

Socio-Economic Report

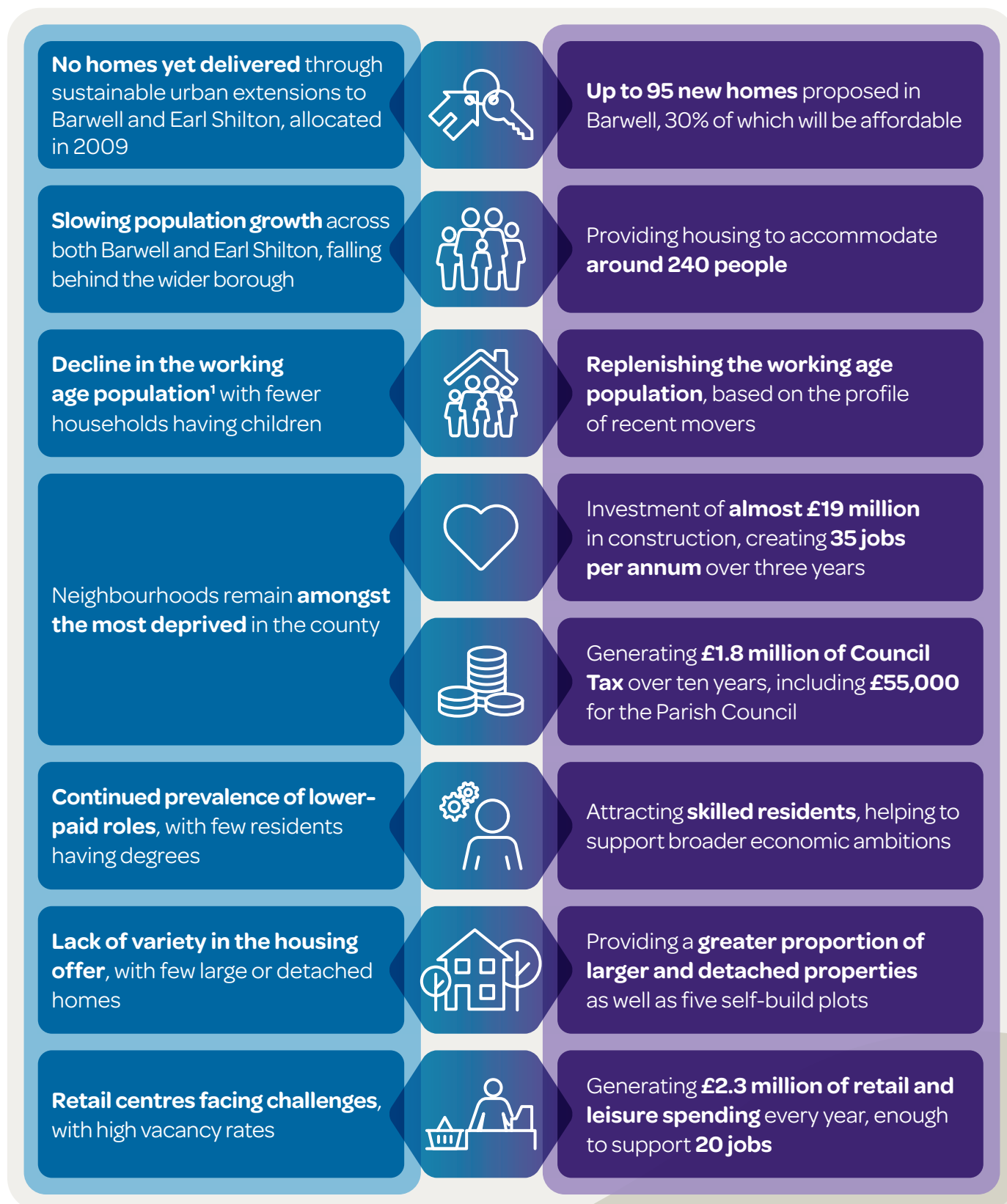
Land East of the Common, Barwell

December 2023

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Socio-economic impact of up to 95 new homes on land east of the Common in Barwell



