

## INTRODUCTION

This Baseline Reference Document provides a summary of the review and evaluation of current activities at national, sub-regional and local scales that are relevant to Hinckley town centre. This includes:

- · National policies, guidance and strategies.
- Wider research on issues affecting town centre and good practice guidance.
- Adopted and emerging Local Plan documents and Supplementary Planning Documents.
- Wider plans, studies and strategies relevant to Hinckley town centre.
- Activities of the Hinckley BID and Hinckley & District Chamber of Trade.
- Potential town centre boundary and designated areas linked to the emerging Local Plan.

- Potential gateways into the town centre.
- Potentials areas of focus and sites where potential interventions arising from initial engagements with officers, the Hinckley BID, Hinckley & District Chamber of Trade and wider stakeholders.
- Local data of the residential and commercial market.
- The concept of 20-minute neighbourhoods that could be advanced given the potential catchment of people within walking and cycling distance of the town centre
- Examples and case studies elsewhere which may merit further research as precedents to inform future projects arising from the Town Centre Strategy

The review provides a brief summary of these components and identifies issues and opportunities that have shaped the Hinckley Town Centre Strategy and the further activities that the strategy recommends.

Information	Source	Summary	Issues and opportunities
NATIONAL			
National Planning Policy Framework (December 2024)	Government	Sets out national policy for town centres and requires policies to take a positive approach to their growth, management and adaptation and provides wider relevant policies that relate to:	Provides a high level context of national policies for guiding the development of local plan policies, strategies and proposals, and for guiding decision making on planning applications.
		Building a strong, competitive economy	
		Ensuring the vitality of town centres	
		Promoting healthy and safe communities	
		Promoting sustainable transport	
		Achieving well designed places	
		Conserving and enhancing the historic environment	

Information	Source	Summary	Issues and opportunities
National Planning Practice Guidance	Government	Provides further detailed guidance to support the National Planning Policy Framework and is set out under a number of categories which are relevant to town centres with those (not exclusively) including:  - Advertisements  - Design  - Healthy and safe communities	Provides additional more detailed guidance to the policies set out in the NPPF for guiding local plan policies, strategies and proposals and for guiding decision making on planning applications.
		Historic environment	
		Planning obligations	
		Town centres and retail	
National Design Guide, National Model Design Code & Guidance Notes for Design Codes	Government	Sets out how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.  Forms part of the Government's collection of planning practice guidance to be read alongside the separate planning practice guidance on design process and tools.	Valuable resources for understanding the widely held principles for good urban design for all aspects including town centres and set out ten characteristics of well-designed places.  The model design code sets out the process for coding at borough and town wide scale and within area types including town centres. The code includes guidance notes for the possible contents of design codes that are modelled on the ten characteristics of well-designed places.  Has the potential to inform more detailed design requirements that is relevant and specific to Hinckley Town Centre without overly repeating the guidance that exists at a national level, both in local plan policy or in specific design guidance / coding as a supplementary plan, which will be required under the Levelling Up and Regeneration Act 2023. In Hinckley further guidance is set out in the Good Design Guide SPD.
High Streets: Life beyond retail? (November 2024)	House of Lords Built Environment Committee: 1st Report of Session 2024-25	Report of an inquiry that explored high streets in towns and small cities in England to understand how they have changed, setting out measures required to ensure resilient, lively high streets in the future.  Principles emerging from the inquiry include – leadership, innovation and experimentation, and focus on quality.  Although retail will remain vital, local communities increasingly seek restaurant and leisure activities and having access to local services.  Recommended is a need to simplify funding regime, now under review by the current government and likely to involve maintaining the Long Term Plan for towns. The report also recommends that if other new funding programmes are introduced they must allow for a simplified bidding process to reduce the time spent bidding for funds.	The topics and issues raised during the inquiry resonate with those from earlier research and reports and focus closely on the complexity of initiatives and funding regimes which are expected to be simplified. The recommendations are therefore expected to influence the review of local growth programmes and how the Long Term Plan for Towns will operate under a new government, following the Comprehensive Spending Review. More certainty should arise in due course on the funding landscape.

Information	Source	Summary	Issues and opportunities
The High Street Report	Government	Report of an expert panel Chaired by Sir John Timpson – set up at the request of the High Streets Minister, Jake Berry in July 2018 to diagnose issues facing high streets and town centres. Key recommendations include:  • Establishing the High Streets Task Force – to provide support for collaborative efforts for high streets and town centres  • Future High Streets Fund – to support town centres with viable visions for their high streets and town centres  • Short term measures – including day to day cleaning and maintenance, meanwhile use of empty properties, and reviewing parking provision and restrictions	The report led to the launch of Our Plan for the High Street, High Streets Task and Future High Streets Fund, which have come to an end. The topic and issues raised however remain relevant as do some of the recommendations which will continue to influence the thinking on town centres.
High Street 2030: Achieving Change	Institute of Place Management	Linked to the High Street Report, provides survey based research of changes in town centres.	Highlights that all town centres and different – a one size fits all approach is not appropriate.
(December 2018)		Highlights the importance of town centres in relying less on retail - whilst retail will remain an important element - high streets need to other activities that serve the community and visitors. High street have potential to include an independent offer of shops, experimental pop-up shops, leisure uses, historic and cultural attractions, key civic and community services, be accessible and include town centre living.  Delivery will require good leadership and partnerships - based on collaborative networks drawing on local knowledge, generating, sharing and exploring, issues, ideas and solutions, whilst reaching out to all sectors including young people.	<ul> <li>Key findings and principles are relevant to Hinckley in terms of focussing on:</li> <li>Providing an experience.</li> <li>Potential of independent shops.</li> <li>Ensuring that the town centre can continue to facilitate events.</li> <li>Exploring the potential for key service provision to be based in the town centre.</li> <li>Accessibility – walking and cycling in a 20 minute catchment, car parking, bus station and rail station.</li> <li>Drawing out the aspects of Hinckley that are unique to the town's identity, that includes heritage and culture.</li> <li>Facilitating residential development positively that does not compete or constrain other town centre uses and activities</li> <li>Exploring the potential for pop up retail and leisure.</li> <li>Hinckley Town Centre Partnership brings together public and private organisations and administers the Hinckley BID. The HBBC Town centre management team in conjunction with partners have an annual programme of events in the town centre.</li> </ul>

Information	Source	Summary	Issues and opportunities
High Streets Task Force	High Streets Task Force	Commissioned by government in 2019 as part of its plan for the High Street in response to The High Street Report, provided to local authorities, selected based on need following support in pilot locations.  Task force was concluded in September	Hinckley was not selected as a town to receive direct support. Despite coming to an end in September 2024, the now archived website offers a valuable resource of case studies, evidence, best practice and research.
Health on the High Street (December 2020)	NHS Confederation	Summary of roundtable discussions involving local government, community businesses and range of experts invited to discuss the role of health in the revitalisation of the high street.  Includes recommendations for how health, local authority and LEPs can integrate health as an element of town centre	HBBC has worked with the NHS and partners to secure the future of the Hinckley and District Hospital with the delivery of a Community Diagnostics Centre on Mount Road, which has the potential to attract more visits to the town centre.
		regeneration, whilst increasing health service delivery capacity and addressing health inequalities.	

