE NOTE:** Please do not re-submit any comments that have previously been submitted during past consultations on the Local Plan. Elements already consulted on during the previous stages are not included in this consultation and will be carried forward for consideration in the next version of the draft Local Plan at Regulation 19 pre-submission stage. **Any that are re-submitted as part of this Regulation 18 consultation 2025 will not be**

taken into consideration.

Evidence Update

1.6 We are still finalising some key pieces of evidence and/or new pieces that have been necessary following the recent changes to national planning policy and latest data releases. These include, but are not limited to highways modelling, infrastructure capacity, whole plan viability, design coding, habitat survey and Strategic Flood Risk Assessment. Therefore, there is still some uncertainty about a number of issues which means that some of the proposed development sites and draft policies may be subject to change/modification in the Regulation 19 pre-submission version of the Local Plan.

How to Comment on This Consultation

1.7 You are hereby invited to make comments on the Regulation 18 draft Local Plan and comments should be made during the consultation period of: **12pm (noon) Friday, 17 October 2025 to 5pm Friday, 28 November 2025.**

1.8 We encourage comments to be made through our online consultation portal. The portal and further details of the consultation, including the online response form, can be found on the Borough Council's website at: <https://www.hinckley-bosworth.gov.uk/2025reg18>

1.9 However, should you prefer to submit comments by email or letter, please submit these via:

- Email: planningpolicy@hinckley-bosworth.gov.uk; or
- Post: FAO Planning Policy, Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR

1.10 **PLEASE NOTE:** As required by legislation, consultation responses will be made public as part of the preparation of the local plan-making process, and we will keep your details on our consultation database for future reference. Your contact details will be protected under data protection legislation but your name and any comments you make will be publicly viewable. We are unable to accept and take into account anonymous comments.

1.11 When making comments about policies, please include the policy and/or paragraph number to aid understanding and clarity. As stated above, policy references and numbers may change once moving forward to the Regulation 19 pre-submission version of the Local Plan.

Next Steps

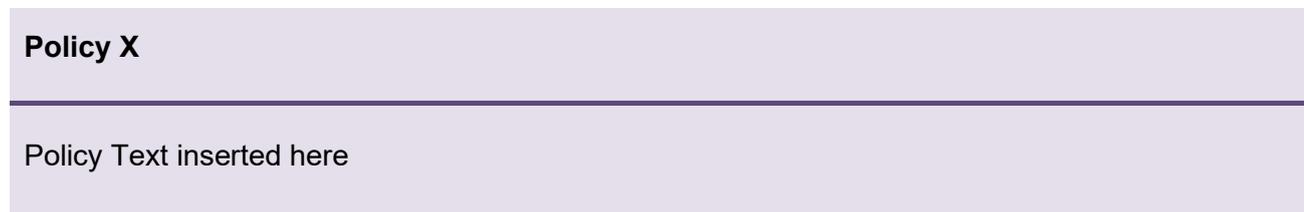
1.12 Following this consultation, the Local Plan will be revised and subject to further sustainability appraisal and remaining elements of evidence finalised. A Regulation 19 pre-submission version of the Local Plan will be prepared for further consultation in Spring 2026, prior to

submission to the Secretary of State for Examination in Public (EiP) later in 2026. Under changes to the national planning system, the Borough Council must submit a Local Plan prepared under the current plan-making system by December 2026.

2. Layout of the Plan

Policy Boxes

2.1 Policies are in purple-coloured boxes, as below:

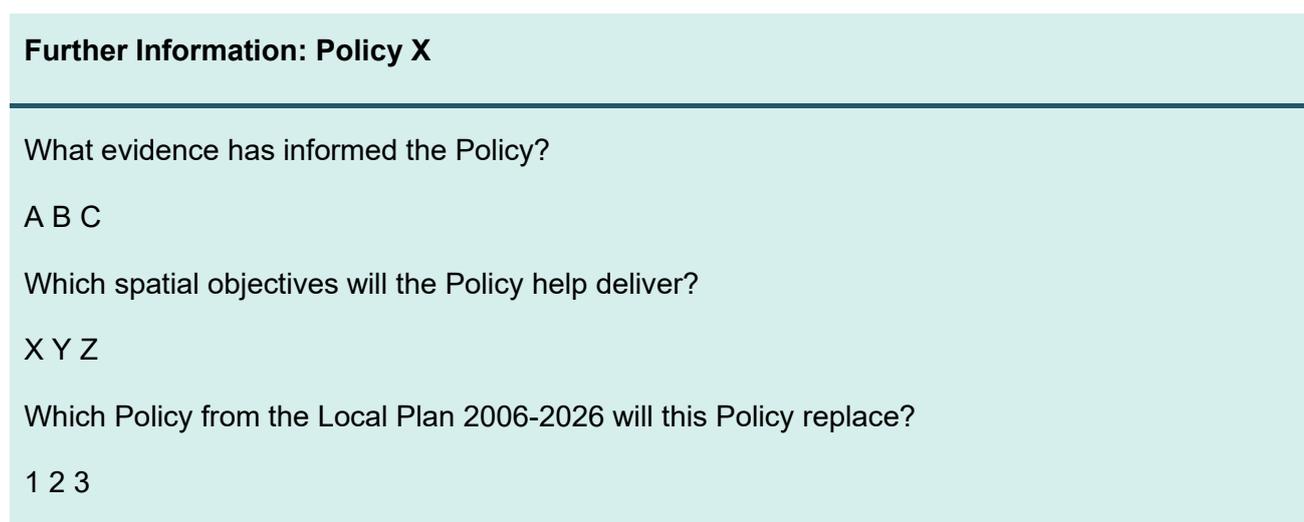


Supporting Text

2.2 Supporting text is not policy itself, but it provides context, explanation and justification for the policies included in the Local Plan. It helps readers of the document to understand the intent, rationale and application of the policies. While it can be relevant to interpreting policy, it does not carry the same weight as the policy wording in decision-making. Supporting text may include references to national policy, strategic aims or evidence base documents. Supporting text in this Local Plan may come before or after policy and further information boxes.

Further Information Boxes

2.3 Boxes are also provided that give further information including the relevant evidence bases that have informed the policy, the spatial objectives that policy is meeting, as well as the policies in the current Local Plan (2006-2026) that are being replaced. These information boxes are teal-coloured boxes, as below:



3. What Is the Local Plan?

3.1 To remain effective and responsive to changing circumstances, it is essential that local plans are kept up to date and reflect current evidence and community priorities. The Local Plan sets out the vision and objectives for the future form, scale and quality of development in the borough up to 2045. The Local Plan:

- Identifies land and areas for development for a broad range of uses;
- Identifies areas that should be conserved or enhanced and where future development should be carefully managed;
- Sets clear policies that guide decisions on planning applications; and
- Indicates how the Plan will be delivered, including infrastructure, and how progress will be monitored.

3.2 Local plans are central to the planning system. They are a key part of all the documents that a Local Planning Authority can prepare and adopt as part of the plan-led system. Together they form the statutory framework of the development plan that guides decisions on planning applications, unless material considerations indicate otherwise.

3.3 The Local Plan sets out a vision and strategic framework for the future development of the area. It identifies how needs and opportunities will be addressed - covering housing, the economy, community facilities and infrastructure. It also plays a vital role in protecting and enhancing the natural and historic environment, to supporting climate change mitigation and adaptation, and promoting high-quality well-designed places.

3.4 The NPPF (2024) is clear that the planning system should be genuinely plan-led. It states, *“succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings”* (paragraph 15).

3.5 The Local Plan is a central and important strategy for the borough. The Plan plays a significant role in delivering sustainable development in the right locations, and helps to protect the countryside, important green spaces, and the built and natural environment from inappropriate development.

3.6 The NPPF also states that plans should be positively prepared and be aspirational; however, they must also be deliverable – in that the aims, objectives and policies set out in the Plan must have a realistic opportunity to be delivered. The Plan is subject to a

viability assessment to ensure the policies of the Plan can be implemented whilst delivering the required levels of development.

- 3.7 Local plans must set out strategic policies to address the development and use of land in the area they cover. Strategic policies should set out an overall strategy for the pattern, scale and quality of development. In addition, the Plan includes several non-strategic policies, mainly to help guide decision-making on planning applications. Appendix 4 sets out which policies of the Local Plan are considered strategic or non-strategic.
- 3.8 Further, the NPPF expects plans to be underpinned by up-to-date relevant evidence. The evidence should be proportionate, as well as support and justify the policies set out in the Plan. The Plan has been informed and prepared by a comprehensive evidence base which has been listed in Appendix 5 and can be accessed on [the Borough Council's website](#). The evidence base is regularly reviewed to ensure it is up to date, robust and relevant.
- 3.9 The Local Plan will replace the following Development Plan Documents:
- Hinckley & Bosworth Core Strategy DPD (December 2009);
 - Hinckley & Bosworth Site Allocations and Development Management Policies DPD (July 2016);
 - Hinckley Town Centre Area Action Plan (March 2011); and
 - Earl Shilton and Barwell Area Action Plan (September 2014).
- 3.10 To ensure the Local Plan remains up to date, it will be reviewed within five years of adoption and be updated as necessary. Dependent on the scale of changes to national policy and guidance and/or locally specific issues, this may entail revisions to certain policies only or a full review of the Local Plan.

How Has It Been Prepared?

- 3.11 The Local Plan has been prepared in the context of the following:
- The various planning acts and legislation;
 - National planning policy and guidance, set out in particular in the NPPF and the National Planning Practice Guidance (NPPG);
 - Evidence studies prepared to inform the preparation of the Local Plan;
 - The Borough Council's Corporate Plan and other relevant strategies;

- Made and emerging neighbourhood plans in the borough; and
- Ongoing preparation of Sustainability Appraisal, Habitat Regulation Assessment, Equality Impact Assessment and Health Impact Assessment.

3.12 The Local Plan has been prepared in accordance with the Local Development Scheme (LDS) March 2025, which sets out the timetable and scope for plan-making. The LDS is a statutory requirement under the Planning and Compulsory Purchase Act (2004) and provides transparency and accountability throughout the process. It enables stakeholders and communities to understand when key stages of plan preparation will take place and ensures that the Local Plan is prepared in a structured and timely manner. By following the LDS, the Borough Council can aim to coordinate evidence gathering, consultation and policy development effectively, supporting a robust and legally compliant Local Plan.

3.13 The Local Plan has also been developed through ongoing engagement with the public, landowners and other key stakeholders such as parish councils, infrastructure providers, interest groups and the development industry. As well as this draft Local Plan, proactive stakeholder engagement has included public consultation on the following documents:

- Scope, Issues and Options Consultation (2018);
- New Directions for Growth Consultation (2019);
- Regulation 18 Draft Local Plan Consultation (2021);
- Regulation 19 Pre-Submission Consultation (2022); and
- Regulation 18 Draft Local Plan Consultation (2024).

What has occurred since the previous Regulation 18 consultation in 2024?

3.14 The previous Regulation 18 Local Plan consultation took place between 31 July 2024 and 27 September 2024. Since this draft Local Plan was published, a number of key updates have emerged which needed to be considered before progressing to Regulation 19 pre-submission stage (Spring 2026):

- Following the general election in July 2024, the incoming Labour Government made it clear that reform of planning would be a key area for rapid change. On 30 July 2024, the day prior to the most recent Hinckley & Bosworth Local Plan consultation, the Government published proposed reforms for consultation to the planning system. This

included a draft NPPF and a revised method for calculating housing need. The proposed reforms were subsequently published as a new NPPF, updated sections of the National Planning Policy Guidance (NPPG) and a revised Standard Method for calculating housing need in December 2024. There was also confirmation of the transitional arrangement for local planning authorities who wished to prepare plans under the current plan-making system and the need to prepare and publish an updated LDS by 6 March 2025.

- The change to the Standard Method for calculating housing need initially resulted in an increase for the borough from 432 dwellings per annum (dpa) to 649 dpa. The new Standard Method contains an adjustment based on local housing affordability ratios that are released annually in March, which is applied in order to ensure that the Standard Method for assessing local housing need responds to price signals and is consistent with the Government's policy objective of significantly boosting the supply of homes. In March 2025, this affordability adjustment raised the figure for the borough to 659 dpa. Then, in May 2025, new housing stock data was released which once fed into the Standard Method calculation slightly adjusted the final outcome to **663 dpa**. This Standard Method figure should effectively be fixed now until further affordability adjustments are released in March 2026. However, the final figure did result in the Borough Council needing to identify additional sites to meet the increase in its local housing need.
- The quantum of unmet need from Leicester City was also previously finalised and the [Leicester & Leicestershire Statement of Common Ground relating to Housing and Employment Land Needs](#) (June 2022) was signed. However, the scale and distribution of housing in response to the new Standard Method (December 2024), including unmet need post 2036, is currently being reviewed through a Leicester & Leicestershire Housing and Economic Needs Assessment (Distribution Paper) update, based on new Standard Method figures. This evidence is being prepared jointly by the eight plan making authorities in Leicester and Leicestershire, as well as Leicestershire County Council given their statutory responsibilities.
- As a consequence of the above changes to evidence underpinning housing need in Hinckley and Bosworth, there has also been an impact on the broader evidence base which needs to be gathered and tested to ensure that sites are capable of delivering the future land requirements to meet identified needs. Officers have been working internally and externally with partners to get the evidence base complete.
- Further, there were broader additional and revised policies in the NPPF (2024) that the

Borough Council needed to take account of.

- Finally, it was also necessary for the Borough Council to review and update the plan period to accommodate the above changes and ensure at least a 15-year time horizon for the Local Plan at the point of adoption. The Plan period is now updated to 2024 to 2045.

What area does it cover?

- 3.15 The Local Plan relates to the whole of Hinckley and Bosworth borough, as shown in Figure 1 below. The characteristics of the borough are described in more detail in Section 4 of the Plan - The Spatial Portrait.