1. Introduction

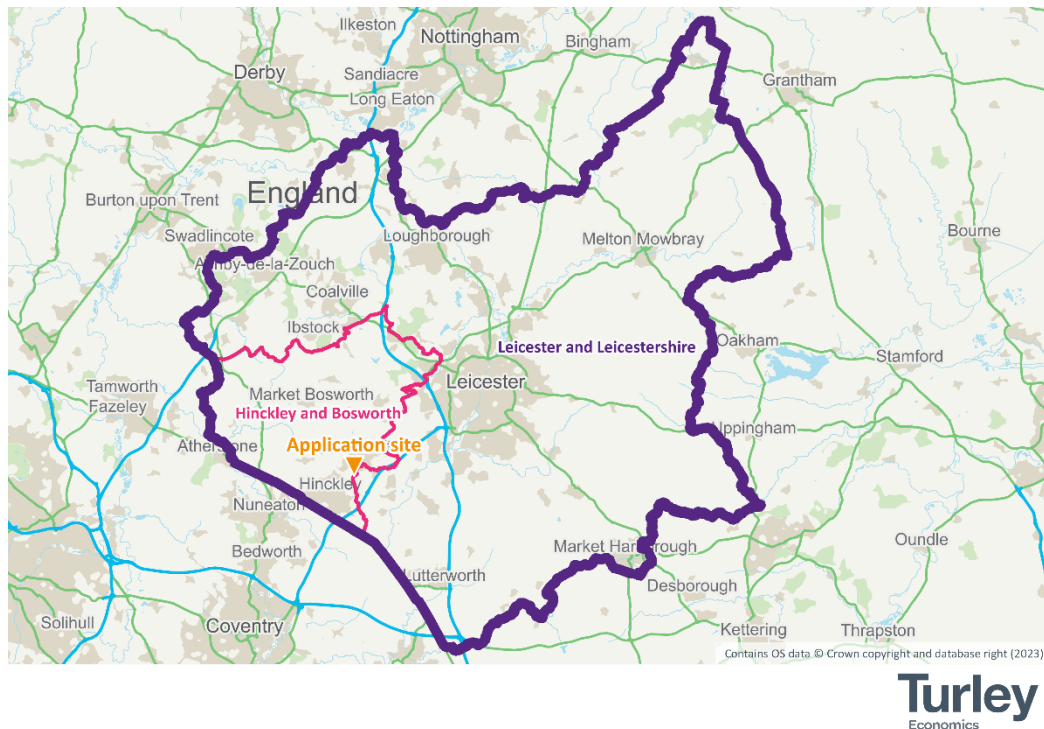
- 1.1 Turley has been commissioned by Redrow Homes Ltd (Harrow Estates Division) to estimate the socio-economic benefits that could be generated through its plans to develop up to 95 homes on land east of the Common in Barwell, within the borough of Hinckley and Bosworth in Leicestershire.
- 1.2 This report aims to set these benefits within the context of the socio-economic challenges currently faced by the village and the wider borough. It is structured as follows:
- **Section 2 – Strategic Context** – an overview of the economic ambition of Leicester and Leicestershire, and an introduction to the intended role of Barwell in accommodating growth;
 - **Section 3 – Local Context** – a summary of the socio-economic challenges faced by Barwell and the adjoining town of Earl Shilton;
 - **Section 4 – Impact of the Proposed Development** – consideration of how the proposed development of up to 95 homes in Barwell can help to address identified socio-economic challenges; and
 - **Section 5 – Summary and Conclusions** – a concise overview of the report's findings and their implications for the proposed development.

2. Strategic Context

Wider economic ambitions

- 2.1 The application site is located between Hinckley and Leicester in the south-west part of Leicestershire, as shown by Figure 2.1 below.