Information	Source	Summary	Issues and opportunities
Information  Grimsey Review 1 (2013)  Grimsey Review 2 (2018)  Grimsey Review Build Back Better – Covid 19  Against All Odds: How independent Retail, Hospitality, and Services Businesses have adapted to survive the pandemic (Grimsey Review) (2021)	Source Grimsey Review Team	Grimsey Review (2013)  First report provides recommendations on transforming high streets with three overarching conclusions.: High Streets and Multifunctional Hubs, the need for radical government action and importance of local authority plans, visions and partnership working.  Grimsey Review 2 (2018)  Second review reflects on progress and offers further recommendations for transforming town centres to:  Transforming places into community hubs – town centres as multi-functional community hubs  Strong leadership and vision – local authorities and place leaders to collaborate to create longer-term visions  Establishing place distinction and unique heritage – consider the unique offer and heritage of a place, to provide a unique experience  Support from an independent body – sharing, data, evidence, and best practice. The High Streets Task Force is a resource to support revitalising town centres.  Grimsey Review Build Back Better – Covid 19 Supplement for town centres (2020) and Against All Odds: How independent Retail, Hospitality, and Services Businesses have adapted to	Issues and opportunities  The reports further evidence the need for town centres to rely less on retail and provide a multifunctional offer.  Hinckley Town Centre has the potential to further evolve as a multi-functional hub.  A key strength is Hinckley's independent offer. The Grimsey review papers supports how the centre can evolve to embrace opportunities to:  • Explore the potential to strengthen health, entertainment, education, leisure and business.  • Further draw on and celebrate Hinckley's unique history and heritage.  • Continue collaboration between HBBC, Hinckley BID and other partners involved in the town centre and ensure wider actors can be involved.
Revitalising Town Centres: A handbook for council leadership (May 2018)	Local Government Association	survive the pandemic (Grimsey Review) (2021) focus on the revitalisation of town centres following the Covid 19 Pandemic, recognising in particular the role and importance of local independent retailers.  Accompanied with an online toolkit, offers guidance on the role of governance in approaching the revitalisation of town and city centres by delivering long-term impacts and using broad principles that can be tailored to meet local needs.  Provides a high level overview to guide councils in taking a strategic and evidence-based approach. Contains suggestions of further reading, resources and examples of good practice that can be accessed through the online toolkit.  Includes a Town Centre Checklist structures around key 'F-Factors' that cut across many functions underpinning the importance of a joined up approach to town centres.	Underpins the importance of this study in forming an assessment of current activities taking place in Hinckley town centre and further work that is necessary to secure the ongoing improvements to the town centre to respond to the ongoing and accelerated restructuring of the retail sector.  Many of the key notes in the document further support the development of a town centre strategy.

Information	Source	Summary	Issues and opportunities
HBBC DEVELOPM	IENT PLAN		
Core Strategy (December 2009)	HBBC Planning Policy	Forms the key part of the adopted Development Plan, setting out the overarching strategy and core policies for development across the Borough up to 2026, establishing the context for more detailed Development Plan Documents such as the Hinckley Town Centre Area Action Plan.	The Core Strategy has played a key role in providing a strategic context for development in the town centre with key objectives and proposals, which have been afforded more detail in the Area Action Plan. Many proposals have been delivered, achieving many of the objectives.
		The Spatial Strategy and Policies includes a Policy for Hinckley (Policy 1) within which are a number of key objectives and proposals aimed at the town centre to be further detailed in the Area Action Plan.	
Hinckley Town Centre Area Action Plan (March 2011)	HBBC Planning Policy	Adopted Town Centre AAP forms part of the wider Development Plan as a separate Development Plan Document (DPD) – produced to form part of the Local Development Framework to support the Core Strategy, adopted in 2006, and help achieve the vision and spatial strategy for the borough.	The AAP has been instrumental in supporting the delivery of key development and regeneration projects across the town centre, including the relocation of the Council's offices to the Hinckley Hub, Leisure Centre, The Crescent, North Warwickshire and Hinckley College and Atkins Factory.
		The AAP sets out a vision, and spatial objectives, supporting development and regeneration in the town centre, with key development sites within the designated AAP boundary. Sets out priorities for enhancements to the public realm. Development management policies designate Primary and Secondary Frontages. A key part of the evidence base that informed the policies and proposals included the Hinckley Town Centre Renaissance Masterplan.	Development has been guided by a vision and spatial objectives for the town centre, key development sites and designations including areas where to focus primary and secondary retail.  The emerging Local Plan in superseding the Town Centre AAP provides an opportunity to ensure that detailed policies and proposals for the town centre are up to date – this required the evidence base supporting town centre policies to be up to date and considered carefully in context of the structural changes in retailing and the more flexible approach to uses as promoted by the revisions to the Use Classes Order. As the Local Plan emerges, there is an opportunity to integrate the spatial elements of the The Town Centre Strategy and further studies of key locations to inform an up to date
			vision, spatial objectives, proposed sites, designations and management policies.