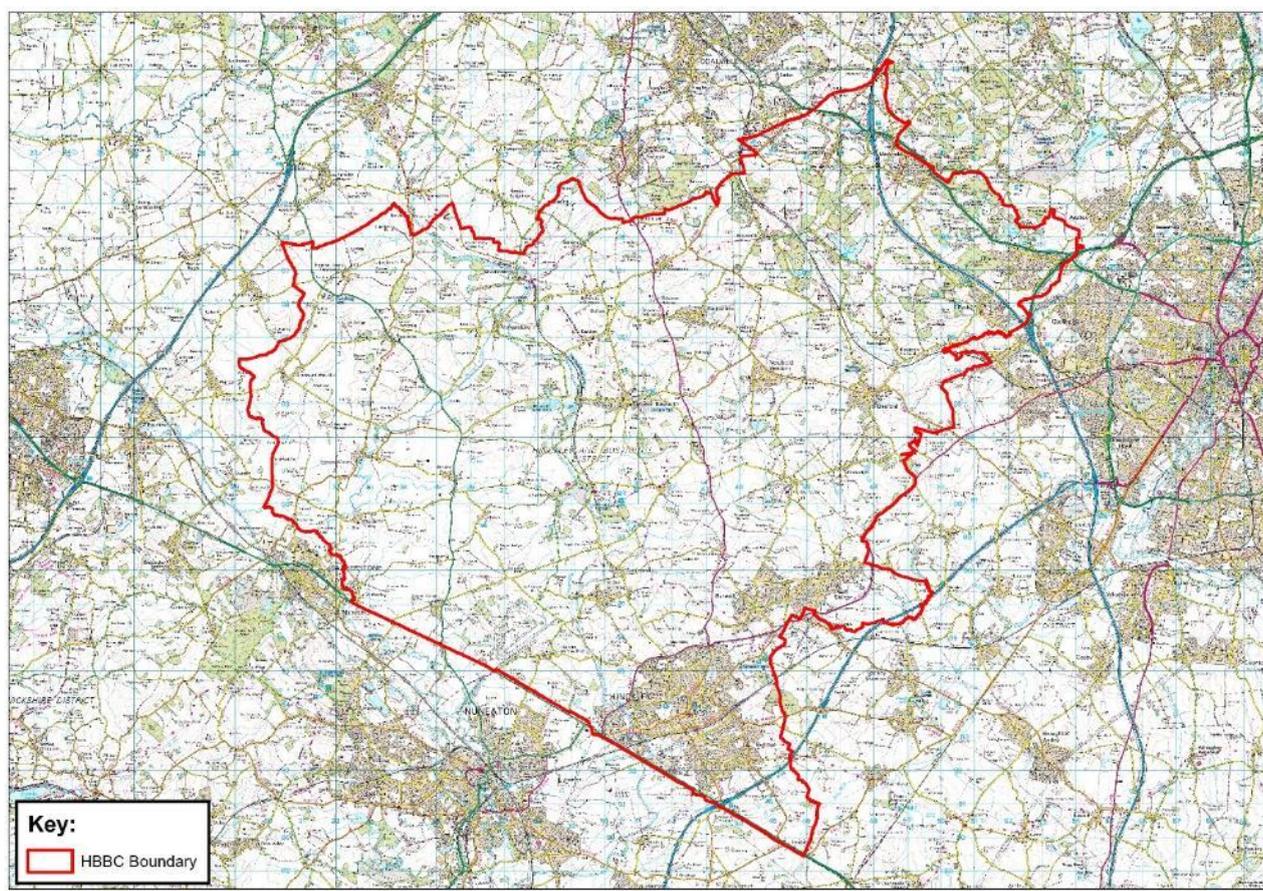


Figure 1: Hinckley and Bosworth Borough Boundary

Neighbourhood Planning

- 3.16 The Local Plan is supplemented by more locally detailed policies and proposals set out in neighbourhood development plans, where these have been prepared for parts of the borough.
- 3.17 A neighbourhood plan is a planning document that sets out planning policies for a

designated neighbourhood area. It is written by the local community, the people who know and are invested in the area, with the aim of ensuring that the community gets the right types of development in the right places. By producing a neighbourhood plan, communities can take a lead on developing planning policies and allocations for their areas, provided that they meet the prescribed 'basic conditions' as set out in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as inserted by the Localism Act 2011). Any plans and policies in the neighbourhood plan need to be in general conformity with the strategic policies contained in the Local Plan. Once made, neighbourhood plans form part of the Borough Council's statutory Development Plan, sitting alongside the Local Plan and other development plan documents in decision-making on planning applications.

3.18 Since the introduction of neighbourhood planning by the Government in the Localism Act (2011), there has been significant interest from communities in Hinckley and Bosworth in preparing, maintaining and updating neighbourhood plans. The Borough Council offers support to neighbourhood planning groups, in particular providing advice and support at the statutory stages of neighbourhood plan development, and providing ongoing professional opinions on policy writing, site allocations and the evidence base.

3.19 As of September 2025, twelve neighbourhood plan areas are designated in the borough – all of which have reached different stages of preparation. The plans that have been 'made' up to September 2025 are Market Bosworth, Sheepy, Burbage, Desford, Markfield, Barlestone and Stoke Golding neighbourhood plans. Full details on our made and actively progressing neighbourhood plans can be found in Appendix 2 and on our website.

3.20 The use of neighbourhood plans will predominantly inform:

- The determination of planning applications in the designated area that the neighbourhood plan applies;
- The requirement and scope of development contributions associated with a planning permission; and
- The assessment of schemes in the context of a need identified and well evidenced in the neighbourhood plan, for example the form of development or infrastructure requirements.

3.21 Overall, the Borough Council will champion neighbourhood planning, empower local

communities to make decisions on sustainable and meaningful development within their designated area, and provide support to ensure neighbourhood plans are deliverable, achievable and sustainable.

Strategic Growth Plan

- 3.22 The creation of sustainable and attractive places to live, work and relax is a shared endeavour by all partners in Leicester and Leicestershire. To achieve this key objective, the local authority partners have a history of working collaboratively to achieve the best outcomes for communities in delivering development and infrastructure, whilst also maintaining the distinctive identity and character of individual places in the City and across the County.
- 3.23 The Strategic Growth Plan, approved in 2018, was prepared by the ten partner organisations – the City Council, the County Council, the seven boroughs and districts, and the Leicester & Leicestershire Enterprise Partnership – to provide a plan which will shape the future of Leicester and Leicestershire in the period to 2050. It is a ‘non-statutory’ plan, but it provides an agreed framework to use when preparing individual local plans and other strategies. The Strategic Growth Plan can be viewed at [llstrategicgrowthplan.org.uk](http://strategicgrowthplan.org.uk).
- 3.24 Local plans prepared by the eight plan making authorities in Leicester and Leicestershire are the statutory tool for delivering the Strategic Growth Plan’s overarching vision, as well as providing the local steer for the delivery of infrastructure and reflecting local distinctiveness and circumstances. Local plans may include policy provision to enable later phases of the Strategic Growth Plan beyond the plan period. As the Hinckley and Bosworth Local Plan is updated and replaced, the relevant policies and proposals will reflect the Strategic Growth Plan, together with the evidence base.
- 3.25 The partner authorities continue to take a collaborative approach to the delivery of the Strategic Growth Plan’s vision and objectives, incorporating cross-boundary growth and infrastructure matters, including through statements of common ground and/or memorandums of understanding, as appropriate.
- 3.26 The Hinckley and Bosworth Local Plan enables the Strategic Growth Plan by/through taking account of it with regard to the Plan’s spatial strategy. In particular, the Strategic Growth Plan designates the A5 as an Improvement Corridor and thus recognises improvement of the A5 corridor is essential to reducing congestion in the borough, to deliver already planned housing growth and to support the delivery of major industrial sites which already have been allocated or have planning permission. Furthermore, Hinckley (alongside the towns of Coalville, Loughborough, Lutterworth and Market Harborough) is identified as an Area of Managed Growth where growth will be achieved through local plans.

3.27 Since adoption of the Strategic Growth Plan, all partners have continued working together in partnership to put together relevant evidence to support its implementation.

Duty to Co-operate and Statements of Common Ground

3.28 The NPPF 2024 (paragraph 24) states that local planning authorities and county councils (in two-tier areas) are under a '*duty to co-operate*' with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.

3.29 This means that local planning authorities should jointly identify the strategic planning matters which should be addressed in their plans. They should also engage with other stakeholders, where relevant. Co-operation should be effective and ongoing to help develop positive relationships and justify strategies to address these issues.

3.30 Hinckley and Bosworth Borough Council have been working continuously and effectively with its strategic partners including the other local planning authorities in Leicester and Leicestershire, and where appropriate Warwickshire, and other stakeholders on a range of cross boundary and strategic planning matters. This has led to the development of the Strategic Growth Plan, the joint preparation of evidence base documents and collaborative work on a range of planning issues. This co-operation will continue to support preparation of local plans and other strategic planning documents where the Borough Council is a stakeholder.

3.31 To help ensure that the identified housing and employment need across Leicester and Leicestershire Housing Market Area (HMA) and Functional Economic Market Area (FEMA) was achieved up to 2036, a specific Statement of Common Ground (SoCG) was prepared jointly between each Local Planning Authority (LPA) within the Leicester and Leicestershire HMA in 2022. This set out how the HMA and FEMA needs would be distributed across the LPAs, including the un-met needs arising from Leicester City. The proposed share of the un-met need apportioned to Hinckley and Bosworth was an additional 187 dpa to be added to the Borough Council's annual Standard Method housing figure, which at the time totalled up to 659 dpa (472 dpa plus 187 dpa). Although the Borough Council accepted that as a member of the Leicester and Leicestershire HMA it has a duty to help address any un-met need, the figure of 187 dpa was disputed due to the final manual adjustment that is made to the formula behind the distribution based on historic stock growth. Although this objection is an '*area of disagreement*' detailed in the SoCG, the Borough Council resolved to become a signatory to the SoCG at Council on 30 January 2024.

3.32 An additional Statement of Common Ground (SoCG) is now being prepared, underpinned by the Leicester & Leicestershire Housing and Economic Needs Assessment (Distribution Paper) update, to give sufficient certainty on the scale and high level distribution of housing in response

to the revised Standard Method (December 2024) and distribution of Leicester City's unmet need post 2036 (the end date for Leicester City's emerging Local Plan). This can be seen as an addition to the previous SoCG (2022), rather than superseding it, and will support the submission of the Hinckley and Bosworth Local Plan.

- 3.33 This Statement of Common Ground will be finalised and published in due course, to evidence and support the ongoing co-operation between the partners and document the cross-boundary matters being addressed at particular points of time to support the submission of the Hinckley and Bosworth Local Plan.

4. Spatial Portrait

- 4.1 This Section of the document provides a data-driven representation for Hinckley and Bosworth borough (hereafter referred to as the borough), providing context for the social, economic and environmental conditions within the area, whilst including the demographics and the geography that constitutes to the borough.

Characteristics of Hinckley and Bosworth

Spatial Characteristics

- 4.2 The borough of Hinckley and Bosworth is located in South-West Leicestershire, within the East Midlands, and acts as a centred hub to various cities, such as Leicester, Birmingham, Coventry and surrounding towns including Nuneaton, Atherstone, Tamworth and Coalville. The borough is situated North of the A5, which acts as a physical border between Warwickshire and the wider West Midlands.
- 4.3 Hinckley and Bosworth Borough Council is one of eight local planning authorities in Leicestershire, responsible for an area of approximately 29,734 hectares out of the County's total of around 215,711 hectares. This makes the borough the third largest by area in Leicestershire behind Harborough District Council and Melton Borough Council.

Travel and Transport

- 4.4 Located in the centre of England, the borough has significant transportation links to other major transport hubs in England. The borough sits in a key position on the Strategic Road Network in the East Midlands, close to the A5, M42/A42, M69 and the M1. Direct rail links are available from Hinckley to nearby areas such as Leicester, Birmingham and Coventry (via Nuneaton), as well as further afield to Cambridge and Stanstead Airport. The borough is also nearby two international airports: Birmingham and East Midlands. Furthermore, bus services run throughout the borough, with most routes operated by Arriva Midlands. Despite the various travel options found within the borough, 87.3¹% of households have one or more cars or vans in the household that are owned or are available for use.

Population and Demographics

- 4.5 The borough's population continues to grow, and as of 2021, had an approximate population of 113,640², with 51% of the population being female and 49% being male. This is an

¹ ONS, 2021. Cars or vans owned or available for use by a household.

² ONS, 2021. Population for Hinckley and Bosworth.

approximate 8%³ increase from the population statistics back in 2011. It is worthy to note the borough also has the third highest population in Leicestershire, behind Leicester City and the borough of Charnwood. In total, Leicestershire and Leicester City have a population of approximately 1,080,938⁴.

- 4.6 The main urban areas are to the south of the borough, where approximately 62% of the population reside, this includes Hinckley, Burbage, Barwell and Earl Shilton. These areas are found to offer leisure, shopping, health and various educational facilities. The remaining 38% of the borough's population reside in wards primarily rural in nature across several key centres, villages and hamlets. The rural areas of the borough are found within western and central areas and contribute to the overall beauty of the Leicestershire countryside. The historic town of Market Bosworth is considered one of the most notable with nearby Bosworth Battlefield being of significant international historical and cultural interest, and as a designated heritage asset of national importance.

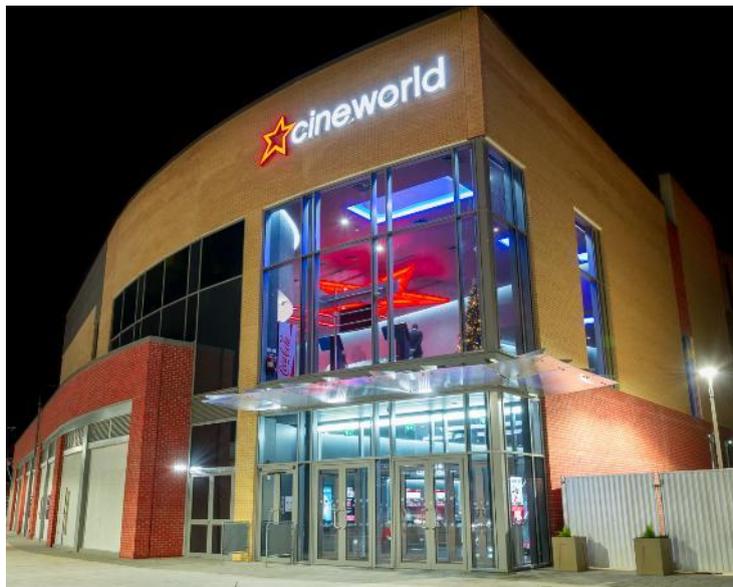


Figure 2: Image of Cineworld at The Crescent, Hinckley Town Centre

- 4.7 The market town of Hinckley is the second largest town in Leicestershire, following Loughborough, making it the main urban centre in the borough. Hinckley town centre has seen significant regeneration in recent years, with the main developments being the Crescent commercial leisure facility and Hinckley Leisure Centre. The town is also home to key administrative services and provides the principal shopping, leisure and community facilities

³ Census 2021. Hinckley and Bosworth census population profiles, 1981 to 2021.

⁴ Census, 2021. All residents in Leicestershire by Local Authority.

to residents.

Age Profile

- 4.8 In reference to data from 2021, the largest age category habituating in the borough are people between the ages of 50 to 64 years of age at 21.2%, however 60.3% of people are between ages 16-64 years of age⁵. The borough's population aged 65 and over has increased from 18.1% in 2011 to approximately 22.4% by 2021⁶, which is higher than the averages in England (18.4%) and the East Midlands (19.5%)⁷.