Figure 2.1: Site Location in Leicester and Leicestershire



- 2.2 Hinckley and Bosworth Borough Council ('the Council') clearly recognises that it forms part of a wider housing and economic market, which covers the whole of Leicester and Leicestershire. As such, it has long worked with other authorities in this area to both consider development needs and develop a shared economic vision for the future, most recently doing so in the Strategic Growth Plan¹ (SGP) of 2018.
- 2.3 The most recent draft of the emerging Local Plan for Hinckley and Bosworth recognises the strength of the local economy, stating for instance that:

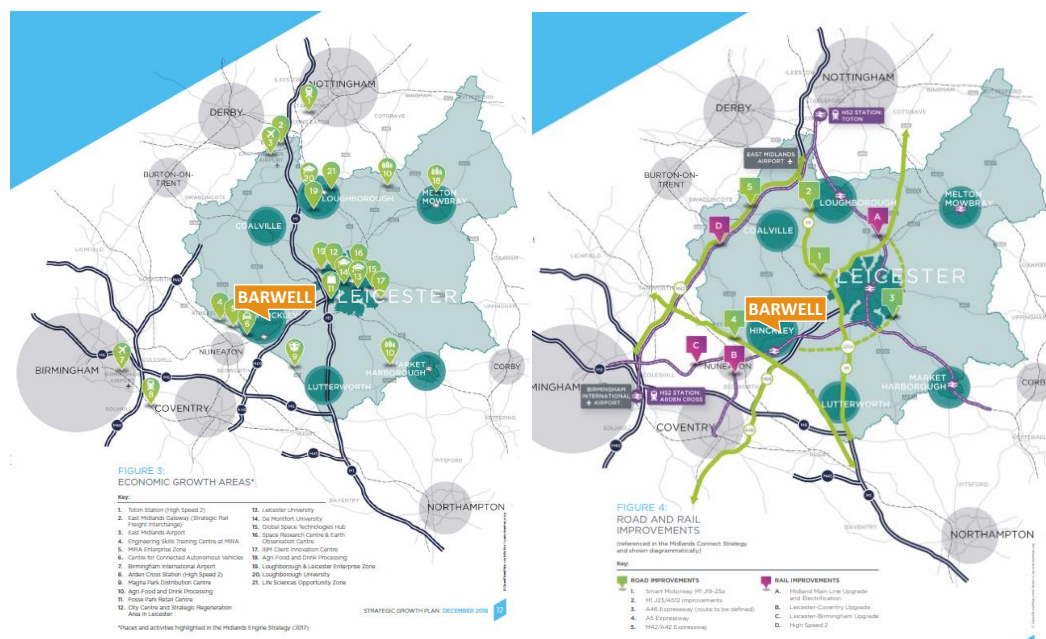
*"There is...continued pressure for economic growth, particularly for large scale strategic distribution as a result of the borough's geography, being broadly central in the country and the strategic road network, within an area known as the 'golden triangle'"*² (emphasis added)

¹ Leicester & Leicestershire 2050: Our Vision for Growth (2018)

² Hinckley and Bosworth Borough Council (February 2022) Hinckley and Bosworth Local Plan 2020-2039: Regulation 19 Consultation, paragraph 4.3

- 2.4 The SGP goes further in stating that ‘*Leicester and Leicestershire has huge potential for growth*’, with the local authorities wanting to ‘*play [their] part in developing the UK economy, improve productivity and create the conditions for growth*’³. They also clearly wish to ‘*increase the speed of housing delivery, remove the barriers that have slowed progress to date, and ensure that there is a good supply of new housing for people who need it*’⁴.
- 2.5 The SGP identifies a series of ‘*economic growth areas*’, many of which are in close proximity to Barwell as shown at Figure 2.2. The village can also be seen, from the plan to the right, to be close to several of the road and rail corridors that the SGP aims to improve.

Figure 2.2: Proximity to Economic Growth Areas and Improved Road/Rail Links



Source: SGP

- 2.6 In February 2021 – after the SGP was produced – the Local Enterprise Partnership published its own Economic Growth Strategy (EGS) for Leicester and Leicestershire, covering the period from 2021 to 2030. This accounts for more up-to-date evidence whilst incorporating the recommendations and priorities of the SGP, and clearly retains an ambition to ‘*deliver recovery and growth*’⁵. The EGS also continues to recognise that the area is the ‘*UK’s central logistics hub*’ and home to several UK and world-leading centres of new technology and innovation in space and Earth observation, sports science, life sciences, IT and cyber technologies and automotive engineering. This affirms the breadth of skills that need to be sustained and supplied across the area if growth is to be achieved across both of these key economic areas. The following four key aims are set out:

