

Local Plan Review
Hinckley and Bosworth Borough Council
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SENT BY E-MAIL ONLY TO
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3rd March 2019

Dear Sir / Madam

HINCKLEY & BOSWORTH LOCAL PLAN REVIEW (LPR) – NEW DIRECTIONS FOR GROWTH CONSULTATION

Introduction

Thank you for consulting with the Home Builders Federation (HBF) on the above mentioned consultation. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing. We would like to submit the following answers in response to the Council's consultation document.

Q2. Should the authority explore other options for growth beyond the existing urban area?

The currently adopted spatial strategy for the Borough focuses the majority of new development in and around the urban area of Hinckley, Burbage, Barwell and Earl Shilton. The adopted Borough settlement hierarchy identifies the urban area at the top of the hierarchy with a three-tier approach to rural settlements defined as key rural centres, rural villages, and rural hamlets. The strategy directs development to urban locations where services, jobs, public transport and other facilities are most readily accessible. Outside of the urban area, the strategy limits development to that necessary to keep rural settlements and communities viable and vibrant. The general principle is that less development is directed to settlements the further down they are in the hierarchy.

Currently 79% of existing planning permissions in the Borough are within or close to the urban area of Hinckley, Burbage, Earl Shilton and Barwell. There are also two allocated Sustainable Urban Extensions (SUEs) for circa 3,900 dwellings within the urban area which are yet to deliver housing on-site. A



significant amount of the future identified housing land supply in the short term is also focused on the urban area. If further development is proposed in the urban area then the assimilation of this additional development should be considered.

It is unlikely that one approach on spatial options will to address meeting the full housing and economic growth needs of the Borough, whilst also supporting both urban and rural areas and providing the necessary infrastructure to support growth. The Council should explore all options for growth including the existing urban area and beyond.

Q3. If the authority should explore options for growth beyond the existing urban area, within which broad areas identified on Map 3 should we focus on and why?

The Council should explore all three broad areas for growth identified on Map 3 as the M42 opportunity area, the North West of urban area and the North East of urban area. During the exploration of options for growth the Council will have to consider its articulation of the strategy set out in the Leicester & Leicestershire Strategic Growth Plan (SGP) and the potential for growth associated with the A46 Priority Growth Corridor / A5 Improvement Corridor together with any agreed cross boundary re-distribution of unmet housing needs from Leicester.

Q4. Should the authority explore options for a new settlement?

The option for a new settlement should only be considered as part of a wider package of development distribution options to ensure both the short and longer term delivery of growth. A new settlement may address some of the Borough's housing growth but delivery would be towards the end of the Local Plan period. The Council would also have to overcome previously experienced issues associated with delivering large scale developments.

Conclusion

It is hoped that these representations are of assistance to the Council in preparing the next stages of the Hinckley & Bosworth LPR which to be found sound under the four tests of soundness as defined by the 2019 NPPF should be positively prepared, justified, effective and consistent with national policy (para 35). If the Council requires any further assistance or information please contact the undersigned.

Yours faithfully
for and on behalf of **HBF**



Susan E Green MRTPI
Planning Manager – Local Plans