Information	Source	Summary	Issues and opportunities
Local Plan Review 2020- 2039	HBBC Planning Policy	The emerging Local Plan is being prepared to replace the current Core Strategy and Area Action Plans, including the Hinckley Town Centre AAP. A Regulation 18 consultation was held from July-September 2024. Progress with the plan will need to respond to the context of reforms to the planning system, including revisions to the NPPF in December 2024 and forthcoming changes under the Levelling up and Regeneration Act 2023.	The emerging Local Plan, in superseding the Town Centre AAP, provides an opportunity to ensure that the outcomes of this study and more detailed work on town centre sites are able to inform policies that will emerge in the Regulation 19 Local Plan.  There is an opportunity for the regeneration of Hinckley to be a key theme in the Local Plan. Planned housing and employment growth has the potential to support the town centre with a greater catchment within walking and cycling distance of the town centre, and there is the potential to realise this by adopting the concept of "20-minute neighbourhood" as promoted by the TCPA and promote Hinckley as a "20-minute" town.  This study and further work will form a key part of the evidence base that will support the policies and proposals as they emerge. Further masterplanning has the appropriate scope for setting out further details for how the ongoing regeneration of Hinckley town centre can be secured through policies and proposals for the town centre.  There is the opportunity to explore the potential capacity for buildings and sites to accommodate residential development and other uses in the town centre and in turn identify preferred locations that work alongside preferred locations for retail and
Good Design Guide SPD (2019)	HBBC Planning Policy	Applies to the whole Borough. Provides guidance for preparing proposals for new development, reuse of existing buildings or alterations to existing buildings with regard to urban design principles. Includes guidance on shopfronts.  Area specific guidance for Hinckley town centre is provided with relevant design objectives including:  Protecting and enhancing jitties  Resisting poor shop fronts  Exploring the appropriate reuse of factory buildings  Exploring more place based architectural styles and  Responding to scale and enclosure of existing development (i.e. smaller and finer grained)	mixed uses to guide development across the town centre.  Provides a useful context and offers potential areas of focus within the town centre: protecting and enhancing jitties; enhancing shop fronts, key buildings and sites; enhancing the intrinsic features that are of Hinckley town centre that contributes to its unique identify – finer grained of development that lends itself to smaller businesses.

Information	Source	Summary	Issues and opportunities
		For Hinckley Town Centre:	
		Support and facilitate growth in the town centre to support and enhance its role and function.	
		Apply robust primary and secondary frontage policies to retain critical mass of retail floorspace – not relevant given changes to National Policy and Permitted Development Rights regulations.	
		Be the focus for comparison goods with favourable consideration given to proposals to provide new floorspace, including the amalgamation of units to provide larger format spaces.  Resist sub-division of units. Given the restructuring that has taken place the opposite may be the case to promote a greater shift towards an independent sector and reduce the reliance on multiple representation which is being impacted more by recent changes in retailing habits.	
		Support development of a restaurant/ café offer and other complementary main town centre uses.	
		Progress the redevelopment / reconfiguration of the Britannia Shopping Centre – a key issue to explore and underpins the Britannia Centre as a key site.	
		Continue to invest in and support the market.	
		Develop a co-ordinated approach to public realm and wayfinding - achieved through the subsequent production of respective strategies.	
		Build on positive initiatives to make Hinckley a digital town centre.	
		Consider amendments to the Primary and Secondary Frontages to reflect the opening of The Crescent.	

Information	Source	Summary	Issues and opportunities
Town Centre Public Realm Masterplan Strategy (March 2021)	НВВС	Sets out a masterplan and strategy for a programme of co-ordinated public realm improvements across the town centre with evidence of costs to underpin the delivery of public realm improvements across the town centre. The improvements respond to the changing pattern of town centre uses, activities and movements to support the ongoing regeneration of the town centre.  The baseline report identifies several issues and opportunities that are relevant to the town centre strategy.	The Public Realm Masterplan Strategy was instrumental in supporting the Heritage Action Zone and has the potential to influence potential development proposals in how they interface with the public realm, in terms of shop fronts and spill out spaces.  The strategy, with evidence of project costs, has the potential to capture value through planning obligations to help fund the delivery of public realm improvements. There is scope to capture value from sites within a 15–20 minute walking and cycling to contribute towards the improvement of footpath and cycle links and this may be a wider issue for the review of the Local Plan for future site allocations that lie outside of the town centre and the integration of proposals into the LCC Local Transport Plan. For the town centre, this may relate to immediate connections into the town centre and the provision of cycle parking facilities.
Hinckley Town Centre Wayfinding Strategy (March 2022)	НВВС	The Wayfinding Strategy seeks to improve the experiential quality of being in and moving through Hinckley Town Centre. It will help residents, visitors and shoppers feel safe, comfortable and confident in knowing where they are and being able to efficiently identify and get to their chosen destination.	Delivery of a new wayfinding system based on recommendations set out in the Strategy will further enhance the town centre as a location where its attractions are easy to find from points of arrival and other key town centre destinations.
HBBC Corporate Plan (2024–2028)	НВВС	Sets out HBBC's priorities for the next three years under the themes of People, Places and Prosperity. Those most relevant to Hinckley Centre, under 'Places' include:  • Enhance and promote our town centres.  • Adopt new plans for our key towns.  • Deliver UK Shared Prosperity Fund Programme.	Corporate plan supports a continued effort to maintain momentum in regenerating the town centre, which is important in responding to a rapidly changing context, with clear support via planning and economic development activities and in promoting culture and tourism, whilst promoting health, diversity and community safety. The UK Shared Prosperity Fund Programme is, however, coming to an end and under the government's Comprehensive Spending Review it is anticipated than a more simplified funding regime will be in place - linked to the Long Term Plan for Towns.
Blaby and Hinckley & Bosworth Community Safety Strategy 2023-2026	Community Safety Partners	HBBC website – sets out the Community Safety priorities for the 3-year period under the priority themes of: Protecting and supporting people; Reducing offending and reoffending; and Preventing and reducing serious violence.	Although the themes and focus are quite wide and not specific to the town centre, the strategy has potential to deliver benefits, in terms of improving the perceptions of safety for visitors to the town centre.
HBBC Investor Prospectus: Guide to development and relocation opportunities (n.d.)	НВВС	The Prospectus is an online resource, which is updated when new sites become available. Last version of the prospectus provided a positive marketing tool for promoting Hinckley and opportunities for investment including sites in the town centre and units in The Crescent and Britannia Centre.	There is potential for the Investor Prospectus to continue to promote investment opportunities in the borough and town centre.