³ Leicester & Leicestershire 2050: Our Vision for Growth (2018), page 4

⁴ *Ibid*, page 4

⁵ Leicester & Leicestershire Economic Growth Strategy 2021 – 2030 (November 2021), Executive Summary

- Increase GVA and productivity, continue to develop a leading science and technology-led economy. Priorities include supporting high growth businesses in sectors noted above and attracting and growing international businesses and to meet the employment and skill needs of employers and the future economy including knowledge intensive services.
- Global innovation leadership, increase innovation activities across the whole business base. Priorities include working with the region's three universities to attain and invest in innovation leadership of national and international significance and helping businesses become more competitive and resilient through technology and innovation adoption.
- Create a resilient, adaptive workforce where all residents have access to skills and career progression and are paid the living wage. Priorities are focussed around upskilling to address concentrations of deprivation and pockets of low education and skills attainment.
- Become a leader in zero carbon solutions, with sustainability principles built into everything we do.

2.7 The EGS continues to emphasise an ambition to evolve the economy of Leicester and Leicestershire, moving to higher value employment generation. The importance of a suitably skilled workforce is recognised, showing the importance of providing homes that match the aspirations of those in higher paid occupations whilst also ensuring that the economic benefit of this workforce is captured.

2.8 The positive outlook for the creation of jobs in proximity to Barwell is also influenced by the proximity of the MIRA Technology Park, including the Engineering Skills Training Centre at MIRA and the MIRA Enterprise Zone, which is located close to Hinckley. The importance of this site is recognised in the latest draft of the new Local Plan as well as in the SGP and the EGS.

2.9 The importance of providing new housing to accommodate a labour force, in the context of strong local economic demand at the borough level, is also recognised in the business engagement summarised in the Council's Employment Land and Premises Study⁶ (ELPS). This states that:

*"Amongst the local businesses consulted there is a strong desire for growth, and some have struggled to find the space they need....Companies are reporting difficulties in getting enough warehousing and logistics staff to serve Hinckley and Bosworth's extensive B8 sector. Labour supply could thus be one barrier to the continuing growth of warehousing uses which is such a strong element of the Leicester and Leicestershire economy"*⁷

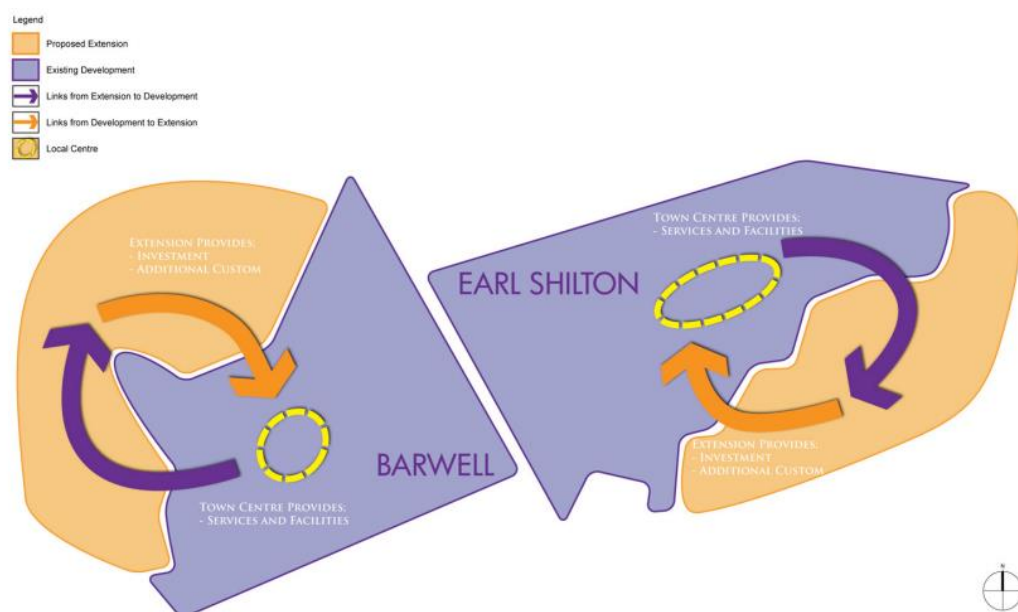
⁶ BE Group (2020) Employment Land and Premises Study: Hinckley and Bosworth Borough Council