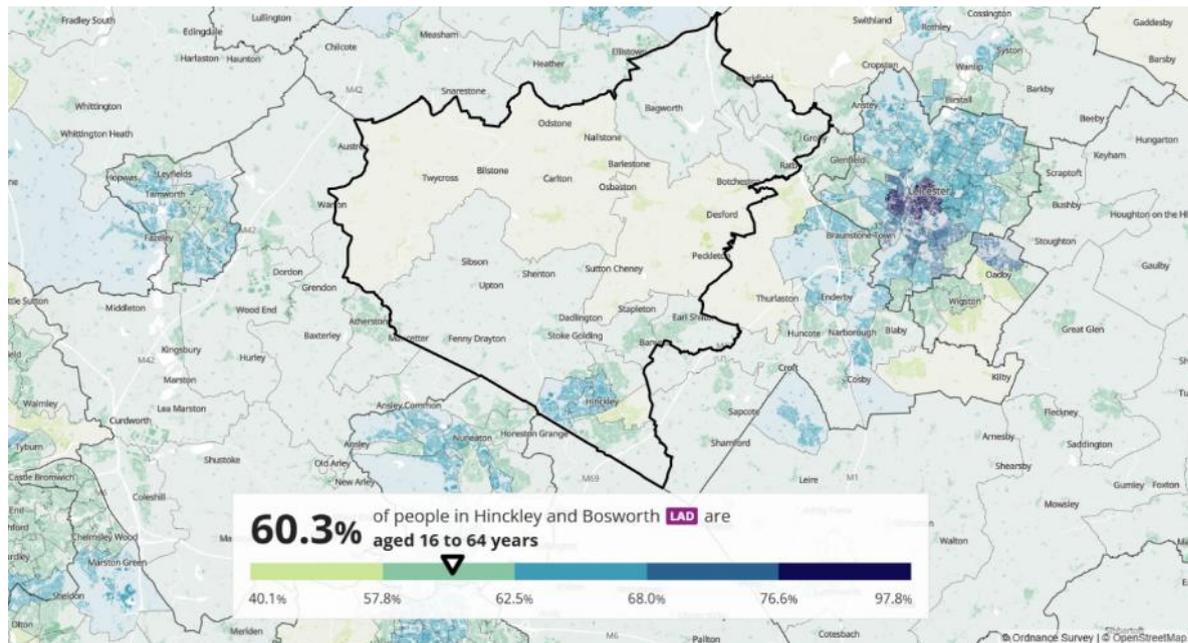


Figure 3: Map showing age distribution within the borough, with the most common age category being 16-64 years (Census, 2021)

- 4.9 While an aging population is experienced borough wide, the general spatial trend suggests the lowest per cent of this age bracket are mostly located in the north-east and southern urban parishes. In 2021, the parishes of Bagworth and Thornton (15.4%), Higham on the Hill (16.4%), Stanton under Bardon (19.1%) and Ratby (20.5%) had the lowest per cent of all usual residents aged 65 and over. The highest per cent of usual residents aged 65 and over were more commonly located in more rural central parishes, with some anomalies in the north-east and south-west parishes. In 2021, the parishes of Osbaston (35.2%), Witherley (34.5%), Market Bosworth (34.2%) and Markfield (30.1%) had the highest proportion of 65 and over. It is noted that nationally we have an aging population, of which an aging population can bring

⁵ Census, 2021. Area Profile for Hinckley and Bosworth Local Authority.

⁶ Census, 2021. All usual residents in Hinckley and Bosworth by age.

⁷ NOMIS, 2021. All usual residents in Hinckley and Bosworth, England and East Midlands by age in 5-year bands.

challenges of accessibility, rural isolation and inadequate provision of services.

4.10 In 2021, those aged 15 years and under represented 17.4% of the borough's population. The wards to the centre and the north-east of the borough have the highest proportion of persons ages 15 and under, with the highest percentages found in the parishes of Bagworth and Thornton (23.7%), Stanton under Bardon (22%), Desford (19.6%), Cadeby (19.1%) and Ratby (18.5%)⁸.

Diversity and Main Languages

4.11 Hinckley and Bosworth borough is not as ethnically diverse as most other boroughs and districts nationally. The proportions of the population who identify as each broad ethnic group within the borough are as follows⁹:

- 94.3% as White;
- 2.8% as Asian or Asian British;
- 1.8% as Mixed or Multiple ethnic groups;
- 0.6% as Black, African, Caribbean or British; and
- 0.6% as other ethnic group.

4.12 The main language spoken within the borough is English at 97.15%. Within the remaining 2.85% of people, 1.66% speak other European languages, with 0.71% of people speaking Polish, 0.48% speak South Asian; including Panjabi and Gujarati, East Asian at 0.24% (including Mandarin and Cantonese) and the remaining 0.47% are composed of Turkish, Portuguese, Spanish and others. All other main languages present have numbers below 0.1% of all usual residents¹⁰.

Health and Wellbeing

4.13 The borough of Hinckley and Bosworth ranked within the top 20 percent of local authority areas in England for health in 2021. The residents of the borough are considered to be in relatively good health, with over 83% of residents describing their health to be good or very good in 2021, similar to the national average¹¹. Despite this, it should be highlighted that health challenges do exist and are present. In 2021, 6.8% of residents in the borough had day-to-day

⁸ NOMIS, 2021. All usual residents in Hinckley and Bosworth by age.

⁹ ONS, 2021. All usual residents in Hinckley and Bosworth by ethnicity.

¹⁰ ONS, 2021. All usual residents in Hinckley and Bosworth by main languages spoken.

¹¹ HBBC, 2024. Health Impact Assessment

activities limited a lot by a long-term health problem or disability and 10.8% of residents were limited a little¹². The most recent data suggests that the life expectancy at birth for males is 80.5 years and for females slightly higher at 83.3 years (2020-2022). These are slightly higher than England's averages of 78.9 years at 82.8 years¹³ respectively over the same period. It's worth noting that as the Census 2021 data was collected during the COVID-19 pandemic, this may have influenced how people perceived their health and therefore their responses to the survey provided.

- 4.14 Following a survey conducted by Active Lives from Sport England, it can be revealed that for adults ages 16+, 62.1% of the borough were active for at least 150 minutes during a week, for the year from November 2023 to 2024, which can be found to be slightly lower than the average across England at 63.7%. 26.4% did less than 30 minutes of physical activity in a week, which is higher than the national average for England with 25.1% of people participating in less than 30 minutes of exercise in the week.
- 4.15 For young people aged 5-16, in reference to the academic year 2023-24, it is revealed that 46.5% did at least 60 minutes of exercise in a day, which is lower than the national average for England at 47.8%. 31.7% of young people in the borough did less than 30 minutes in a day, in comparison to the national average for England which was 29.5%¹⁴. Unlike the previous year, these figures suggest the borough's population to have a slightly less active lifestyle than the national average.
- 4.16 Despite the importance of physical activity, Active Together for Leicestershire, Leicester and Rutland reveal that 24.6% of our adults and 28% of children and young people are inactive, meaning they do little to no physical activity each week¹⁵. With data relative to the borough, health behaviours reveal a mixed picture. It's noted that 68.8% of adults are physically active, which is of significant value in comparison to the national value of 67.4%. In contrast, as England's average for adults consuming the recommended five portions of fruit and vegetables daily is 31.3%, the boroughs statistic comes out at 29.5%¹⁶. It can be noted that challenges towards health and health behaviours are compounded by inequalities across the district with Barwell, Hinckley Central and Hinckley Clarendon Park being highlighted as particular areas of concern.

¹² NOMIS, 2021. All usual residents in Hinckley and Bosworth by long term health problem or disability.

¹³ ONS, 2021. How life has changed in Hinckley and Bosworth: Census 2021

¹⁴ Active Lives Sport England, 2024

¹⁵ Active Together, 2024. NHS England (NHSE) Position Statement on Physical Activity.

¹⁶ Leicestershire County Council Business Intelligence Service, 2025.

4.17 There are no major hospitals or accident and emergency facilities (A&E) facilities in the borough, although residents do have access to community physical and mental health services, including 11 general practice branches and Hinckley and Bosworth Community Hospital. Larger hospitals with A&E facilities available are located within a short distance from the borough such as, Nuneaton, Leicester and Coventry.

Service Provision

4.18 Public services are provided for our residents at borough and county levels, alongside our 24 Parish and Town Councils. The Borough Council have a continued relationship with partners, service providers, stakeholders and organisations (local and national) to bring services for our residents. Fostering these close partnerships is essential to the effective provision of services, including Integrated Care Boards (ICB), the Police and the Education Authority. As a Borough Council, we work closely with the residents of the borough, particularly the voluntary sector, which is becoming increasingly necessary on a national scale.

Economy and Employment

4.19 The borough's history is inextricably linked to the industrial revolution with hosiery, mining and manufacturing being drivers for the borough's long term economic growth. The Business Register and Employment Survey (BRES) 2022 found that the 'Manufacturing' industry still accounts for the joint largest number of people in employment in Hinckley and Bosworth, at an estimated 7,000 employee jobs (16.3% of total employee jobs). This is considerably above the percentage for the East Midlands (11.4%) and more than double percentage for Great Britain (7.6%)¹⁷. There are also an estimated 7,000 employees working within the 'Wholesale and retail' sector of the workforce, making up 16.3% of the workforce. 5,000 employees within the 'Transport and Storage' sector, making up 11.6% of the workforce. 4,000 jobs within the 'Education' sector making up 9.3% of the workforce and finally 3,500 jobs within the 'Health and Social Care' sector with 8.1% of the workforce.

¹⁷ Business, Register and Employment Survey (BRES) 2022

Table 1: The most common sectors of employment in the borough (BRES, 2022).

Sector	Employees	Percentage of the Workforce
Manufacturing	7,000	16.3%
Wholesale and Retail	7,000	16.3%
Transport and Storage	5,000	11.6%
Education	4,000	9.3%
Health and Social Care	3,500	8.1%
Accommodation and Food	3,500	n/a
Professional and Scientific	3,000	n/a
Construction	2,500	n/a

- 4.20 The average weekly earnings for the residents of the borough are £655.20, which is higher in comparison to the East Midlands at £640.20, but lower than Great Britain on a whole at £682.60¹⁸.
- 4.21 Hinckley and Bosworth is also very much at the forefront of future innovation, and home to many industry-leading companies and according to a research team at De Montfort University, four of the top 10 businesses in Leicestershire are based in Hinckley and Bosworth¹⁹. Some of the businesses we are very proud of in the borough are Horiba MIRA founded in 1946, a lead automotive engineering consultant company located north of the A5. Triumph, founded in 1983, a motorcycle company hiring around 2,000 employees²⁰, and finally, a key branch of Caterpillar based in Desford, a world leading manufacturer in the construction and engineering sector.



Figure 4: Image of automotive engineering company HORIBA MIRA, along the A5 (HORIBA MIRA, 2025).

¹⁸ ASHE Data, 2023. Residency Earnings.

¹⁹ The Hinckley Times, 2016. 'Hinckley and Bosworth boasts top firms in Leicestershire list'.

²⁰ Triumph Motorcycles, 2025

- 4.22 The 'Transport and Storage' industry has seen significant growth in employee jobs with an increasing growth since 2015 (with 2018 being the only anomaly) starting at 5%. A key driver of the growth of this industry is the national transport links within the '*golden triangle*' for logistics and distribution. The borough therefore attracts and has become home to several strategic distribution centres, including the high-tech state-of-the-art facility for DPD at Hinckley Park, which is strategically located adjacent to the M69 and A5, as well as being in close proximity to the M1.
- 4.23 Farm based agricultural is excluded from the data collected on employee jobs. However, the high farmland-use and rural nature of the borough continues to define a high proportion of positive identity, community spirit and historical background for the borough's residents.
- 4.24 Over the last decade, the borough's labour market has seen overall growth in the proportion of all people in employment. Recent statistics show a peak of 87.6% in December 2019, before a various peaks and troughs through the impacts and recovery of the COVID Pandemic, up until the latest figure of 82.3% in December 2023. East Midlands and Great Britain statistics show the same fall during the pandemic, although statistics on these wider scales did not increase to the same high levels or see the same extreme peaks experienced in Hinckley and Bosworth in 2021 and 2023²¹.
- 4.25 In June 2025, the Labour Government published the UK's Modern Industrial Strategy, setting out a long-term economic vision to drive strong, secure, and sustainable growth across the country. Central to this strategy is a new 10-year partnership between business and government, aimed at increasing business investment and supporting eight high-growth sectors known as the IS-8: Advanced Manufacturing, Clean Energy, Creative Industries, Defence, Digital and Technologies, Financial Services, Life Sciences, and Professional and Business Services.
- 4.26 The East Midlands is identified as a key region within the strategy, particularly for Advanced Manufacturing, Clean Energy, and Life Sciences. Hinckley and Bosworth contribute to this regional strength, with notable assets such as Horiba MIRA, which is referenced in the strategy for its role in autonomous vehicle innovation. Local data shows a mixed presence of IS-8 sectors, with strong representation in Digital Technologies, Professional Services, and Financial Services, and emerging potential in Creative Industries and Green Energy.
- 4.27 While not all IS-8 sectors are equally represented locally, the borough's strategic position within the logistics 'golden triangle' and its SME-driven economy suggest opportunities for

²¹ ONS, 2024. Employment, Unemployment and Economic Inactivity in Hinckley and Bosworth

spillover benefits from regional cluster support. The Local Plan will consider how national interventions under the Industrial Strategy can support local economic priorities, including the delivery of the MIRA Technology Park Enterprise Zone and future opportunities arising from local government reform and devolution.

Travel To Work

4.28 In regard to Census data from 2021, 29.8% of people aged 16 and over in employment in the borough work mainly at or from home. 1.3% of people aged 16 and over travel to work by bus, minibus or coach. 56.2% of people travel to work by driving a car or a van. 3.5% of people are a passenger in a car or van. 1.5% of people travel by bicycle and 6.1% travel by foot²².

Businesses

4.29 As of 2024, there is a total of 4,440 enterprises and 4,985 local units based within the borough²³. The majority of enterprises are micro enterprises (0-9) at 90%. Only 0.5% of enterprises are large enterprises (250+), whereas small (10 to 49) represent 8.4% and medium (50 to 249) represent 1.5%. A smaller trend is found with local units with 85.5% of local units being defined as micro (0-9).

Economic Activity

4.30 Hinckley and Bosworth's unemployment rate has consistently remained below Great Britain and East Midlands averages for over a decade, with the borough's figure dropping as low as 2.7% between April 2024 and March 2025²⁴. Also, between this time, 19.7% of Hinckley and Bosworth residents were estimated to be economically inactive, as compared to 21.8% in the East Midlands and 21.5% in Great Britain respectively. People who are economically inactive include those who are retired, discouraged from working, long-term sick, temporary sick, looking after the family/home and students.

4.31 Hinckley and Bosworth does not have a prominent student population, as a result of no universities being located within the borough. The closest universities are located in Leicester City (The University of Leicester and De Montfort University), Loughborough University in the borough of Charnwood, as well as the borough being within commutable distances from further universities, such as within Coventry and Birmingham.

²² ONS, 2021. Method of Travel to Workplace

²³ NOMIS, 2024. UK Business Counts

²⁴ NOMIS, 2024. Employment and Unemployment

Earnings

4.32 In 2024, the gross weekly pay for full time workers by place of residence in the borough is £670.40, which fall short in comparison to the regional value for East Midlands at £684.10 and Great Britain at £729.80. However, there remains a high level of commuting out of the borough for employment, particularly into Leicester and Warwickshire, which continues to shape the nature and economy of many of our rural communities. Over the same period, the average gross weekly pay for residents by place of work within the borough is £650.60 as compared to the East Midlands and Great Britain average of £664.90 and £729.60 respectively. These average earnings imply that workers commuting or working remotely for workplaces outside of the borough have a higher income on average.