HBBC Town Centre Vision	HBBC	0	1
(November 2015)		Sets out the high level ambitions for the Borough's town centres with a key focus on Hinckley. Provides a focussed approach to the regeneration of town centres by identifying and targeting specific sites, including sites in Hinckley Town Centre.  Actions include bringing regeneration of identified sites forward, producing development / design briefs for key sites, using CPO powers if necessary, producing an individual vision and plan for the future of each centre, putting forward Hinckley town centre forward as an Enterprise Zone, linking to plans by the LLEP and improving car parking.	Developments have been delivered on many of the regeneration sites identified and those remaining have been identified with others in this study.  Actions that remain relevant include, bringing sites forward, producing development / design briefs for key sites, using CPO powers if necessary, producing a vision and plan for Hinckley and improving car parking.  Town Centre Strategy and subsequent masterplanning activity will effectively supersede the Town Centre Vision.
HBBC Economic Regeneration Strategy 2021–2025	HBBC	Sets out the vision and aims for ensuring the whole borough prospers from economic recovery and growth over the next five years. Key aims are to achieve a sustained economic recovery from the COVID pandemic, attract and sustain investment in business growth and entrepreneurship and enable an environment of partnership and collaboration between public and private sectors.  • Town Centre Strategy and Local Plan to provide the policy framework to support the delivery.  • Work with partners to develop plans and events to increase visits and footfall to pre-COVID levels.  • Marketing and communication to promote Hinckley Town Centre.  • Use the Public Realm Masterplan Strategy to identify new opportunities for regeneration.  • Implement the Heritage Action Zone, improving buildings and spaces.  • Promote improved walking and cycling access to our town centres (relevant in the context of fully exploiting 15–20 minute catchments).  • Promote the Investor Prospectus – which will require updating with new sites – the Strategy and subsequent Masterplan would inform the prospectus.  • Bring forward employment sites and facilitate quality 'move on' space for businesses.	Sets out a clear context for evolving a Town Centre Strategy and Masterplan to support the regeneration of the town centre and to form part of the Local Plan which will need to provide the policy framework to support delivery.  There is potential for the strategy could be expanded to identify opportunities in the town centre.  In facilitating quality 'move on space' and a small scale employment space, work to exploring opportunities and identify potential spaces could include a focus on underused buildings in the town centre in addition to employment sites. A "call for sites, spaces and ideas" could be issued to invite land / property owners within the town centre to submit responses to help inform a more detailed evidence base and of availability of sites, spaces and aspirations / intentions for their use.  Review of HBBC's commercial estate could identify opportunities to bring forward sites / spaces to support regeneration.

Information	Source	Summary	Issues and opportunities
		Through the Local Plan identify opportunity sites for redevelopment and investment, including opportunities for the provision of new small-scale employment such as growon space and small affordable units for start-ups.	
		Make use of data collection and intelligence to engage with local commercial agents to understand changing market conditions and build confidence.	
		Undertake a review of HBBC's own commercial estate and opportunities for the future.	
		Review the opportunities through master planning for potential re-uses of vacant office/commercial buildings in our centres and enable more people to live in appropriate locations of town centres in order to support local businesses.	
		To ensure a broad range of support packages are available to local businesses across all sectors, particularly micro and small enterprises.	
		To develop strong partnership relationships, which have the capacity to lever in funding where required to deliver both large and small scale projects.	
		Support and work with town centres groups in respect to initiatives and events.	
		To source appropriate Section 106     Agreement funding to support the regeneration of town centres and other appropriate economic development initiatives such as Local Employment and Skills Training.	
Business support and advice	НВВС	Support offered by HBBC to consider needs for land, premises, training, networking and apprenticeship schemes. Also provide signposting to other partners.	A resource that is available to support business including those within Hinckley Town Centre and with links to organisations such as Hinckley BID.

Information	Source	Summary	Issues and opportunities
HBBC Climate Change and Biodiversity Strategy 2024- 2028	НВВС	Vision to make HBBC carbon neutral in terms of the Council's own direct carbon emissions and ensure the wider borough is net-zero by 2050.  Key objectives include ensuring that new developments promote active travel through the Local Plan, and promoting Electric Vehicle (EV) charge points in the borough, including in the Leisure Centre car park	There is an opportunity for HBBC to embrace the concept of 20 minute neighbourhoods to create a "20-minute Hinckley" which fundamentally advocates less use of the motorcar with a preference to more sustainable modes of transport. There is a large catchment of residential areas that are accessible on foot to the town centre with a wider area beyond that is accessible for cyclists. This underpins efforts for the town centre to become an accessible multifunctional hub.
			Achieving a "20-minute Hinckley" will be reliant on maximising accessibility with good quality walking and cycling connections, measured in terms of quality of experience, continuity, perceptions of safety and ease of movement.
			New developments within 20-minute walking and cycling catchments could provide opportunities to capture value to invest in maximising the accessibility of the town centre through new links and enhancing existing links and with investment in public transport infrastructure.
			Improved footpath and cycle links, in encouraging active travel for local trips would support the availability of car parking for visitors who do not have access to other modes.
			Car Parks include EV charging spaces, which begins to support a transition towards electrified mobility. In response to questions on utilisation of EV spaces, some flexibility in managing the use of these spaces could be considered to ensure use of car paring space is efficiently optimised, and in turn to feed into expansion of EV spaces in due course.
			Other potential measures may include solar installations, micro wind generation, heat pump technology. Parking standards to include EV charging and enhancing green landscaping in context with wider objectives of the updated strategy.

Information	Source	Summary	Issues and opportunities
Hinckley Town Centre Strategy Survey of residents/ visitors April 2022	HBBC	Informal survey undertaken on an early draft strategy in April 2022:  Environment – improvements at Argents Mead welcomed – attention to be focussed in the wider town centre particularly with regard to the use of vacant shops perhaps for pop up art galleries, more events and activities and improvements to the public realm through long and short terms actions.	Outcome of the survey reflect the findings in the wider analysis which has underpinned the vision and themes of the strategy.
		Services – positive feedback on the range of retail, especially independents, the market and car parking. Further areas to consider is the retail mix and how this can favour independent retailing, management of car parking and general maintenance.	
		Activity – The Crescent is considered to be an asset alongside other outlets that encourage evening visits. More events are seen as desirable that appeal to all ages. Potential impacts of events such as overcrowding and pollution must be considered.	
		Access and Movement – improving access for walking and cycling and with hubs for mobility (e.g. cycle hire) whilst managing traffic, car parking and integration of electric vehicle charging, supported with improvements to signage.	
		Other considerations – the town is generally valued although wider issues to tackle cover a range – parking charges, public toilet provision, widening the offer of the markets, independent shops, wider activities and festival to the improvements to buildings, key of which include the old cinema.	
HBBC Green Spaces Strategy 2023-2033	НВВС	The purpose of the Strategy is to provide a clear vision and to set out the policies and actions for the delivery and management of sustainable green space over the period 2023-2033.  Key delivery themes are:  Protect, increase, maintain and	As per the aim of the Strategy, plans could be developed to improve accessibility between parks and the town centre. Improving physical access and where possible visible connections between parks and the town centre is also strategically linked with the recommendations of the Public Realm Masterplan Strategy. Should
		<ul> <li>celebrate our Green Spaces.</li> <li>Increase biodiversity and sustainability         <ul> <li>reducing environmental impact.</li> </ul> </li> <li>Increase and improve Green</li> </ul>	improvements could also be co-ordinated with measures to improve the connectivity of local neighbourhoods and realise the concept of a "20-minute Hinckley".
		Infrastructure.  • Encourage active and healthy lifestyles.	