⁷ *Ibid*, p4-5

Existing supply response: allocated SUEs in Barwell and Earl Shilton

- 2.10 The Council has long recognised the potential role of Barwell, and the adjoining town of Earl Shilton, in accommodating growth. In 2009, it allocated two large sustainable urban extensions (SUEs) through the Core Strategy, which were to collectively provide around 4,500 homes. A key part of the rationale for these SUEs, aside from a lack of physical constraints, was their potential to act as a catalyst for the regeneration of both settlements.
- 2.11 The two SUEs were expected to have collectively delivered some 2,240 homes by 2021 but neither has yet delivered a single home, and nor are they expected to in the near future. The Council's latest published Residential Land Availability Monitoring Statement states that *'there is no longer sufficient evidence to show that there is a realistic prospect'* that either SUE will deliver any housing in the next five years⁸. They are not therefore expected to deliver any housing until after 2027 at the earliest.
- 2.12 Despite these delays, the emerging Local Plan proposes to retain the SUEs as allocations, referencing the saving of the Earl Shilton and Barwell Area Action Plan (AAP) to support the applications.
- 2.13 The AAP – produced in September 2014 – builds on the Core Strategy in establishing an approach whereby the development of the SUEs would be linked to a strategy of regenerating the existing settlements and in particular their centres. This is illustrated in the 'Masterplan Context' diagram included within the AAP and replicated below. The principle of additional housing providing additional custom (spend) and investment in both SUEs is clearly established.

Figure 2.3: Barwell and Earl Shilton AAP – Masterplan Context



Source: Area Action Plan, page 8

⁸ Hinckley and Bosworth Borough Council (2022) Residential Land Availability Monitoring Statement, paragraphs 2.29 and 2.30

- 2.14 The principle of growth being required to support necessary regeneration is also captured within the following vision for the settlements in 2026, from the AAP:

“...sustainable communities with distinct identities and character, providing attractive and accessible living and working environments and thriving urban centres. The settlements will be well connected to Hinckley and the surrounding countryside and supported by infrastructure that encourages green living”⁹

- 2.15 Further explanation is provided within the supporting rationale:

“Increased spending power from the growing population within the local economy provides an opportunity for businesses in the settlements to respond to this, create a critical mass of population to justify investment in key facilities within the settlements, provide an opportunity to deliver accessible green infrastructure and act as a catalyst for wider economic development interest in the settlements”¹⁰

- 2.16 The draft Local Plan continues to identify the SUEs as ‘strategic developments that will deliver significant housing and employment growth in Hinckley & Bosworth alongside other benefits such as schools, parks and road improvements’¹¹.
- 2.17 Policy SS06 envisages at least 2,500 homes at the Barwell SUE (990 of which are in the plan period), including 20% affordable housing, and allows for a minimum of 6.2ha of B2/B8 land, a neighbourhood centre – including a new primary school and local convenience retail that is complementary to but does not detract from Barwell district centre – and community and recreational facilities. In line with the AAP and Core Strategy, it references the justification of the SUE including a focus for regeneration in the district centre of Barwell.
- 2.18 Policy SS07 envisages a minimum of 1,600 homes at the Earl Shilton SUE (1,000 of which are in the plan period), along with a minimum of 4.5ha of employment land, a new primary school, local convenience retail (complementary to but not detracting from Earl Shilton district centre) along with community and recreational facilities and a public house or equivalent. The draft Local Plan confirms, as is the case with the other SUE, that the allocation of the SUE is intended to retain a focus for regeneration within the district centre of Earl Shilton¹².

Summary

- There is clearly pressure, and indeed potential, for economic growth both in Hinckley and Bosworth and throughout Leicester and Leicestershire, whose constituent authorities wish to evolve economically and create higher value jobs.
- The authorities have recognised the importance of a suitably skilled workforce in this context, and the need to provide homes that match their aspirations.