Deprivation

4.33 Overall, the borough has a relatively low deprivation ranking being placed at 228 out of the 316 local authorities in the English Indices of Deprivation 2019, which indicates that deprivation is not as a significant concern compared to other authorities. In Leicester and Leicestershire, the borough ranks as 6 out of 8, in front of Leicester and North-West Leicestershire only. Despite this, there are concentrations of relative deprivation in the borough, most notably in the urban areas such as Hinckley, but also pockets of the rural area, especially with regard to barriers to housing and services. This indicates that housing affordability and access to services is an issue for rural areas in the borough.

The Built and Natural Environment

4.34 The borough of Hinckley and Bosworth consists of many historical heritage sites of which some are famously known within Britain's history, such as the Bosworth Battlefield. There are also some Sites of Special Scientific Interest, including Burbage Woods and Aston Firs, Kendall's Meadow, Sheepy Fields, Botcheston Bog and the Ashby Canal, which traverses north via Hinckley through multiple rural villages in the borough, including into the Market Bosworth Marina as well as Groby Pool, the largest water body in the borough where 177 species have been recorded²⁵. The borough is also home to two nationally important forests, the National Forest in the north of the borough and Charnwood Forest in the north-east, which provide natural and semi-natural open spaces, green infrastructure and tourism opportunities to many.

²⁵ LROS, 2025. Groby Pool

Tourism Attractions

- 4.35 One notable tourist site within the borough is the Bosworth Battlefield Heritage Site and Country Park. This area reflects upon the nationally significant historic events during 1485 which saw King Richard III defeated marking the end of the War of the Roses. The true location of the Battlefield was finally determined in 2012. This area consists of guided walks around the fields to illustrate and understand the history here. The site also holds events throughout the year such as festivals, shows and exhibitions, suited for people of any age, including children and families²⁶.



Figure 5: Image of Bosworth Battlefield Heritage Centre (Tourist Places, 2018)

²⁶ Bosworth Battlefield Org, 2025.

- 4.36 Twycross Zoo is another significant attraction within the borough. Open 7 days a week, the conservation zoo, located off the A444 is an ideal attraction for any age group as well as larger group trips such as schools.



Figure 6: Image of life at Twycross Zoo

- 4.37 Mallory Park is a motor racing circuit, situated in the village of Kirkby Mallory, just off the A47, which opened in 1956. Today this facility has earned its reputation of ‘the friendly circuit’ used by many across the borough and the UK²⁷. Mallory Park is also the host of the popular annual family cycling event called the Mallory Mile which is part of the local celebrations for National Bike Week.



Figure 7: Bird's-eye-view of Mallory Park, Kirkby Mallory

- 4.38 Other attractions within the borough include the Battlefield Line Railway heritage line, Triumph Factory Visitor Experience, Tropical Birdland in Desford and Burbage Common and Woods.

²⁷ Racing Circuits Info, 2025. Mallory Park.

All these distinctive and valuable assets make the borough unique to residents and visitors, adding to the historical and cultural dynamic the borough offers.

5. Vision and Objectives

5.1 The vision and objectives are at the core of the Local Plan and build on the uniqueness of the borough set out in the Spatial Portrait. The vision and objectives are also shaped by the wider corporate priorities and strategies of the borough and have been developed through the previous consultations undertaken in the preparation of the Plan.

5.2 The Hinckley & Bosworth Corporate Plan 2024-2028 sets out the overarching vision for the Borough Council, reflecting national and local priorities and provides the focus for the Borough Council's service delivery. The Corporate Plan sets out a range of actions and priorities focused on three key themes:

- **People** - Helping people to stay healthy, active and in employment;
- **Places** - Creating clean, sustainable and attractive places to live, visit and work in; and
- **Prosperity** - Encouraging sustainable commercial economic and housing growth, as well as attracting businesses, improving skills and supporting regeneration.

5.3 These three themes broadly correlate to the three overarching objectives of sustainable development set out in the NPPF – social, environmental and economic sustainability. The spatial objectives have been developed with regard to the themes of the Corporate Plan.

5.4 The Rural Strategy for Hinckley & Bosworth 2024-2028²⁶ sets out the high-level priorities for the rural areas of the borough. The Strategy sets out eight priority themes, the majority of which can be influenced by planning. The themes of the Rural Strategy have helped shape the vision and objectives of the Local Plan.

The Plan Vision

5.5 The Local Plan Vision describes how the borough will change and develop over the plan period to 2045. It sets out how the Local Plan will shape the borough, and it is a collective positive vision for the future of the area.

The vision:

By 2045, Hinckley & Bosworth borough will be a flourishing, healthy and vibrant community where people want to live, work and enjoy. As a place of opportunity, it will be a thriving place supporting continual sustainable economic and housing growth. The borough will encourage inward investment and green growth to provide new jobs as well as more places to live and work and maximise our resident's potential through employment and skills support.

The borough will prioritise low-carbon, climate-resilient development and nature recovery. Growth will be shaped by principles of environmental sustainability, with a focus on reducing emissions, enhancing biodiversity and promoting nature-based solutions.

Development will be focused in the urban areas where it will be closest to key services, opportunities, key transport links and facilities, together with development of a new settlement, providing its own services, opportunities and sense of place. Hinckley Town Centre will be a welcoming and successful destination for retail, business, commercial services and leisure, with Burbage, Earl Shilton, Barwell and a new settlement providing services to meet the needs of their population.

Sustainable development will also be supported in rural communities with the release of well-located sites in our Key Rural Centres and Rural Villages, as shaped by the Local Plan and neighbourhood plans made by our communities.

All growth will respect the borough's important townscapes and natural landscapes, and the borough is a place where our historic and cultural assets will be respected for their intrinsic significance and for the positive benefits they can bring. The borough will have a cleaner and greener environment with sustainable development promoted through energy efficiency, waste reduction and biodiversity enhancements.

The Spatial Objectives - People, Places, Prosperity

- 5.6 To ensure this vision is achieved, the following Spatial Objectives, reflecting the themes of the Borough Council's Corporate Plan, and representing the social, environmental and economic issues of the borough have been identified. These objectives will frame the specific policies in the Local Plan and the objectives relevant to each policy are listed alongside each particular policy. The objectives will also set the monitoring framework to assess the effectiveness of the strategy, policies and objectives of the Local Plan.

- 5.7 To achieve sustainable development, the policies of the Local Plan have been prepared to meet our social, environmental and economic objectives. These objectives are interdependent, and the Local Plan should be read as a whole and in this context.

People – Social Objectives

1 Healthy Communities and Places

- i. To support and create strong, healthy and self-reliant urban and rural communities where the identities of existing settlements are respected. Communities have access to green spaces and nature, the social, recreational, sports and cultural facilities and services they need in their places, which in turn help them to thrive, grow sustainably and improve health, social and cultural wellbeing for all.
- ii. To ensure housing development is of an appropriate quality to support the health and wellbeing of residents.

2 Safe and Inclusive Communities

- i. To develop strong and safe communities by designing out crime, creating safe spaces and encouraging community involvement and positive interaction.
- ii. To improve life chances by providing fair access to resources and local employment opportunities.
- iii. To support development that meets the varied housing needs of the borough including affordable and other specialist types of housing.

3 Infrastructure

- i. To ensure that the future infrastructure needs of the borough's new and existing communities are properly assessed, planned for and delivered at the right time in the development process.

4 Tourism

- i. To support sustainable tourism and leisure developments within the borough, which respect the landscape and the local surroundings, support local communities and their economies.

5 Transport

- i. To promote a sustainable transport system which enables reliable access to homes, jobs services and facilities by a choice of sustainable transport modes, including active travel, and mitigates the impacts of new development on the highway network.

Places – Environmental Objectives

6 Natural Environment

- i. To conserve and enhance the natural environment, increase and protect biodiversity and deliver a network of green infrastructure that connect and contribute to the Local Nature Recovery Network.

7 Climate Change

- i. To mitigate climate change and reduce the effects of new development on air quality and carbon emissions by promoting a sustainable pattern of development, the use of sustainable materials, nature-based solutions, low carbon technologies, sustainable transport options, renewable energy and energy efficiency measures and the waste hierarchy (preventing, reducing, reusing and recycling waste).

8 Achieving Good Design

- i. To ensure that new development is designed to a good standard. Good design will help meet the borough's current and future needs and make a positive contribution to maintaining and enhancing local character, distinctiveness and an attractive environment.
- ii. Innovative design and construction methods will be supported.

9 Built Environment and Townscape

- i. To conserve and enhance the borough's archaeological and historical significance and the unique townscape character of the borough's towns and villages.

Prosperity – Economic Objectives

10 Positive Planning

- i. To take a positive and proactive approach to development proposals which accord with the policies of the Development Plan.

11 Land for Development

- i. To plan for suitable, sustainable, available, deliverable and well-located land to meet all identified development needs and maintain a balance between housing and employment.

12 Economic Growth and Resilience

- i. To ensure that suitable buildings, sites and quality infrastructure are provided, in accordance with sustainability considerations, to support strong economic growth, tourism,

agriculture and a varied local economy. These should provide flexibility and be able to adapt to changing economic needs.

13 Town and Village Centres

- i. To plan for the continued regeneration and the identification of opportunity sites in Hinckley Town Centre to accommodate a range of uses to support and expand its role as the borough's main retail, leisure and cultural centre.
- ii. To support, develop and maintain the vitality and viability, and in the case of Market Bosworth, its historic character, of all other identified retail centres within the borough.

6. General Development Principles

Sustainable Development

Policy REV01 Sustainable Development

Proposals that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no relevant policies, or policies are considered out-of-date, planning permission will be granted unless:

- a) Policies within the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusal; or
- b) Any adverse impacts arising from the development would significantly and demonstrably outweigh the benefits, when assessed against the policies within the National Planning Policy Framework as a whole

In applying this Policy, particular regard will be given to:

- Directing development to the most sustainable locations;
- Supporting climate mitigation and adaptation;
- Making effective use of land;
- Securing well-designed, inclusive and resilient places; and
- Enhancing biodiversity and natural capital.

6.1 Draft Policy REV01 is being consulted on again (previously SP01) as it has been updated to reflect the new National Planning Policy Framework (NPPF) and given its links to all strategic objectives of the Local Plan. The revisions also respond to comments made on the previous draft that was subject to consultation during Summer 2024.

6.2 The Policy sets out a clear presumption in favour of sustainable development. This should be seen as a golden thread running through both plan-making and decision-taking. This Local Plan has been prepared with the aim of delivering sustainable development within the borough, in accordance with national policy, ensuring that growth is balanced with environmental protection, social wellbeing and economic resilience.

- 6.3 Policy REV01 reflects Paragraph 11(d) of the NPPF 2024, which requires local planning authorities to approve development proposals that accord with an up-to-date development plan without delay. Where relevant policies are out-of-date or absent, this Policy ensures that planning decisions are made in favour of sustainable development unless specific national policies plainly indicate otherwise or the adverse impacts clearly outweigh the benefits.
- 6.4 When considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development that is contained in the NPPF.
- 6.5 This approach supports the delivery of homes, jobs, infrastructure and services in a way that responds to climate change, enhances biodiversity, promotes good design and directs development to the most sustainable locations. It also provides clarity and certainty for applicants, the borough's communities, and decision-makers, reinforcing the plan-led system and enabling proactive, positive planning.
- 6.6 The Council will monitor the effectiveness of this policy through its Authority Monitoring Report (AMR), including the rate of housing delivery, the location of new development, and the extent to which proposals contribute to the objectives of sustainable development.

Further Information: Policy REV01 Sustainable Development

What evidence has informed the Policy?

The Policy seeks to achieve sustainable development in accordance with the NPPF.

Sustainable development is central to the purpose of planning.

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy REV01 (previously SP01) replaces Policy DM1 in the Local Plan 2006-2026.

Settlement Hierarchy Methodology Review

- 6.7 As part of the preparation of the Local Plan, we are undertaking a review of the settlement hierarchy methodology to check it is still suitable, effective and capable of fulfilling its intended function. This is the framework used to classify towns, villages and other settlements based

on their role, function and ability to accommodate growth. The settlement hierarchy plays a vital role in shaping where development should be focused across the borough over the plan period. It helps to guide where development should be focussed to support sustainable communities to continue to thrive and make efficient use of infrastructure. The NPPF (2024) has nothing to suggest that the spatial roles of settlements in the borough should be modified.

- 6.8 The consultation at this stage is solely focused on the methodology behind the hierarchy - how we assess and categorise settlements, the criteria we use (such as access to services, infrastructure, transport and employment), and whether that approach remains fit for purpose and is aligned with our proposed development strategy. Individual settlement positions or rankings will be confirmed within the next stage of the Plan and will be subject to consultation at that time.
- 6.9 The settlement hierarchy directly influences how and where housing, employment, community services and infrastructure are planned. It was last reviewed to inform the Local Plan in 2021, and its current recommendations have informed the proposed development sites and overall development strategy to date. However, it was considered that a lot has changed since 2021, and an update was required to ensure we are still planning appropriately. Also, by participating in this consultation we can ensure that up to date local knowledge and perspectives contribute to our evidence underpinning the settlement hierarchy that we confirm.
- 6.10 We are therefore now seeking views from residents, community groups, businesses, parish councils, developers and other stakeholders to ensure our approach is robust and reflective of local circumstances. Responses to this consultation will help us to ensure a sound evidence base, so that future growth is directed to the most sustainable and appropriate locations.
- 6.11 Following this consultation, we will review feedback and consider any necessary changes to the settlement hierarchy methodology. We will then apply the methodology to re-assess all settlements across the borough and make any appropriate changes to settlement tiers in the hierarchy if necessary. The resulting revised settlement hierarchy will be published as part of the next draft of the Local Plan, at Regulation 19 pre-submission stage.
- 6.12 One particular matter for consideration is whether a Settlement Hierarchy Policy is required. The Settlement Hierarchy provides a clear sequential approach to the selection of locations for sustainable development through the life of the Local Plan. By clearly defining the role and capacity for growth of each settlement, the hierarchy provides a robust framework for assessing the sustainability of settlements in planning applications. It ensures that decisions are consistent with the Local Plan's spatial strategy, helps to resist speculative development in less sustainable or suitable locations and ensures that decision-making is genuinely plan-

led. A settlement hierarchy policy would also protect rural character, enhance infrastructure planning and prioritise upgrades, and provide clarity and transparency to applicants on where development would be considered appropriate.