Information	Source	Summary	Issues and opportunities
HBBC Cultural Strategy 2024- 2028	НВВС	This strategy supports Hinckley & Bosworth Borough Council's cultural offer for arts, events, heritage, tourism, sport and health & well being interventions.  Key delivery themes are:	As per the aims of the Strategy, increasing footfall and dwell time within the town centre will increase its economic vitality so mechanisms and ideas to achieve that should be developed.
		<ul> <li>Increase and celebrate the Arts &amp; Creative Offer within the borough</li> <li>Increasing economic spend via a thriving events programme</li> <li>To value and promote Tourism and Heritage</li> </ul>	Continued delivery, expansion, and possible focusing of the events programme will support the 'Destination Hinckley' concept. Successes such as the focused heritage events delivered as part of the Hinckley High Street Heritage Action Zone could be continued
		<ul> <li>Developing Sports opportunities for all</li> <li>Increase physical activity levels and improve health and well-being</li> </ul>	
Leicestershire Joint Health and Wellbeing Strategy 2022- 2032	Leicestershire County Council	The Joint Health and Wellbeing Strategy sets out how partners will work together to allow everyone across Leicestershire the best opportunity to live long, good quality and happy lives.	A well connected and attractive town centre environment supports people's physical health, wellbeing and encourages people to spend a longer time in the town centre.
		A key aim of the Strategy is to ensure equal access to services, regardless of need - to reduce health inequality.	The new Community Diagnostics Centre is now being developed at the Hinckley and District Hospital.
			Other opportunities including exploring promoting family focussed health and wellbeing related activities within the town centre (such as in Argents Mead) as part of extended programme of town centre events.
The Hinckley and Bosworth Community Health and Wellbeing Plan 2023-2026	HBBC, Leicestershire County Council and Leicester Leicestershire and Rutland	Shares a common purpose of improving the health and wellbeing of the local population with a focus on key priorities to achieve an overall vision to nurture safe, healthy, happy and caring communities in which people start well and thrive together	A well connected and attractive town centre environment supports people's physical health, wellbeing and encourages people to spend a longer time in the town centre.
	NHS	throughout their lives - people living well in active communities.	The new Community Diagnostics Centre is now being developed at the Hinckley and District Hospital.
		Of the local priorities identified for Hinckley and Bosworth, is the delivery of a new Community Diagnostics Centre and Day Case Unit at the Hinckley and District Hospital in Mount Road.	Other opportunities including exploring promoting family focussed health and wellbeing related activities within the town centre (such as in Argents Mead) as part of extended programme of town centre events.
HBBC Young People's Strategy 2023-2026	НВВС	The purpose of the strategy is to set out the work the council will do to support young people in the borough to meet their full potential. This strategy is aimed at	It is recognised that different user groups, including young people, use the town centre at different times for different reasons.
		young people aged 11 to 19 years old and up to 25 years old for those with special educational needs or disabilities.	It is considered that there are considerable opportunities to meet the aims of this Strategy, in particular ensuring young people have access to activities, are healthy, and can be safe and feel safe in a town centre environment.

Information	Source	Summary	Issues and opportunities
LLBSP Economic Growth Strategy	Leicester & Leicestershire Business and Skills Partnership (previously the Leicester & Leicestershire Enterprise Partnership	Leicester and Leicestershire has undergone a transformation over the past decade – into an innovative, technologyled and knowledge economy. These new and evolving strengths, alongside existing strengths and advantages, have helped local business and the economy deal with the impacts of Covid-19 and challenges of the EU transition.  The Leicester and Leicestershire Economic Growth Strategy sets out the ambitions, objectives and priorities for the next 10 years and is intended to be used as a commissioning document for seeking funding, allocating funding and making decisions of what to prioritise over the coming years.	This document sets the framework for funding opportunities for town centre regeneration, set around the four strategic pillars – Productive, Innovative, Inclusive and Sustainable.  The LLBSP aim to become a leader in zero carbon solutions, with sustainability principles built into everything we do. This will be achieved through developing the following, all of which has relevance to Hinckley town centre:  1. Sustainable places, city and town centres. 2. Sustainable transport and connectivity. 3. Sustainable energy. 4. Sustainable business.
HBBC Tourism Strategy 2024- 2028	НВВС	The Tourism Strategy details the visitor economy growth plan for the Hinckley and Bosworth Borough Council destination area. This plan outlines the priorities for action and intervention in the visitor economy for the next four years in the borough of Hinckley and Bosworth.	<ul> <li>There are four themes of the action plan:</li> <li>More visitors staying overnight</li> <li>Businesses and organisations working smarter</li> <li>Sustainable practices as a driver for success and profitability</li> <li>Accessibility recognised as good business sense</li> <li>Opportunities aligned to these themes could include:</li> <li>Undertaking market research to identify which user categories visit the town centre when, and why, and what would make people spend more time and/or come at additional times</li> <li>Investigating opportunities to bring more visitor accommodation into the town centre</li> <li>Targeted events to increase visitor numbers</li> </ul>
Creative Industries Sector Growth Plan for Leicester and Leicestershire (June 2016)	Tom Fleming Creative Consultancy for Leicester and Leicestershire Local Enterprise Partnership	The plan derives from a study of the growth of the creative industries sector in Leicestershire and sets out how the potential of Leicestershire's creative industries could be maximised. It considers that Hinckley has a growing creative businesses cluster with hubs such as the Atkins Building playing a key role in providing needed workspace. The Growth Plan envisages the potential for the Atkins Building to expand.	Study was 9 years ago and pre-Covid. Has the potential to form part of strategy to encourage small business growth with a portfolio of spaces that using vacant buildings or floor spaces for co-working spaces, incubator hubs, creative hubs, workshops etc.