⁹ Earl Shilton and Barwell Area Action Plan: Local Plan 2006 – 2026 (Adopted September 2014), page 15

¹⁰ *Ibid*, paragraph 4.7

¹¹ Hinckley and Bosworth Local Plan 2020 – 2039, Regulation 19 Consultation (February 2022), Paragraph 4.14

¹² *Ibid*, paragraph 4.47

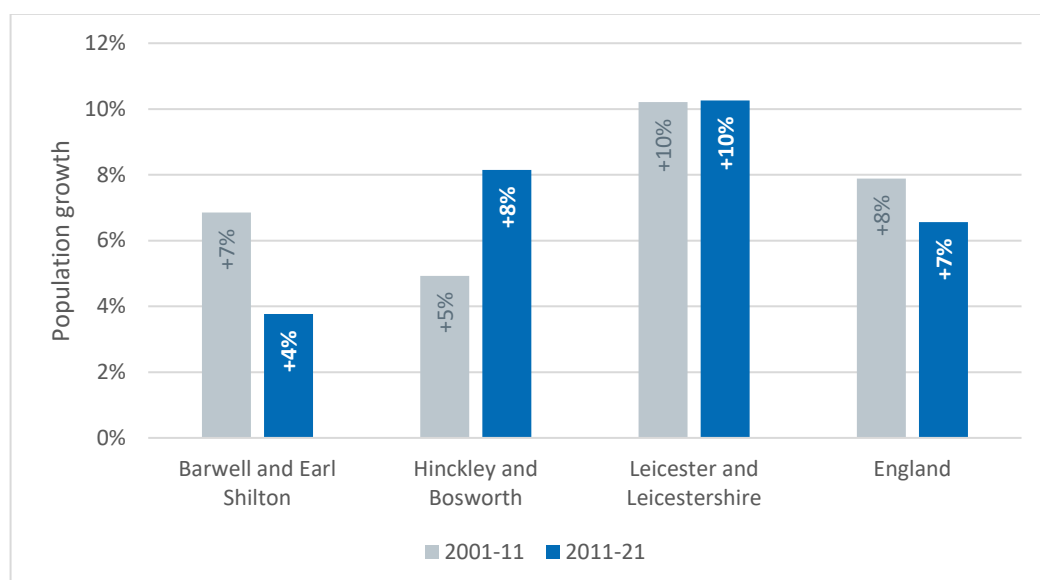
- The application site in Barwell is situated close to areas that are expected to drive economic growth, and is similarly close to several of the road and rail corridors that are set for improvement.
- The Council has long recognised the potential role of Barwell, and the adjoining town of Earl Shilton, in accommodating growth and it has also identified how this can help to drive their regeneration.
- Sustainable urban extensions to both settlements were proposed in the Core Strategy but these have been slow to progress, for various reasons, and are not expected to deliver until after 2027 at the earliest.

3. Local Context

Slowing population growth

- 3.1 Some 19,787 people lived in Barwell or neighbouring Earl Shilton as of the 2021 Census¹³. While this was around 4% more than recorded a decade earlier by the 2011 Census, Figure 3.1 shows that the wider borough of Hinckley and Bosworth – and indeed the whole of Leicester and Leicestershire – saw at least twice this rate of population growth over the same period. This notably contrasts with the previous decade (2001-11) in which the settlements grew at a faster rate than the wider borough, and they arguably would have done again had their SUEs come forward as planned.

Figure 3.1: Comparing Population Growth (2001-21)



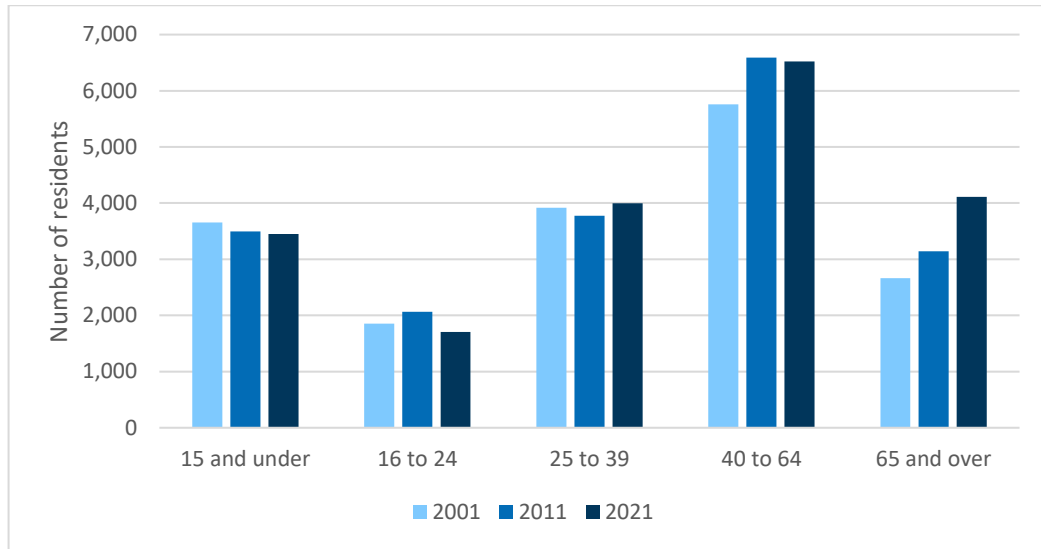
Source: Census 2001; Census 2011; Census 2021