- 6.13 However, previously the Hinckley & Bosworth Local Plan has not included a settlement hierarchy policy and instead adopted policies for specific settlements or the tiers of the hierarchy (Core Strategy policies 1-4, 7, 8, and 10-13). It is considered that having no settlement hierarchy, and therefore no judgement on the scale of appropriate development for settlements, would not be reasonable as it could lead to unsustainable levels of development taking place in areas that are not served well by services, facilities or public transport, and could have harmful impacts on the countryside or rural setting of a settlement.
- 6.14 In addition, we are also considering whether a new tier should be introduced in between Urban/Town Centres and Key Rural Centres, to showcase the larger rural but service-rich settlements, and whether the Rural Villages tier should be split to indicate the differences between the larger villages and the smaller villages. Also, it is considered that a new tier of Countryside-based settlements should be introduced as the lowest tier to capture the small settlements that haven't previously been captured or given status in previous Local Plans.
- 6.15 Overall, we are seeking views as to whether the Local Plan should include a specific settlement hierarchy policy, and whether we should introduce new/split tiers, and the reasons as to why these would be appropriate and/or helpful, both to support the allocation of sites in the Local Plan and for decision-making for the duration of the plan period.
- 6.16 See supporting document Settlement Hierarchy Methodology Paper (October 2025) for more information.

Site Selection Paper

- 6.17 Included in this consultation is a paper detailing the stages of the site selection process, our progress so far and what is still to come.
- 6.18 Site selection is a critical component of the Local Plan process, ensuring that land is allocated in a way that meets strategic objectives, supports sustainable development, and aligns with national and local policy frameworks. The aim is to identify sites that can deliver housing, employment, infrastructure, and community needs while balancing environmental, social, and economic considerations.
- 6.19 Effective site selection involves assessing a wide range of factors including availability, suitability, deliverability, and viability. It also requires engagement with stakeholders, including landowners, developers, infrastructure providers, and the public.

- 6.20 The methodology for site selection typically follows a structured and transparent process, outlined in the Site Selection Paper supporting this Regulation 18 draft plan consultation.
- 6.21 The paper outlines the progress so far, including call for sites exercises, the Strategic Housing and Economic Land Availability Assessment (SHELAA) process, the evidence gathering requirements, the site sifting process, infrastructure, viability and deliverability testing, and ultimately how the Sustainability Appraisal plays a key role in the Local Plan being the most sustainable plan it can be.
- 6.22 The Site Selection Paper will be built on as we go through the process, and will be available again at Regulation 19 in 2026 to showcase the full process sites have been through to deliver a sustainable plan.

Settlement Boundary Methodology Review Paper

- 6.23 As part of preparing the Local Plan, we are also consulting on a proposed methodology for reviewing settlement boundaries across the borough. The role of the settlement boundary (also known referred to as a village envelope or limit to development) is to delineate the built extent of a settlement (where development is generally more acceptable) and distinguish it from the surrounding countryside where stricter planning policies usually apply. This spatial definition is fundamental for the application of countryside and settlement separation policies in the Local Plan.
- 6.24 The last full review of settlement boundaries in Hinckley and Bosworth was carried out in 2013 based on a set of principles established through the Settlement Boundary Topic Paper (2013) which informed the Site Allocations and Development Management Policies DPD (2016). Since then, many changes have occurred, including new housing and employment developments, changes in national policy, adoption of neighbourhood plans and updated evidence about housing and other land use needs. It is important that we now revisit how we define settlement boundaries to make sure the approach is fair, consistent and fit for purpose, as well as ensuring boundaries are drawn accurately within the Local Plan maps. A settlement boundary review is thus an essential part of evidence-based plan-making. It helps to provide clarity and consistency in defining the spatial extent of an area's settlements.
- 6.25 The Borough Council wish to seek views on the proposed methodology and principles for defining settlement boundaries. The methodology paper sets out the existing principles, provides a consistency analysis with the NPPF 2024 and proposed changes to the principles, where identified by this analysis. The methodology paper also includes a section on neighbourhood plans as they can often include settlement boundary designations that reflect

locally determined principles. The paper puts forward a proposed approach for taking neighbourhood plans into account to ensure consistency and alignment.

6.26 Having clear and up-to-date settlement boundaries helps to:

- Provide clarity for communities, developers and decision makers;
- Support sustainable growth in the right places;
- Protect the countryside from inappropriate development; and
- Ensure the Local Plan is based on sound evidence and national policy.

Safeguarding Development Potential

6.27 As the Local Plan is in the process of being prepared, there are a number of ongoing discussions which are taking place with partners; in particular around highway infrastructure which the Borough Council wish to acknowledge at this stage. These possible projects have the potential to significantly benefit the current and future development of the borough, in particular around the A5 and the Hinckley main urban area. It is important therefore for the long-term planning of the borough and beyond, that these opportunities are acknowledged and supported as best as they can be at this stage of the Local Plan process. The aim of this Policy is therefore to ensure that permission is not granted for development which could prejudice such schemes from coming forward.

6.28 As such projects progress and become more certain, they will be included as specific infrastructure requirements and will form part of the Infrastructure Delivery Plan (IDP).

Policy NEW01: Safeguarding Development Potential

Policy NEW01: Safeguarding Development Potential

Planning permission will not be granted for development which would prejudice:

- i. the delivery of key infrastructure required to support the current and future development in the borough, including flood alleviation schemes and other strategic infrastructure; or
- ii. the ability of other land to come forward for development where it is necessary to meet identified development needs of the borough or the long-term spatial strategy of the borough; or
- iii. the comprehensive development of proposed development sites, including those identified in this Local Plan or emerging neighbourhood plans.

6.29 Granting planning permission for development has the potential to hinder development sites and/or any adjoining land from delivering other schemes that may be required during the plan period or beyond. This Policy therefore seeks to ensure that development proposals do not compromise the delivery of essential infrastructure. For example, granting permission for a residential scheme could obstruct the delivery of key infrastructure such as flood alleviation schemes, transport networks and utilities. It also safeguards the strategic planning of the borough by protecting the development potential of adjacent or related sites (i.e. it could limit opportunities for well-balanced mixed-use developments) and promote comprehensive, coordinated development. As a result, such development may undermine the comprehensive planning of the wider area and conflict with the efficient use of land and resources.

6.30 During the life of the Local Plan there is the potential that two schemes could come forward which would be of significant infrastructure benefit to the borough and the wider area. These are:

- a) the Nuneaton Parkway Station; and
- b) the potential Hinckley western link road.

6.31 The Nuneaton Parkway Station is identified in the Warwickshire Rail Strategy (2019–2034) and whilst the development predominantly lies in the Rugby Borough Council administrative area, it relies on land in both Nuneaton and Bedworth and Hinckley and Bosworth Borough Council administrative areas to be fully realised.

6.32 The extent of land recommended by Warwickshire County Council to be safeguarded for the

Nuneaton Parkway Station across all relevant local plans, to accommodate location refinement and enable suitable access provision from the A5, is shown in Figure 8 below.



Figure 8: Extent of land required for safeguarding of Nuneaton Parkway (Warwickshire County Council)

6.33 The potential Hinckley western link road lies predominantly within the borough of Hinckley and Bosworth (although there is a small area that falls within adjacent Nuneaton and Bedworth borough along the A5) and is at a very early stage in its initial development. A report on the matter is presented at the Leicestershire County Council Cabinet Meeting on 12 September 2025. The broad area relating to the proposed Hinckley western link road is shown in Figure 9 overleaf.

Illustrative Broad Area of Proposed Hinckley Western Link Road

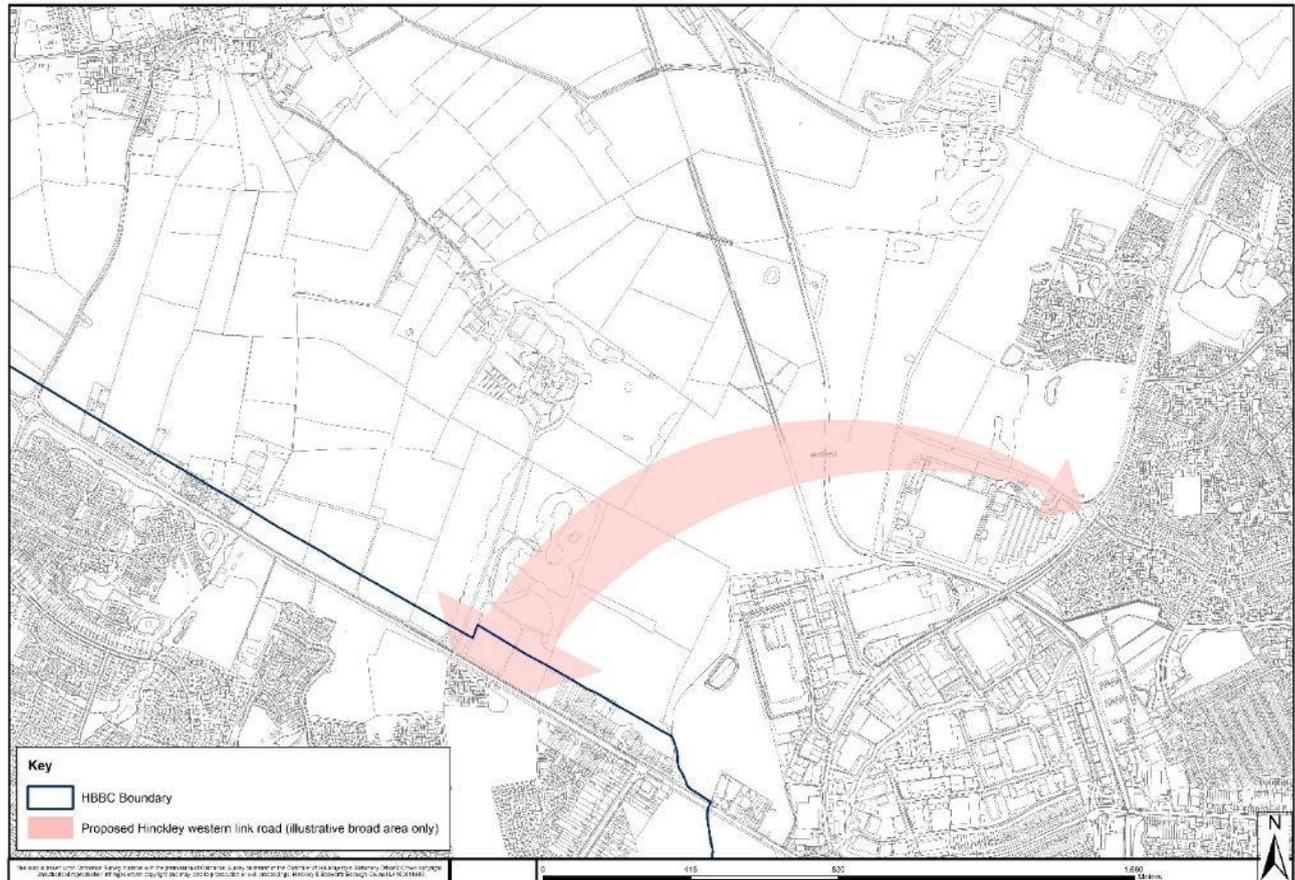


Figure 9: Broad area relating to proposed Hinckley western link road

Further Information: Policy NEW01: Safeguarding Development Potential

What evidence has informed the Policy?

Warwickshire Rail Strategy (2019–2034)

Leicestershire County Council Cabinet Meeting Agenda item 11:A5 Concept Link (12 September 2025)

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Transport 5(i)

Further Information: Policy NEW01: Safeguarding Development Potential

Places – Environmental Objectives

Climate Change 7(i)

Achieving Good design 8(i)

Prosperity – Economic Objectives

Positive Planning 10(i)

Economic Growth and Resilience 12(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

New Policy for the Local Plan 2024-2045.

7. Spatial Strategy

Development Strategy

7.1 Many of the comments that were received during the previous round of consultation on the Regulation 18 draft Plan in 2024 set out that draft Policy SP02: Development Strategy was difficult to navigate and did not provide sufficient clarity for planned development over the plan period. Coupled with the changes to the NPPF from December 2024, the resulting changes to the Standard Method (SM) for assessing Local Housing Need (LHN) and the revision to the Local Plan period (2024–2045), the Borough Council have re-considered the approach to Policy SP02. Instead, we propose a suite of separate policies in relation to the development strategy, as follows:

- i. Policy NEW02: Provision of Overall Development;
- ii. Policy NEW03: Housing Development Sites; and
- iii. Policy NEW04: Employment Development Sites.

7.2 Policy NEW03: Housing Development Sites and Policy NEW04: Employment Development Sites, at present, only include the additional development sites that have been identified to meet the increased housing need and employment need since the 2024 Regulation 18 Local Plan consultation. It is important to note that, in accordance with the approach adopted in this specific consultation, previously identified proposed housing and employment sites are not replicated here and we are not inviting further comment on those. The final list of identified housing and employment allocations will be set out in the Regulation 19 pre-submission version of the Local Plan in Spring 2026 (as set out in paragraph 1.5).

Provision of Overall Development

Policy NEW02: Provision of Overall Development

The following level of housing and employment development is planned over the period 2024-2045:

- a) provision for 15,603 new homes (743 dwellings per annum), including meeting a proportion of Leicester City's unmet housing need.

For employment land, the council will support the delivery of employment land to meet the borough's identified needs over the plan period. A figure in excess of 110 hectares of employment land will be allocated through this Local Plan, subject to refinement based on the latest monitoring data of commitments and completions, update of the Employment Land and Premises Study and

Policy NEW02: Provision of Overall Development

completion of the Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study.

Additional sites identified as having appropriate development potential that could assist in meeting identified needs will be proposed in this Local Plan.

Employment development will be allocated in sustainable locations that:

- Supports the Borough Council's economic growth objectives;
- Are accessible by a range of sustainable transport modes;
- Minimise or appropriately mitigate environmental impacts; and
- Complement existing employment areas and infrastructure.

Proposals for employment development on non-allocated sites will be supported where they can:

- Demonstrate a clear economic benefit;
- Are compatible with or do not adversely impact surrounding uses; and
- Do not undermine the delivery of allocated sites.

Meeting the Housing Requirement

7.3 The first step in the process of assessing housing need is through the Standard Method, as set out in National Planning Practice Guidance (PPG). When the NPPF was updated in 2024, the Standard Method (SM) was also revised. The revised SM calculation incorporates a baseline of local housing stock and is then adjusted to reflect local housing affordability pressures to identify the minimum number of homes expected to be planned for. The current Local Housing Need (LHN) for Hinckley and Bosworth to 663 dwellings per annum (dpa).

7.4 Government guidance sets out that the SM should be considered as the starting point for establishing a housing requirement for the Local Plan. We have considered whether there are any other circumstances which mean the borough should be planning for a number of houses above that established through the SM. We do not anticipate that there are specific economic circumstances present in the borough that would require increasing the supply of new homes at this stage. We have also considered whether the LHN figure should be revised to take account of the need for affordable housing. Providing new affordable housing is important in the borough. However, our evidence indicates there is no specific need to consider a housing

requirement greater than the LHN figure in order to enable the delivery of more affordable housing. This is because affordable housing need is already accounted for in the LHN. LHN measures the total number of new households that will form, including those in need of affordable housing. There is therefore no additional affordable need above and beyond the already identified LHN. In addition, many households with a need for affordable housing will already be living in housing and so providing an affordable housing option will release another home, meaning there is no overall net increase in need.