Source	Summary	Issues and opportunities	
ARK (for HBBC)	Expands on the Hinckley High Street Heritage Action Zone Residential Capacity Study (2021) and undertakes research on the potential for the conversion of vacant space across Hinckley Town Centre to provide additional accommodation to meet housing need.	The study concludes that the Council should be seen to support residential opportunities in the town centre, and the creation of a supportive environment will both encourage further development and the completion of existing opportunities. Opportunity areas are being identified and this could be accompanied by the development of specific mechanisms to aid delivery.	
OVEMENT			
Leicestershire County Council	Adopted Local Transport Plan 4 Core Document, which sets out LCC's strategic vision and core themes for the transport network across the County between 2025 and 2040	Where relevant to the town centre, working closely with LCC and other relevant stakeholders will be important to ensure that the identification, development and implementation of transport solutions and interventions meet the strategic vision and core themes of the plan.	
			Hinckley has been identified as one of the locations for our Multi Modal Area Investment Plans as apart of Local Transport Plan 4.
		Previous improvements have been focussed more at managing traffic, but the scope of considering how to improve walking and cycling links to the town centre deserves its own study given the population that is within a 20-minute catchment of the town centre.	
Active Together	Healthy Place Making website that forms part of a wider online resource by Active Together that promotes active lifestyles and to reduce inequality of access to physical activity.  Promotes healthy place making through the application of good urban design principles. Provides articles, case studies, design guidance, images and wider evidence base material under the themes	Valuable resource specific to Leicestershire, Leicester and Rutland to consider for placemaking and quality of accessibility of Hinckley town centre, particularly from the identified populations catchments. Important for influencing the design of new development to ensure that they reflect good principles on maximising accessibility and connectivity.	
	<ul> <li>of.</li> <li>Active Travel.</li> <li>Connectivity.</li> <li>Green and Blue Streets.</li> <li>Spaces.</li> <li>Air Quality and Environment.</li> <li>Life Course.</li> </ul>	The resource also underpins the importance of good design and place making to deliver new routes or improved routes that provide a positive experience – going beyond purely functional objectives.	
	ARK (for HBBC)  OVEMENT  Leicestershire County Council	ARK (for HBBC)  Expands on the Hinckley High Street Heritage Action Zone Residential Capacity Study (2021) and undertakes research on the potential for the conversion of vacant space across Hinckley Town Centre to provide additional accommodation to meet housing need.  Adopted Local Transport Plan 4 Core Document, which sets out LCC's strategic vision and core themes for the transport network across the County between 2025 and 2040  Active Together  Healthy Place Making website that forms part of a wider online resource by Active Together that promotes active lifestyles and to reduce inequality of access to physical activity.  Promotes healthy place making through the application of good urban design principles. Provides articles, case studies, design guidance, images and wider evidence base material under the themes of.  Active Travel.  Connectivity.  Green and Blue Streets.  Spaces.  Air Quality and Environment.	

Information	Source	Summary	Issues and opportunities
HBBC Car Parks Action Plan 2024-2029	НВВС	<ul> <li>The Action Plan is relevant to various aspects of town centre car parks and sets out key aims to ensure:</li> <li>Improve appearance, usability and safety of car parks.</li> <li>Support the Council's climate change and biodiversity agenda.</li> <li>Ensure car parks are fully utilised and with classifications that meet demand.</li> <li>Support town centre regeneration projects.</li> <li>Greener travel - Develop Electric vehicle charging and cycling infrastructure as demand increases.</li> </ul>	Implementation of varying physical measures would achieve these aims and provide opportunities for good quality services, high levels of activity, and ease of access and movement to ensure a vibrant and vital town centre.  Wider measures at improving connectivity between the town centre and surrounding neighbourhoods and walking and cycling a preferred choice for local active travel also has the potential to deliver benefits in improving the availability of existing car parking for visitors to the town who do not have access to other modes.
		Consider pricing and car parking incentives.	
TOWN CENTRE PA	ARTNERSHIP AND	HINCKLEYBID	
Hinckley BID4 Business Plan 2024-2029	Hinckley BID	Sets out the Hinckley BID's business plan for its fourth term in operation. The Hinckley BID has operated with a focus on four key areas and on the success of its achievements will continue to focus on:  Digital High Street – website improvements.  Business Support – recycling, radio link and training.  Marketing and Promotion – supporting the strategy, proposals and investment.  Events and Visitor Services – organising regular free to attend events.	Provides a useful insight into the BID's plan for the BID4 period with activities that will support businesses and footfall.  Additional activities of the BID area noted, such as the Vacant Unit Working Group and being representative in its collaboration in wider projects and activities in or affecting the town centre.
Business Barometer	Hinckley BID	Provides a regular update on activity in the town centre, summarising footfall, business performance, vacancies.	Valuable source to inform potential actions.

Information	Source	Summary	Issues and opportunities
Vacant Unit Working Group	HBBC/ Hinckley BID	Working group that collaboratively seeks to address challenges over vacant units in Hinckley Town Centre – includes empty business units and town centre living opportunities above business premises.	Valuable source to input into a future strategy for future town centre uses and strategy for accommodating residential development and new small business spaces.
		Aim to maximise opportunities via a coordinated promotional and incentivised approach which seeks to further enhance the offer in Hinckley.	
		Monitor changes across the town centre. Undertake a proactive approach targeting businesses to consider locating to Hinckley Town Centre.	
		Explore town centre living opportunities.	
		Includes HBBC, Cultural Services, Economic Regeneration, Estates Team, Housing Strategy and Enabling Officer, Hinckley BID, Hinckley & District Chamber of Trade and Commercial Estate Agents.	
		Provides an overview of property market activity in the town centre with a summary of properties that are under offer, withdrawn from the market, let, sold, changing in price and new instructions.	
HINCKLEY & DIST	RICT CHAMBER	OF TRADE	
Hinckley and District Chamber of Trade		Assists and promotes local business.  Representing local business at all levels of government and provides a central voice to promote, encourage and support the businesses of Hinckley.	Is a key stakeholder in the town centre representing a wide spectrum of businesses.
		Website provides further details with directory, events calendar and news.	
TOWN CENTRE B	OUNDARIES AND	DESIGNATIONS	
Possible Town Centre Boundary	НВВС	The Town Centre Boundary has the potential to be more tightly defined than the adopted town centre boundary to exclude residential and define a compact area where a mix of town centre uses can be focussed.	Redefined town centre – focusses on mixed use development that supports the town centre has a strong logic.
Possible Town Centre Core Frontages	НВВС	Suggested to be the focus for consolidating retail uses in the town centre, at Upper Castle Street, Castle Street, Market Place, and along Station	Logical focus for consolidated retail – issue is how efforts to consolidate retail could be undermined by PDR.
		Road to connect to The Crescent  A key issue is achieving and retaining a retail focus that will be achieved in the context of Permitted Development Rights – especially Class E which includes a wider range of uses.	Potential to apply Article 4 Direction, and support this with positive planning for spaces above shops and locations outside the retail core – needs a robust evidence base. Conditions for new planning permissions has the potential also to manage change allowed by Permitted Development Rights
Possible Primary Shopping Area	НВВС	Includes buildings that front onto Castle Street, Market Place, Station Road and includes The Crescent.	Is more flexible allowing wider main town centre uses with greater flexibility potentially also with upper floor uses for residential development.