- 7.5 Hinckley & Bosworth is part of the Leicester and Leicestershire Housing Market Area (HMA). The City of Leicester has declared an un-met housing and employment need which has been quantified in the Housing and Economic Needs Assessment (HENA June 2022). The Borough Council has actively engaged with partners in the Housing Market Area to accommodate this need in the most sustainable way. A Statement of Common Ground (SoCG) has been prepared between the relevant partners which sets out the process by which unmet need will be distributed across the HMA to 2036.
- 7.6 Hinckley & Bosworth signed the SoCG on the 30 January 2024 and as a result, the Regulation 18 Local Plan consultation 2024 set out a requirement for 660 dwellings per annum over the previous plan period (2020–2041). This resulted in an overall requirement of 13,826 dwellings for the borough.
- 7.7 Whilst the 2024 NPPF and NPPG publication (663 dpa) only results in a very minor increase in the overall housing need compared to the 2024 Regulation 18 consultation requirement (660 dpa), work is currently underway to update the housing aspect of the Leicester and Leicestershire Housing and Economic Needs Assessment (HENA) as a number of the neighbouring authority partners are having to make provision for housing requirements in their local plans beyond the 2036 period. Leicester City's SM figure was also updated as part of the 2024 NPPF and NPPG publication (as well as the Borough Council).
- 7.8 Table 2 below sets out the updated housing requirement for the plan period based on the emerging draft HENA. It also includes the provision of a 5% buffer as required under paragraph 78a) of the NPPF (2024), along with the resultant requirement for allocations over the plan period minus the current supply. In addition, Table 2 also identifies the number of dwellings that could deliver in the previous plan period from those allocations which were included in the 2024 Regulation 18 Plan consultation, along with the resultant shortfall due to the increase in the overall housing requirement and revised plan period.

Table 2: Hinckley & Bosworth housing requirement and supply (2024-2045)

Hinckley & Bosworth Local Plan Housing Requirement and Supply (2024–2045)		
A	Housing requirement per annum (including <u>estimated proportion of unmet need from emerging HENA</u>)	708
B	5% buffer (per annum) as required by paragraph 78a of the NPPF (2024)	35
C	Housing requirement per annum+ buffer (A+B)	743
D	Plan period requirement (C x 21 years)	15,603
E	Existing Supply: <i>Completions (as of 1st April 2024) (to be confirmed)²⁸</i> <i>Commitments (small and large sites with planning permission as of 1st April 2024) (2,560)</i>	2,560
F	Small site windfall allowance (87 dpa x 16, applied from 2029–2045)	1,392
G	Sites allocated in made neighbourhood plans (without permission)	57
H	Total supply (E+F+G)	4,009
I	Required allocations (D-H)	11,594
J	Sites already identified in draft Policy SP02 (2024) (under the previous plan period to 2041), comprising: <i>Strategic Sites (sites of 500+ homes) including new settlements (6,631)</i> <i>Non-strategic major sites (between 101–499 homes) (1,253)</i>	7,884
K	Shortfall to find under new housing requirement and the new plan period to 2045 (I–J)	3,710

7.9 The existing housing supply is made up of completions and commitments (i.e. small and large sites with planning permission, including sites subject to S106). Table 2 does not however include a figure for completions as the 2024 – 2025 housing land monitoring report is still in the

²⁸ The 2024 – 2025 residential land availability monitoring report is in the process of being completed therefore it has not been possible to include this information in table 2 at this stage. The figures for the commitments are taken from the 5 year housing land availability report which form part of the current suite of consultation documents.

process of being finalised. This table will be updated with the most up to date information for the next stage of local plan consultation.

- 7.10 In addition to the existing supply the housing requirement also includes an allowance for small site (up to 10 dwellings) windfall contributions (as per the 2024 Regulation 18 consultation) and sites allocated in made neighbourhood plans.
- 7.11 Our own evidence shows that small sites make an important contribution to housing supply in the borough. This may include small scale conversions of existing buildings not currently in residential use such as agricultural buildings or former factory buildings, infill development and other development which makes sustainable use of vacant or underused land and buildings in the borough. Approximately 87 dwellings per annum are supplied on such small sites in the borough. As the Regulation 18 Local Plan does not look to allocate new housing on small sites it is right to include an allowance for this based on our robust and strong evidence on the supply of small sites²⁹.
- 7.12 Once the existing supply is taken from the LHN, the resulting requirement for allocations to 2045 is 11,594 dwellings. Previous draft Policy SP02 already sets out proposals to meet 7,884 dwellings up to 2041 (previous plan period) through proposed allocations, as previously identified during the 2024 Regulation 18 consultation. There is therefore a need to find further sites to meet the identified shortfall of at least 3,710 dwellings up to 2045.
- 7.13 The Borough Council have identified further, potential housing site allocations in Policy NEW03 and as shown in Appendix 3. Combined, these sites have the potential to deliver an estimated 4,191 dwellings over the new plan period up to 2045. Whilst this is a potential oversupply, the Council feel that this is required at this time in order to address the following:
- a) There is a risk that some of the strategic site allocations already identified in the 2024 Regulation 18 consultation may not deliver in the manner initially anticipated or may fall away based on the completed evidence base or other reasons;
 - b) Not all sites will deliver the total number of units over the plan period. Some of the strategic sites may only deliver a proportion of the identified total number of units up to 2045 which means that there is a requirement to ensure that there is a continuous supply of deliverable sites over the duration of the plan (there is a separate supporting paper which identifies a housing trajectory for the additional sites identified in Appendix 3, as well as those already

²⁹ Windfall Study – 1 April 2021 - https://www.hinckley-bosworth.gov.uk/downloads/file/7460/windfall_study_april_20216

identified in the 2024 Regulation 18 consultation); and

- c) There is a need to ensure a range and choice of sites (including small and medium sized sites, as well as those for self-build), in the most sustainable and deliverable locations over the plan period, including identifying land to accommodate at least 10% of housing allocations on sites no larger than 1ha³⁰ and that there is a supply of readily available sites in years 0-5 of the Local Plan.

Meeting the Employment Requirement

7.14 Evidence from the Employment Land and Premises Study (ELPS, 2024) indicates that the borough has a sufficient supply of general employment land (category B2 use class, general industrial and non-strategic B8 use class, warehousing and distribution) to meet the needs up to 2041.

7.15 However, given that the base date of the plan has changed from the 2024 Regulation 18 consultation, and now extends to 2045, it has been necessary to review the findings of the ELPS (2024). Consultants are in the process of reviewing the econometric forecasting models to cover the revised plan period to provide an updated evidenced employment land requirement position for the Local Plan.

7.16 As well as this shift in the Plan base date, the refused development consent for the Hinckley National Rail Freight Interchange (HNRFI) application has provided clarity around some of the modelling scenarios previously undertaken and work is nearing completion on the Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study.

7.17 As part of the Regulation 18 Plan consultation in 2024, a further Call for Sites exercise was undertaken specific to employment land. This was because emerging evidence was suggesting that the council would need to identify further land for general and B8 employment land (for proposals over 9,000 sq. m) to meet expected needs that were indicated from emerging draft evidence and due to the Plan period changing to a 2045 end date. This process saw the submission of several sites that had the potential to be allocated to meet a range of employment needs. Although the quantum of land needed and to serve what type of employment had not yet been quantified, the decision has been taken to publish these sites to seek views on their potential to be future employment land allocations in the Regulation 19 version of the Plan.

7.18 This employment land requirement is based on the figure previously consulted on in the

³⁰ Paragraph 73a) NPPF, 2024 [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/policies/national-planning-policy-framework)

summer 2024 Regulation 18 Plan and was based on the evidence available at that time. However, monitoring data for completions in the latest year is not yet available. Once published, this data will be used to update the employment land supply position and inform the final allocations and their delivery timescales. This approach ensures that the Local Plan remains responsive to up-to-date evidence while providing a clear framework for supporting economic development across the borough.

- 7.19 The Borough Council are aware that there may be a significant requirement in the borough for strategic B8 land over the plan period as a result of the emerging evidence. Further additional sites are therefore identified in Appendix 3 which could help meet this need, as well as any potential additional requirements that may result from the update to the ELR.

Further Information: Policy NEW02: Provision of Overall Development

What evidence has informed the Policy?

Emerging Leicester and Leicestershire Housing and Economic Needs Assessment (HENA), 2025

Hinckley & Bosworth Brough Council Employment Land Review (ELR), 2024

Emerging Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study

Residential Land Availability Monitoring report 2024-2025

Employment Land Availability Monitoring report 2024-2025

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This Policy is new for the Local Plan (2024-2045)

Housing Development Sites

- 7.20 The supporting text to Policy NEW02: Provision of Overall Development above identifies a revised requirement for the provision of 15,603 homes within the borough from 2024–2045. This is as a result of the emerging draft HENA evidence (which uses the most up to date Standard Method housing figures and a proportion of the un-met housing need from Leicester City) plus a 5% buffer. As previously stated, this is an estimate informed by the draft emerging HENA until the final figure is agreed amongst the Leicester and Leicestershire partners through the duty-to-cooperate and a new Statement of Common Ground.
- 7.21 A significant proportion of the resulting housing allocations have already been identified and consulted upon as part of the 2024 Regulation 18 consultation (see Policy SP02). The allocations in that Policy amount to 7,884 dwellings.
- 7.22 The most recent requirement for allocations under the emerging HENA evidence is set out in Table 2 and amounts to 11,594. For the reasons set out, a list of further proposed site allocations are identified in Policy NEW03: Housing Development Sites below. The site address and corresponding Strategic Housing and Economic Land Availability Assessment (SHELAA) reference is also identified for each site, and this corresponds to the site maps that are provided in Appendix 3.
- 7.23 For the purpose of continuity, the same classification of sites as previously identified in draft Policy SP02 (2024) is also used in this consultation document, which for ease of reference comprise:
- a) Strategic Sites: sites of 500 new homes or more, including mixed-use new settlements;
 - b) Non-strategic major development sites: sites of between 101–499 homes; and
 - c) Small non-strategic development sites: sites of between 11-100 homes.
- 7.24 In due course, the final list of identified site allocations will be refined, alongside those already identified in Policy SP02 (2024 Regulation 18 consultation) and will be published as part of the Regulation 19 Plan. As part of this consultation, the Borough Council are also inviting comments on the summary of the site selection process which will be finalised and published alongside the Regulation 19 Local Plan.
- 7.25 It's worth noting that at the time of drafting Policy NEW03 Housing Development Sites below, some of the proposed and potential site allocations identified are pending the outcome of planning applications. These sites are marked with an * within the Policy.

Policy NEW03: Housing Development Sites

a) Strategic Sites and New Settlements:

- i. Land South of the A47, Earl Shilton (LPR216): 513 homes
- ii. Land South of Desford, Desford (LPR151A): 500 homes
- iii. New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 - in part, HBBC only): minimum of 7500 homes (2,250 within the Plan period)

b) Non-strategic major development sites

- i. Land South of Sacheverell Way, Groby (LPR146 A & B): 170 homes

c) Small non-strategic development sites:

- i. Land South of New Barn Farm, Kirkby Road, Barwell (LPR185): 60 homes*
- ii. Land West of Station Road, Bagworth (LPR221): 46 homes
- iii. Land off Barns Way and North of Leicester Lane, Desford (LPR86): 94 homes
- iv. Land South of London Road and West of Ratby Lane (Parcel B), Markfield (LPR94 B): up to 95 homes
- v. Land South of Arnolds Crescent, Newbold Verdon (LPR190): 135 homes*
- vi. Land North West of Old Farm Lane and South of Bosworth Lane, Newbold Verdon (LPR207): 200 homes*
- vii. Land Between the A5 and Northwood Farm, Wood Lane, Higham on the Hill (LPR181): 70 homes
- viii. Land off Oakfield Way and Meadow Close, Sheepy Magna (AS519): 58 homes

7.26 Three potential strategic sites, including a new settlement are identified in part a) of this Policy. These sites amount to 8,513 new homes (note not all of these new homes would be delivered within the plan period) and would play a significant part in supporting the overall vision, aims and objectives of the Local Plan strategy. It is envisaged that these sites are of a scale that would require their own strategic development policy in the Regulation 19 Local Plan, setting out in detail the design code, key master planning principles and considerations, along with

infrastructure requirements necessary to deliver the sites over the lifetime of the Local Plan and beyond.

- 7.27 The new settlement option - Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 – in part, HBBC only) - is a residential led mixed-use new settlement comprising three connected villages. The site is proposed for a minimum of 7,500 homes (2,250 to be delivered in the plan period) and 20ha of employment land (7ha to be delivered in the plan period), as well as facilities for primary and secondary education, sports, leisure and community facilities, district and local centres and open space.
- 7.28 Site LPR216 adjoins an already proposed strategic site allocation under Policy SP02 (2024) in Earl Shilton (LPR200). This additional site would provide an opportunity to increase the capacity to deliver a slightly larger comprehensively planned and strategic site proposal (2513 total dwellings).
- 7.29 The strategic site in Desford (LPR151 A) presents an opportunity to provide a site which has the potential to address a number of the issues identified with infrastructure capacity constraints in the settlement. This includes the provision of a new GP surgery, sports pitch provision and highway improvements.
- 7.30 In relation to the non-strategic major development sites, part b) of the Policy, only one additional site has been identified, which has the potential to deliver up to 170 dwellings in Groby (LPR146 A & B). LPR146 A would include all of the built form, whereas LPR146 B would include no built form and is included as an opportunity to provide an area of naturalistic parkland to the west of the site and could also accommodate SUDS, biodiversity enhancements and provide recreation benefits.
- 7.31 Part c) of the Policy sets out eight small, non-strategic development sites with the potential to deliver 759 dwellings over the plan period. Some of these sites are currently pending planning applications or appeals (those marked with an *) and as such, have the potential to be determined as work progresses on the Local Plan. Any sites identified which are granted permission in the interim will be captured in the relevant residential land availability monitoring report and identified as part of the supply accordingly (and removed from the list of potential allocations).
- 7.32 It is quite common at this stage of the plan preparation process, especially in authorities where there is no up-to-date Local Plan, for potential site allocations to be twin tracked with a planning application. There are many reasons why this is done but ultimately it helps to provide certainty to communities about where potential development sites are proposed. Additionally, such sites also help contribute to the maintenance of a five-year housing land supply, which is crucial when

a Plan has a strategy which relies on large, strategic scale sites to deliver on the identified housing numbers.

- 7.33 The Borough Council will continue to work with neighbourhood planning groups to bring sites forward in their neighbourhood development plans, including those which are in made neighbourhood plans, but which remain undeveloped.

Further Information: Policy NEW03: Housing Allocations

What evidence has informed the Policy?

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This Policy is new for the Local Plan (2024-2045)

Employment Development Sites

- 7.34 The sites identified in Policy NEW04, which include new employment allocations and a future Direction for Growth below, amount to circa 170 ha. These sites are included as additional potential proposals to help meet the emerging identified need for general employment and strategic B8 land uses over the plan period. These sites would, if required, be included (along with those already consulted upon as part of the 2024 Regulation 18 consultation) in the next Regulation 19 version of the Local Plan.

Policy NEW04: Employment Development Sites

The following sites have been identified with the potential to assist in meeting the borough's identified employment development needs once this need is quantified through emerging evidence and monitoring at the next Regulation 19 Local Plan stage:

- i. Land at Start Farm, Burbage (LPR241): 7.1 ha
- ii. Land East of Hinckley Park, Burbage (LPR259): 35.82 ha
- iii. Land South of Soar Brook, Burbage (LPR16 A): 117.38 ha
- iv. New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 - In Part, HBBC Only): 7 ha (in Plan period, 20ha in total)

A further 'Direction for Growth' for future employment development has been identified at:

- Land North of Glenfield, Groby (Parcel A) (LPR134 A): 10.64 ha

- 7.35 Details about the above sites are as follows:

- i. Land at Start Farm, Burbage (LPR241): This is a 7.1 ha site that has the potential to provide a range of employment uses on site, delivering in the range of 23,543m² of new employment floorspace to meet local needs (non-strategic employment) during the Plan period. The site is bounded by Junction 1 of the M69 southbound slip road to the north and west, Watling Street (A5) to the south and is adjacent to the neighbouring Leonardo Hotel and IM Properties Hinckley Park development to the east. The site has an existing farm access off Watling Street at the southwest of the site although this would likely not be adequate for the proposed use. The site has the potential to be accessed direct from the A5 if an arrangement can be entered into with the Leonardo Hotel owners to share and enhance their access.

- ii. Land East of Hinckley Park, Burbage (LPR259): This site of 35.82 ha lies directly adjacent to the existing Hinckley Park Strategic Employment Site off the A5. This site would act as an extension to Hinckley Park for further strategic distribution and warehousing development and would utilise the existing Hinckley Park roundabout for access. Given the existing access, the potential is for this site to delivery early on in the plan period, with Land South of Soar Brook (LPR16 A) below as a second phase given the infrastructure upgrades likely required.
- iii. Land South of Soar Brook, Burbage (LPR16 A): This site of 117.38 ha is proposed as a further expansion of the strategic employment uses in this area. The potential is for the site to deliver as a second phase of the above site (LPR259). Development of this site would encompass a significant retention of green spaces (including buffers lining the northern and eastern boundaries) and development of amenity areas with public access. The development of this site would likely require the upgrading and enhancement of the Lutterworth Road/A5 Junction to accommodate growth and a new site access in this area.
- iv. New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231 – In Part, HBBC Only): Norton Heath is a new settlement proposal in the north-west of the borough adjacent to Norton Juxta Twycross and close to Twycross Zoo. The proposal would see the development of three connected villages. The site lies predominantly within Hinckley and Bosworth borough but also extends across the borough boundary into North West Leicestershire. Employment land is planned to be developed across the Norton Heath new settlement, of which 7 ha are proposed within the Hinckley and Bosworth administrative area (an additional 12 ha would be within North West Leicestershire administrative area).
- v. Future Direction for Employment Growth: Land North of Glenfield, Groby (Parcel A): (LPR134 A): This site within Hinckley and Bosworth (10.64 ha) forms part of a broader parcel of land promoted partly within Blaby District Council administrative area (circa 16.61 ha). The site lies to the north of Mill Lane Road, off Kirby Road Glenfield, in Blaby district to the rear of the existing industrial units on Mill Lane, Glenfield. The parcel within Hinckley and Bosworth is to the north of the overall site and south of the Leicester Western Bypass. Access to the site within the Hinckley & Bosworth administrative area (LPR134 A) could only be achieved if the parcel within in Blaby District is to be allocated in their Local Plan Review. Therefore, at this stage the site is being considered as a potential Future Direction for Growth that could be available, suitable and achievable for future employment development if the broader parcel of land on the other side of the borough boundary is to be allocated by Blaby District Council.

- 7.36 There are also a number of existing employment areas in the borough which already meet the needs for a range of employment opportunities. These sites need to be protected for such purposes going forward and further detail will be set out in due course in the Regulation 19 version of the Local Plan.

Further Information: NEW04: Employment Development Sites

What evidence has informed the Policy?

Hinckley & Bosworth Brough Council Employment Land Review (ELR), 2024

Emerging Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment Study

Employment Land Availability Monitoring Report 2024-2025

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Transport 5(i)

Places – Environmental Objectives

Climate Change 7(i)

Achieving Good Design 8(i) & (ii)

Prosperity – Economic Objectives

Positive Planning 10(i)

Land for Development 11(i)

Economic Growth and Resilience 12(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy DM20 Provision of Employment Sites - Site Allocation and Development Management DPD

8. Healthy Place Making

Hot Food Takeaways and Fast-Food Outlets

8.1 This Policy has arisen both as a result of the publication of the NPPF (2024) and the Hinckley & Bosworth Health Impact Assessment (HIA) (2024) which recommended changes to Policy SP11 to include restrictions around hot food takeaways. Policy SP11 does not form part of this current consultation, however the Borough Council wishes to include this new hot food takeaway policy to provide further clarity around the locally specific circumstances which support the restrictions to hot food takeaways and fast-food outlets that were introduced in Paragraph 97 of the NPPF (2024)³¹:

“Local planning authorities should refuse applications for hot food takeaways and fast-food outlets:

- a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or*
- b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour.”*

8.2 A hot food takeaway is defined as a business that is primarily focused on food being made to be consumed mostly off the premises. As of 2020, hot food takeaways fall under a ‘sui generis’ category meaning they don’t explicitly fit into an existing use class and do not benefit from any permitted development rights. Common examples include, but are not limited to, kebab shops, Chinese takeaways, pizza shops, and fish and chip shops.

8.3 The December 2024 update to the NPPF includes the term ‘fast food outlets’, but without a clear definition there is no clarity on how this can work under current planning policy and law. Hence, Policy REV02: Hot Food Takeaways and Fast-Food Outlets use the hot food takeaway definition subject to an update to national definition of ‘fast-food outlets’. Therefore, for the purposes of the application of this Policy, the Borough Council include both hot food takeaways and fast-food outlets as part of this definition.

Policy REV02: Hot Food Takeaways and Fast-Food Outlets

To promote healthier communities, planning permission will not be granted for hot food takeaways

³¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/national-planning-policy-framework)

Policy REV02: Hot Food Takeaways and Fast-Food Outlets

and fast-food outlets which are located in any of the following locations:

- a) within a 400-metre radius of where young people congregate, including: primary schools, secondary schools and colleges; or
- b) in and within a 400-metre radius of Barwell, Earl Shilton and Hinckley Castle wards which demonstrably have both higher obesity prevalence for certain age categories and higher concentrations of hot food takeaways than the Leicestershire average.

In locations outside of the 400-metre radius, proposals for hot food takeaways and fast-food outlets will need to demonstrate that they will not exacerbate overweight or obesity concerns in that area.

- 8.4 Around two-thirds (64.5%) of adults in England are above a healthy weight and 26.5% are living with obesity. Childhood obesity is a key public health priority in addition to adult obesity. In England, 1 in 3 children leaving primary school are overweight or living with obesity and for children in Year 6, nearly a quarter of them are classified as obese in 2023/24^{32,33}. Being overweight or obese significantly impacts health, increasing the risk of serious conditions such as heart disease, Type 2 diabetes and some cancers. They also contribute to premature mortality, exacerbate health inequalities and place considerable pressure on health and care services, with UK societal costs estimated at £74 billion annually³⁴.
- 8.5 On a more local level this picture is similar, with data from 2023–2024 showing that adult obesity prevalence in Hinckley and Bosworth is 27.9%³⁵. This is the second highest local authority in Leicestershire and above the national average of 26.5%.
- 8.6 Similarly for children of Reception age and in Year 6, according to three years combined data from 2021/2022–2023/2024³⁶, Leicestershire has an obesity average of 8.1% for Reception age children and 18.8% for Year 6 age children. This is particularly prevalent in three wards within the borough:
- a) Hinckley Castle ward has 9.5% for Reception age children and 22% for Year 6 age children;

³² [Fingertips | Department of Health and Social Care](#)

³³ [Obesity profile: short statistical commentary, May 2025](#)

³⁴ [Obesity Healthcare Goals: Department of Health and Social Care](#)

³⁵ [Adult obesity prevalence - ONS](#)

³⁶ [Fingertips | Department of Health and Social Care](#)

- b) Barwell ward has 9.8% for Reception age children and 26.3% for Year 6 age children; and
- c) Earl Shilton ward has 6.3% for Reception age children and 23.9% for Year 6 age children.

- 8.7 Furthermore, recent studies looking at fast food outlet exposure (i.e. the number of hot food takeaways or fast-food outlets within an area) and income on diet and obesity concluded that evidence of the burden of low income, coupled with an unhealthy neighbourhood food environment, contribute jointly to social inequalities in health. Evidence also suggests that neighbourhoods with a higher proportion of hot food takeaways may encourage unhealthy behaviours due to increased exposure³⁷.
- 8.8 The three identified wards of Hinckley Castle, Barwell and Earl Shilton all contain areas which fall within the 30% most deprived in the country³⁸. They also have the highest concentration of hot food takeaways in the borough and have comparatively higher rates of obesity in at least one age category.
- 8.9 Given the evidence, it is clear that there are particular spatial areas within the borough where there are higher levels of childhood and/or adult obesity compared to both the national and Leicestershire average, and that there are areas with a higher density of existing hot food takeaways or fast-food outlets. The Borough Council would therefore not wish to allow these averages to worsen as it would be contrary to both the objectives of the Local Plan and the Corporate Plan. Combined, this evidence provides robust justification to develop a specific Local Plan policy to support the refusal of hot food takeaways and fast-food outlets as identified in Paragraph 97 of the NPPF (2024).
- 8.10 The specifically identified areas are portrayed in the overview map in Appendix 6, including the 400m buffer around the ward boundaries. These wards will be under review and subject to change as part of the monitoring process dependent upon changes in concentrations of hot food takeaways, as well as the overweight and obesity levels in wards when compared to the Leicestershire averages.
- 8.11 This Policy seeks to address one of the key recommendations of the Hinckley and Bosworth Health Impact Assessment (HIA, 2024) and the health inequalities identified in the Leicestershire Joint Strategic Needs Assessment (JSNA, 2022–2025). The Policy is based on

³⁷ [Examining the interaction of fast-food outlet exposure and income on diet and obesity: evidence from 51,361 UK Biobank participants | International Journal of Behavioural Nutrition and Physical Activity | Full Text](#)

³⁸ [Indices of Deprivation: 2019 and 2015](#)

recognised best practice and guidance that a walking distance of 400 metres (m)³⁹⁴⁰, which is approximately a 5-to-10-minute walk, will be measured from 400m of the centre of the built form of the site or 400m from the closest point of the identified ward boundaries.

8.12 This Policy supersedes the previous Regulation 19 version (2022) of the Policy that was consulted on under the draft policy reference TDC03.

Further Information: Policy REV2: Hot Food Takeaway and Fast-Food Outlets

What evidence has informed the Policy?

Hinckley & Bosworth Corporate Plan (2024-2028)

Leicestershire Joint Health and Wellbeing Strategy (2022-2023)

Joint Strategic Needs Assessment (JNSA, 2022-2025)

Hinckley and Bosworth Community Health and Wellbeing Plan (2023-2036)

Health Impact Assessment in spatial planning: a guide for local authority public health and planning teams (October 2020)

Health Impact Assessment: Hinckley and Bosworth Borough Council Local Plan (2024)

Leicestershire Healthy Weight Strategy (2021-2026)

TCPA–APSE report: Restricting the appeal and availability of junk food in England (2025)

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Healthy Communities and Places 1(i)

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Places – Environmental Objectives

Achieving Good Design 8(i)

³⁹ [Public Health England: Using the planning system to promote healthy weight environments](#)

⁴⁰ [Public Health England: Obesity and the environment: regulating the growth of fast-food outlets](#)

Further Information: Policy REV2: Hot Food Takeaway and Fast-Food Outlets

Prosperity – Economic Objectives

Positive Planning 10(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

N/A - new policy as a result of changes to the most recent NPPF (2024) and a direct recommendation from the HBBC HIA (2024)

9. Leisure and Tourism

Open Space Provision

Policy NEW05: Open Space Provision

All new residential developments of 10 or more dwellings will be required to contribute to open space provision in accordance with this Policy and the standards set out in Appendix 7.

On-site provision

Where development meets the minimum thresholds for each open space typology (as defined in Appendix 7), the preference is for on-site provision in a suitable and accessible location.

Where public open space is provided on-site and is to be adopted by the Borough Council, developers will be required to make financial contributions towards its maintenance, calculated in accordance with Appendix 7.

Open space should be designed to meet all of the following principles:

- a) Be inclusive, accessible and safe for all potential users;
- b) Integrate with the wider green infrastructure network and existing open space assets;
- c) Support biodiversity and climate resilience, including sustainable planting and habitat features;
- d) Include appropriate ancillary features such as seating, bins, signage and lighting; and
- e) Meet typology-specific design principles as set out in the Hinckley and Bosworth Good Design Guide SPD, and as will be further refined in the emerging Design Code⁴¹.

Off-Site Provision

Where on-site provision is not feasible due to site constraints or viability considerations, off-site contributions will be required. These must:

- f) Be calculated in accordance with Appendix 7; and

⁴¹ The Hinckley and Bosworth Design Code is currently in development and will be finalised for adoption of the Local Plan.

Policy NEW05: Open Space Provision

- g) Be spent in a location accessible to the development site, ensuring that the needs of new residents are met.

The Borough Council will assess the suitability of off-site enhancement sites based on:

- h) Their proximity to the development (within the accessibility catchments defined in Appendix 7);
- i) Their current quality and value as identified in the Open Space Assessment;
- j) Their potential to deliver meaningful improvements that meet the needs of new and existing residents; and
- k) Their strategic value within the wider green infrastructure network.

Off-site contributions must be justified by demonstrating that they will deliver equal or greater community benefit than on-site provision, based on accessibility, quality and strategic value.

Strategic and Cumulative Provision

Where cumulative development in an area generates significant demand for open space, the Borough Council may:

- l) Require strategic open space provision; or
- m) Seek pooled contributions from multiple developments to deliver larger-scale or cross-boundary green infrastructure.

This will be assessed on a case-by-case basis, informed by the most up to date Open Space Assessment and Green Infrastructure Strategy.

Protection of Existing Open Space

Development proposals that would result in the loss of existing public open space will only be permitted where:

- n) An assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements; or
- o) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location that is at least as accessible to existing and future users; or

Policy NEW05: Open Space Provision

- p) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community.