Information	Source	Summary	Issues and opportunities
Possible Flexible Mixed Use Area	НВВС	Areas outside the Core Area and Primary Shopping Area where wider mix of uses that have the potential to support the town centre could be focussed. Excludes green spaces, residential areas and locations that offer little scope for change due to their current use or historical status.	This is a potential additional designation to provide certainty on where residential development within the town centre would be preferred.
GATEWAYS			
Gateways	HBBC/DLA	Potential to create attractive gateways approaching the town centre. The Public Realm Masterplan Strategy also recommends a more place oriented approach to highway corridors and key junctions, particularly at gateway locations.	Potential for a location to be identified as a case study to demonstrate how place making principles can improve key junctions as gateways. Improvements that favour active travel have the potential to realise the "20-minute Hinckley" concept.
POTENTIAL AREA	AS OF FOCUS		
Market Place and Bottom of Castle Street	HBBC/DLA	Located at a key focal point where Castle Street converges with Station Road, The Borough and provides a connection to Regent Street. Is used to accommodate part of the market on market days. Includes a some ground floor vacant units including longer term vacancies. Area includes proposals for 44 unit development on The Horsefair.	As a focal point, the Market Place may benefit from efforts to encourage early evening economy uses to frame this space. Creating a cafe culture with cafe and restaurants could potentially complement the use of this space for markets, other events, and help to maintain a sense of activity when there are no markets or events taking place. There is also an opportunity to explore the potential to convert vacant or underused upper floors for residential uses.
Regent Street & The Borough	HBBC/DLA	Includes a number of vacant units on Regent Street and The Borough which have been subject to some interest with new occupations and applications for change of use and provision of residential units above shops. However, there are also some longer term vacancies.  The Borough includes Hansom Court - a potential key site with the potential to identify options for re-use or redevelopment.  Regent Street includes the High Cross Building which may offer the potential to further optimise its floorspace.  Regent's Court – Hinckley's oldest courtyard – appears to be a focus for small independent retailers.  Large areas of car parking to the rear of buildings facing the west side of Regent Street may include areas that are not fully utilised which could therefore, provide opportunities for infill development.  Issue of shop fronts and signage which, as a result of incremental changes over the years, have become fragmented in style and appearance and could be unified to	Regent Street and The Borough have the potential to adopt new roles that can potentially complement a consolidated retail core with a wider mix of uses. There is an opportunity to explore whether early evening economy uses may be supported with spaces for small businesses with workspaces and studios and for delivering residential uses on upper floors in existing buildings and with infill development within any car parking and servicing that is underutilised.  Further to exploring this capacity, further engagement involving local owners and occupiers may help to establish a vision for Regent Street and The Borough and the role that existing and new buildings could play to reach that vision.

Information	Source	Summary	Issues and opportunities
Church Walk	HBBC/DLA	Includes car parking and servicing at the rear of units facing the south side of Castle Street, some of which may be underutilised and offer the potential to accommodate residential development.	There is an opportunity to explore the potential for further conversion of existing buildings, and for intensification within rear car parking and service yards that are underutilised.
Stockwell Head	HBBC/DLA	Includes car parking and servicing at the rear of units facing the north side of Castle Street. Also includes a series of jitties that connect Castle Street to Stockwell Head - Lilleys Yard provides an onward connection, via Baptists Walk to Aldi and residential areas to the north.  As some buildings have been converted to residential use there may be further potential for the conversion of other existing buildings that are either vacant or underutilised. Similarly car parking and servicing to the rear of Castle Street may offer opportunities fr infill development.  To the north of Stockwell Head is the Emporium that is owned and managed by Emmaus - who are exploring the potential for future redevelopment.	There is an opportunity to explore the potential for further conversion of existing buildings, and for intensification within rear car parking and service yards that are underutilised.
TOWN CENTRE A	REAS AND SITES		
Britannia Centre	HBBC/DLA	Privately owned, purpose built shopping centre with multi-storey car parking and servicing.  Some units have become vacant as a result of retail restructuring. The centre itself is dated in its design. Its scale is dominant, especially to the rear and could benefit from enhancements.	There are opportunities to repurpose or redevelop the Britannia Centre.  A short, medium and longer term strategy could be explored with the owner to identify possible options for change. In the shorter terms enhancements and flexibility in the use mix could aim to attract new tenants and improve footfall. In the longer term offer redevelopment of the centre could be considered to accommodate an appropriate mix of uses - supporting the consolidation of retail in the town centre and opportunities for town centre living.
Former Co-op and Castle Car Park	HBBC/DLA	The former Co-op is leased by owned by HBBC and leased to Jaspers furniture store, which appears to be successful.  Pay & Display Car Park lies adjacent to the Former Co-op and is well used. However, there are no direct connections between the Car Park and Castle Street and connections to Argents Mead are limited.	With the former Co-op occupied by a successful business, the most appropriate intervention, at least in the short term is to enhance the existing building for the existing tenant and improve its physical presence on Castle Street.  Should the property become vacant, options should be available to secure a new tenant or to redevelop the site.  Other opportunities exist to enhance Castle Car Park and also to improve connections between the car park, Castle Street, Argents Mead and the neighbouring War Memorial.

Information	Source	Summary	Issues and opportunities
Hansom Court	HBBC/DLA	Privately owned. Comprises retail units that enclose a small court linking The Borough to Stockwell Head. Most units are vacant.	Currently identified as a secondary retail frontage which has constrained previous planning applications for change of use to residential development. The site has been promoted by the owner to HBBC for in the SHELAA.
			Provides opportunity to explore scope, potentially for redevelopment with flexible ground floor uses and residential development.
			Conversion to residential development could technically be achievable through permitted development rights or this could be controlled through an Article 4 Direction in support of a revised planning policy for retaining categories of development under Class E.
High Cross Building	HBBC/DLA	Privately owned landmark building in town centre. Ground floor used for commercial. Upper floors partially occupied as offices. Owner is in occasional contact with HBBC regarding facilitating speculative re-use of the building.	Recent subdivision of ground floor units openings are very much welcome for vitality. There is also an opportunity to consider the more medium to longer term prospects for this attractive landmark building in the context of the future of Regent Street.
			With improvements attracting active uses at ground floor, and with office space on the first floor - there may be scope to optimise floorspace on the upper floor and overall, optimise the mix of uses that can support the town centre.
Buildings at Stockwell Head (Emmaus)	HBBC/DLA	Privately owned site that lies between Aldi and Stockwell Head and comprises a collection of early 20 <sup>th</sup> Century factory buildings, some of which have been repurposed to accommodate the Emmaus Emporium. Emmaus has aspirations to redevelop the site, as the existing buildings are in poor condition. Redevelopment would also allow Emmaus to centralise its operations.	Medium to long term potential to redevelop site to better accommodate the functions of the Emmaus Charity
Former Post Office, Sorting Office and Garage	HBBC/DLA	Recently marketed site with buildings that are now vacant. Former sorting office and garage are purpose built, whilst former post office is a landmark building that offers potential for repurposing.	Opportunity to explore the potential for this site to accommodate a mix of uses. Retention of the former post office - an attractive corner landmark building would be desirable, alongside redevelopment of the former sorting office and garage.
DATA AND MARK	ET PROFILE		
Land Ownership	DLA GIS	Land Ownership Plan shows the mix of ownerships across the town centre.	Underpins the fine grained nature of much of Hinckley Town Centre.
			Hinckley BID plays an important role with representing interests and co-ordination.

Information	Source	Summary	Issues and opportunities
Population catchments within 20 minutes walking and cycling distance of Hinckley Town Centre	DLA	Map showing isochrones (areas that can be reached in a designated time, in this instance either by walking or cycling)  – and being used to calculate potential population catchment in walking and cycling distance of Hinckley Town Centre.	Opportunity to improve the function, safety and quality and appearance of walking and cycle connections to Hinckley Town Centre to encourage active travel and increase local journeys by foot and cycle. Increasing the number and quality of connections via attractive gateways into the town centre has the potential to better realise the potential of people within this catchment to choose walking and cycle as preferred modes of choice.
			There may be an opportunity to capture value from new development proposals at sites within this 20-minute catchment to help fund the delivery of improved connections, public realm improvements and wayfinding.
			Process could involve identifying existing and potential routes, assessing their quality, convenience and attractiveness and then exploding the potential for improving existing route or ensuring the new routes are designed to be attractive.
			Active Together recognises the important role of design in creating routes that attractive and people will want to use.
Baseline Market Analysis	DLA/Wards Chartered Surveyors	Provides a general analysis of the local housing and commercial market in the Borough with input from Wards Chartered Surveyors.  Housing market conditions have been	This overall market context will need to be carefully considered to inform the viability of proposals, either as part of a further study of the areas of opportunity and key sites, or emerging proposals.
		relatively subdued recently; however, expectations of lower interest rates may help borrowing costs to reduce and increase housing market activities.	The commercial market in particular may help to underpin a drive to attract grant funding and intervene in the market to support the delivery of development.
		Analysis of the commercial market suggests that, overall, demand remains flat. The office market has remained stagnant whilst the retail market has declined, as reflected in an increase in vacancy rates.	
		Overall, the market context suggests that there may be a more positive residential market in Hinckley. However, the commercial market, especially for secondary retail office and leisure highlights a challenging climate.	

Information	Source	Summary	Issues and opportunities
CONCEPTS			
20 Minute Cities / Neighbour- hoods	TCPA	Wider research from a variety of sources promoting the concept of 20 minute cities / neighbourhoods which is usefully summarised by the TCPA and is being adopted in policy such as in the Scottish Government's Fourth National Planning Framework.  At a local level (across Leicestershire, Leicester and Rutland) healthyplacemaking.co.uk has been established as central reference point with resources to support healthy and active environments with referencing and signposting to wider materials including the TCPA's publication on 20-minute neighbourhoods.	Hinckley has an advantage in having a large population catchment within a 20-minutes walking and cycling distance of the town centre. As a concept there is the potential for grow and enhance communities within the catchment which has the potential to support the town centre. In this context, defining 20-minute catchments would help to inform future planning and transport decisions.  Prioritising future development to within these catchments  Creating and / or improving the number and quality of walking and cycling connections within these catchments to the town centre.  Capturing value from new developments within these catchments to support the delivery of new or improved walking and cycling connections and also supporting the delivery of public realm and wayfinding improvements in the town centre.  In addition to the benefits of improved accessibility by active travel, there is potential for existing car parking to be available to serve wider visitor catchments with more constrained travel options.

Information	Source	Summary	Issues and opportunities
TOWN CENTRE EXAMPLES			
Stockton Town Centre Regeneration (Central Stockton and North Thornaby Blueprint)		Masterplan with proposals to regenerate the town centre and surrounding areas referred to in the Grimsey Review.  Stockton town centre is similar to Hinckley (albeit is larger in size) in seeking to consolidate its retail offer whilst growing its independent sector and seeks to diversify its overall offer focussing on culture, municipal functions, health, leisure, entertainment and hospitality and promoting and hosting events. One of its flagship projects is the demolition of a 1960s shopping centre to create a park connecting the High Street to the River Tees waterfront. The blueprint also seeks to increase the residential population with 1,000 new homes within the town centre and new neighbourhoods on its immediate fringes that is included in the Blueprint area and to improve connectivity for active travel.  Part of its approach is to offer opportunities for start up spaces for new businesses in council owned premises including low cost office space and flexible retail spaces. One example referred to in the Grimsey Review includes the Enterprise Arcade which offers low cost spaces for new independent retailers. Other opportunities exist for retail and office space, alongside wider opportunities for workspaces and co-working.  A key challenge to the delivery of the	Provides an example of regeneration in a town centre, which, although bigger in scale, is experiencing similar challenges of retail change. Whilst valuing the role of independent retailing, it seeking to diversify its offer, focussing attractions in the town centre and deliver physical improvements to the public realm.
		Blueprint is high construction costs and low values, which underpins a strategy of attracting grant support to intervene in the market to deliver projects.	
Fargo Village, Coventry		Vibrant reimagined industrial space at the edge of Coventry City Centre that provides spaces for creative businesses. Accommodates over 40 businesses range from a craft brewery, artisan food, clothing, museum and crafts market and hosts events.	Provides an example of how underused buildings and spaces have been repurposed and offers a source of inspiration to bringing vacant shop units back into use for a variety of complementary uses.
		https://www.fargovillage.co.uk/	
The Yards, Kettering		Similar to Fargo Village but at a much smaller scale with a mix of premises offered for rent to small creative businesses	Provides an additional, albeit smaller scale example of how underused buildings and spaces have been repurposed and offers a source of inspiration to bringing vacant shop units back into use for a variety of
		https://www.theyardskettering.co.uk/	complementary uses.

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