Supporting text

- 9.1 Accessible, high-quality open spaces, including parks, amenity greenspaces, play areas, allotments, natural greenspaces and sports facilities are essential to the health and wellbeing of the borough's communities. These spaces support physical activity, social interaction and mental well-being, while also contributing to biodiversity, climate resilience and placemaking.
- 9.2 Open spaces can also play a strategic role in flood management and sustainable drainage and form a key part of the borough's wider green infrastructure network. Planning for open space is therefore integral to delivering sustainable development and aligns with the objectives of the borough's Green Infrastructure Strategy.
- 9.3 The Hinckley and Bosworth Good Design Guide SPD (2020) provides established design principles for a range of open space typologies, including parks, play areas and informal green spaces. It sets out expectations for accessibility, integration with surrounding development, biodiversity, and the inclusion of appropriate features such as seating and lighting. These principles should guide the design of open spaces in new development. The Borough Council is also preparing an emerging Design Code, which will build upon the SPD and provide more detailed, place-specific guidance. Once adopted, the Design Code will further refine expectations for open space provision, ensuring it contributes to climate resilience, community wellbeing and the wider green infrastructure network.
- 9.4 As the borough continues to grow, new residential development will place additional pressure on existing open spaces. To ensure communities remain well-served, all developments of 10 or more dwellings must contribute to open space provision. This may be through on-site delivery or financial contributions, depending on the scale and context of the proposal.
- 9.5 Provision will be guided by the quantity, accessibility and quality standards set out in Appendix 7, which are informed by the Hinckley and Bosworth Open Space Assessment (2025). These standards ensure that open space provision is proportionate to population growth and responsive to local needs.
- 9.6 The Open Space Assessment identifies areas of deficiency in terms of quantity and accessibility. These areas, particularly those with higher levels of deprivation, will be prioritised for on-site

provision. Where existing provision is sufficient and of good quality, off-site contributions may be considered more appropriate.

- 9.7 The preference is for on-site provision, particularly where development meets the minimum thresholds for each typology. On-site provision ensures accessibility and integration with the wider green infrastructure network. Where open space is adopted by the Borough Council, developers must contribute to its long-term maintenance (20 years for on-site, 10 years for off-site).
- 9.8 Where on-site provision is not feasible, off-site contributions must be justified and directed to enhancement sites that:
- Fall within the relevant accessibility catchment;
 - Are identified in the Open Space Assessment as low quality or underused; and
 - Offer strategic value or potential for meaningful improvement.
- 9.9 This approach ensures flexibility while maintaining transparency and consistency in negotiations with developers. The Borough Council will use the Open Space Assessment and Green Infrastructure Strategy to guide decisions and prioritise investment.
- 9.10 In areas with multiple developments, the Borough Council may seek strategic provision or pooled contributions to deliver larger-scale or cross-boundary green infrastructure.
- 9.11 Applicants should use the Excel-based calculator in the Open Space Assessment and consult Appendix 7 to determine their open space requirements. Early engagement with the Borough Council is encouraged to confirm thresholds, design expectations and contribution calculations.
- 9.12 Strategic open space provision refers to larger-scale or coordinated green infrastructure that serves wider community needs beyond a single development site. This may include new parks, green corridors or enhancements to key sites identified in the Green Infrastructure Strategy. Strategic provision is typically informed by cumulative development pressures and aims to deliver high-impact, multifunctional spaces that support biodiversity, climate resilience, recreation and connectivity across neighbourhoods.
- 9.13 Applicants proposing a loss or reduction in an open space typology should meet the requirements and provisions of this policy, demonstrated through an appraisal of open space in Hinckley and Bosworth, submitted with the planning application.
- 9.14 The provision of public open space under this Policy is distinct from the statutory requirements for Biodiversity Net Gain (BNG). While open space provision focuses on recreational, social,

and health benefits, there is potential for overlap where open space is designed to deliver ecological enhancements.

9.15 Where appropriate, open space may contribute to BNG objectives, such as through native planting, wildflower meadows, wetland features or habitat corridors, provided it also meets the quantity, accessibility and usability standards set out in Appendix 7. Developers are encouraged to coordinate their open space and biodiversity strategies to maximise multifunctional benefits. However, BNG contributions must be justified separately and cannot be used to offset open space requirements.

9.16 The Borough Council will assess proposals to ensure that both open space and BNG obligations are met in full and will support integrated design approaches that deliver biodiversity, climate resilience and community value.

Further Information: Policy NEW05: Open Space Provision

What evidence has informed the Policy?

Hinckley and Bosworth Open Space Assessment (2025)

Hinckley and Bosworth Green Infrastructure Strategy (2020)

Fields in Trust Standards

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Healthy Communities and Places 1(ii)

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Tourism 4(i)

Places – Environmental Objectives

Natural Environment 6(i)

Achieving Good Design 8(i)

Prosperity – Economic Objectives

Positive Planning 10(i)

Further Information: Policy NEW05: Open Space Provision

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Core Strategy - Policy 19 Green Space and Play Provision

Site Allocations and Development Management Policies DPD – DM8 Safeguarding Open Space, Sport and Recreational Facilities

Site Allocations and Development Management Policies DPD - DM9 Safeguarding Natural and Semi-Natural Open Spaces

Sport and Recreation Facilities: Outdoor and Indoor Provision

Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

Protection of existing facilities

The Borough Council will protect existing outdoor sports facilities and playing pitches, ensuring that proposals do not result in the loss of provision unless it is replaced by provision that exceeds or matches the original facility in terms of quality, quantity and accessibility. Replacement provision must be demonstrated to meet the needs of both current and future users and be delivered in a timely and accessible manner.

Outdoor Sport Provision in New Development

All major residential development must apply the Sport England Playing Pitch Calculator, using inputs from the Playing Pitch Strategy (PPS), to quantify demand and guide the scale, type and contributions required. For outdoor sports not covered by the Playing Pitch Calculator (e.g. tennis, netball, bowls, athletics and golf), provision must be guided by the PPS and contributions for Outdoor Sports be made in accordance with Appendix 7. Proposals should demonstrate how they respond to identified needs and accessibility gaps and meet relevant National Governing Body standards.

Major developments must contribute to outdoor sport and playing pitch provision either on-site or through off-site enhancements in accordance with the following criteria:

- a) Provision should meet a minimum of 1.6 hectares per 1,000 population for outdoor sport or as defined in the conclusions of an up-to-date Playing Pitch Strategy which would allow the use of the Sport England playing pitch development calculator;

Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

- b) New or improved facilities must be located within a 15-minute walk (approximately 1,200 metres) of the communities they serve. Where this is not achievable, applicants must justify how alternative provision will deliver equivalent or better outcomes, with priority given to areas identified in the Playing Pitch Strategy as having poor access or longer travel times;
- c) All facilities must meet Sport England and National Governing Body design standards, including layout, dimensions, and ancillary features. Where full compliance with pitch dimensions is not achievable, proposals must demonstrate how the design will maintain accessibility, usability, and alignment with recognised standards; and
- d) Provision should prioritise:
 - i. Delivery of additional 3G capacity to address shortfalls and need;
 - ii. Meeting shortfalls in grass pitch provision;
 - iii. Addressing cricket overplay at identified sites through square extensions, non-turf pitches and ancillary improvements; and
 - iv. Supporting the delivery of World Rugby 3G Surface.

Contributions will be secured via Section 106 (S106) agreements, including for maintenance. Community Use Agreements will be required where school or private sites provide community-accessible provision.

Indoor Sport Provision

Major residential development must contribute to indoor sport and recreation provision in accordance with the most up-to-date Indoor Sports Facilities Assessment. Proposals must:

- e) Respond to identified shortfalls in sports halls, swimming pools, health and fitness suites, and specialist facilities (e.g. indoor tennis, boxing and athletics), as set out in the Framework;
- f) Demonstrate how the development supports strategic objectives for planning, asset improvement and sports development;
- g) Be located within accessible catchments and designed to support community use, including opportunities for dual use of school or private facilities; and
- h) Meet relevant Sport England and National Governing Body design standards.

Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

Contributions will be secured via S106 agreements, including for maintenance. Community Use Agreements will be required where school or private sites provide community-accessible provision.

Supporting text

- 9.17 Outdoor and Indoor sports, including playing pitches, are essential infrastructure for enabling physical activity, fostering community cohesion and supporting mental well-being. The Local Plan supports the protection and enhancement of these facilities in line with national and local guidance.
- 9.18 The Borough Council will apply national policy on the protection of existing outdoor sports facilities and playing pitches, ensuring no loss of provision unless it is replaced by equivalent or better facilities in terms of quantity, quality and accessibility. This reflects the principles set out in the NPPF and Sport England guidance, which aim to safeguard community access to sport and recreation.
- 9.19 Locally, the Hinckley & Bosworth Playing Pitch and Outdoor Sport Strategy and Action Plan supported by an accompanying Assessment Report⁴² (2025) (hereafter referred to as the Playing Pitch Strategy) provides a robust evidence base for current and future needs across football, rugby, cricket, hockey, tennis and bowls. The strategy identifies key shortfalls, particularly in 3G training facilities, youth football pitches, and cricket and rugby capacity. The Local Plan policy ensures that provision keeps pace with planned growth.
- 9.20 To support delivery, the Policy draws on nationally recognised tools. The Fields in Trust benchmark standards provide a consistent measure of quantity, access and quality. These are used to calculate the baseline requirement from new development. Fields in Trust recommends a minimum of 1.6 hectares per 1,000 population for outdoor sport provision. This includes:
- 1.2 ha for pitches (football, rugby, cricket, etc.); and
 - 0.4 ha for courts, greens, tracks and trails.
- 9.21 These benchmarks are derived from national surveys and expert consultation, ensuring they are both achievable and relevant across both urban and rural communities which are present within the borough. They provide a consistent baseline for assessing provision in new developments and are achievable standards to be applied across the borough's settlement

⁴² [Hinckley and Bosworth Playing Pitch and Outdoor Sport: Assessment, Strategy and Action Plan \(2025\)](#)

hierarchy helping to support active lifestyles and inclusive access to sport.

- 9.22 The Sport England Playing Pitch Calculator estimates the additional demand for playing pitches generated by new residential development. It uses inputs from an up-to-date Playing Pitch Strategy, including population growth, team generation rates and peak match-play demand. The calculator ensures that developer contributions are proportionate, locally responsive and evidence led.
- 9.23 However, the Playing Pitch Calculator does not account for all types of outdoor sport provision. For sports such as tennis, netball, bowls, athletics and golf, the Playing Pitch Strategy provides the necessary evidence to guide provision. These facilities are equally important in promoting active lifestyles and inclusive access. By using the PPS to inform investment and developer contributions, the Borough Council ensures that all outdoor sports are considered and supported.
- 9.24 The Playing Pitch Strategy also identifies spatial priorities for investment, for example, new development in Burbage and Barwell is expected to contribute to 3G provision in the Urban South sub-area, while growth in Market Bosworth should contribute to cricket capacity and small-sided 3G.
- 9.25 All new or improved sports and recreational facilities must be designed in accordance with Sport England's Design and Cost Guidance⁴³ and relevant National Governing Body (NGB) standards⁴⁴. These standards ensure facilities are safe, inclusive, fit for purpose, and capable of supporting long-term community use and participation. Sport England's guidance covers a wide range of facility types and includes minimum design requirements, technical specifications, and layout recommendations. NGBs also publish sport-specific design guidance, which should be used to tailor facilities to the needs of particular activities (e.g. football, netball and athletics).
- 9.26 Applicants should refer to these standards during the concept design and ensure they are embedded in the planning application submission, including layout plans, design statements and any supporting technical documents. Where facilities are intended for community use or adoption by the Borough Council, proposals must also include appropriate ancillary features (e.g. changing rooms, lighting and signage), as well as a management and maintenance plan.
- 9.27 The Borough Council will monitor delivery through the Stage E review process of the Playing Pitch Strategy, updating priorities as needs evolve. The most up to date Playing Pitch Strategy

⁴³ [Sport England Design and Cost Guidance](#)

⁴⁴ [Sport-Specific Guidance from National Governing Bodies](#)

should be used in the application of this Policy.

- 9.28 The Hinckley & Bosworth Sport and Recreation Facilities Framework⁴⁵ (2020–2036) provides an evidence base for indoor facility needs across the borough. It identifies existing shortfalls and future demand for sports halls, swimming pools, health and fitness suites, and specialist facilities such as indoor tennis, boxing and athletics. These shortfalls are expected to increase as the population grows, particularly in areas of strategic housing development.
- 9.29 To ensure that new development contributes appropriately to indoor sport provision, the Borough Council will require major residential schemes to support delivery in line with the Framework. This includes responding to identified shortfalls and aligning with strategic objectives for planning, asset improvement and sports development.
- 9.30 Contributions will be calculated using the [Sport England Sports Facilities Calculator \(SFC\)](#), which estimates the demand generated by new populations for key facility types. The SFC is a nationally recognised tool and is supported by [Sport England's Facility Cost Benchmarks](#), which provide indicative capital costs for different facility types. For example:
- A 4-court sports hall is estimated to cost £2.94 million; and
 - A 25m, 5-lane swimming pool is estimated at £5.545 million.
- 9.31 Using these benchmarks, contributions can be proportionately calculated based on the population yield of each development. This approach ensures transparency, consistency, and alignment with national guidance. Where appropriate, contributions will be secured via Section 106 agreements, including for maintenance. Community Use Agreements will be required where school or private sites provide community-accessible provision. This ensures that facilities are not only delivered but are also accessible to the wider community.
- 9.32 The Borough Council will maintain and update a schedule of priority indoor sport projects to guide investment and delivery. This will be informed by the Framework and any future updates, including local reruns of the Sport England Facilities Planning Model (FPM) where feasible.
- 9.33 By embedding this approach into the Local Plan, the Borough Council will ensure that indoor sport and recreation provision keeps pace with growth, supports active lifestyles, and contributes to the health and wellbeing of all residents.
- 9.34 Indoor sport contributions must align with strategic priorities for planning, asset improvement and sports development. This ensures that investment supports identified shortfalls, enhances

⁴⁵ [Hinckley & Bosworth Sport and Recreation Facilities Framework](#)

existing facilities, and promotes wider participation. Proposals should reference the latest Indoor Sports Facilities Assessment and demonstrate how they contribute to community needs and long-term goals.

- 9.35 Policy NEW06 integrates national standards, local evidence and planning tools to ensure that outdoor sport provision is inclusive, deliverable and responsive to community needs. It enables the Borough Council to secure appropriate contributions, deliver high-quality facilities and promote equitable access to sport for all residents.

Further Information: Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

What evidence has informed the Policy?

Hinckley & Bosworth Playing Pitch and Outdoor Sport Strategy and Action Plan supported by an accompanying Assessment Report (2025)

Hinckley & Bosworth Sport and Recreation Facilities Framework (2020–2036)

Fields in Trust

Sport England Sports Facilities Calculator

Sport England's Facilities Cost Benchmarks

Which spatial objectives will the Policy help deliver?

People – Social Objectives

Healthy Communities and Places 1(ii)

Safe and Inclusive Communities 2(ii)

Infrastructure 3(i)

Places – Environmental Objectives

Achieving Good Design 8(i)

Prosperity – Economic Objectives

Positive Planning 10(i)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Core Strategy - Policy 19 Green Space and Play Provision

Further Information: Policy NEW06: Sport and Recreation Facilities: Outdoor and Indoor Provision

Site Allocations and Development Management Policies DPD – DM8 Safeguarding Open Space, Sport and Recreational Facilities