Changing demographics

- 3.2 The last decade has seen accelerated growth in the number of older residents, aged 65 or above, living in Barwell and Earl Shilton. This cohort has grown by some 31% since 2011, having grown by 18% over the decade prior. The number of children and young people has simultaneously fallen, as has the number of adults aged 40 to 64.

¹³ Defined, as in the rest of this section, based on ward geographies or middle super output areas (MSOAs) which cover an identical area

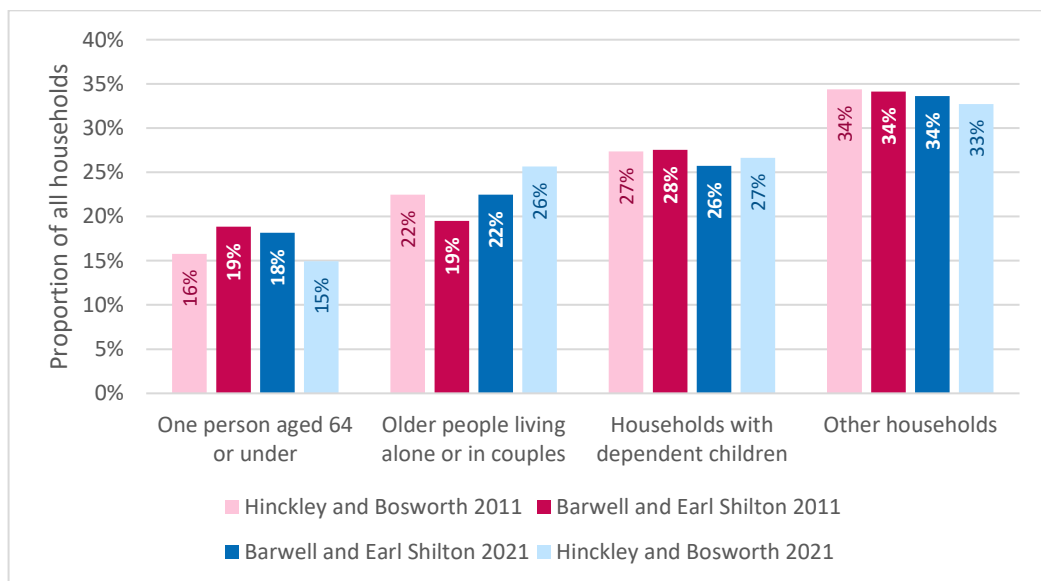
Figure 3.2: Population Change in Barwell and Earl Shilton (2001-21)



Source: Census 2001; Census 2011; Census 2021

- 3.3 These trends mean that, since 2011, there has been a 2% reduction in the number of people living in Barwell and Earl Shilton who are of conventional working age, between 16 and 64 years old. This contrasts with the prior decade in which this cohort grew by some 8%, maintaining its size as a proportion of all residents (65%) whereas this has now fallen to 62% as of 2021.
- 3.4 The ageing trend has also brought an increase in the proportion of households that only contain older people, aged 65 or above, from 19% to 22%. Fewer households now have dependent children, such that they are now less prevalent in Barwell and Earl Shilton than in Hinckley and Bosworth having been more so as recently as 2011.

Figure 3.3: Change in Household Profile (2011-21)



Source: Census 2011; Census 2021

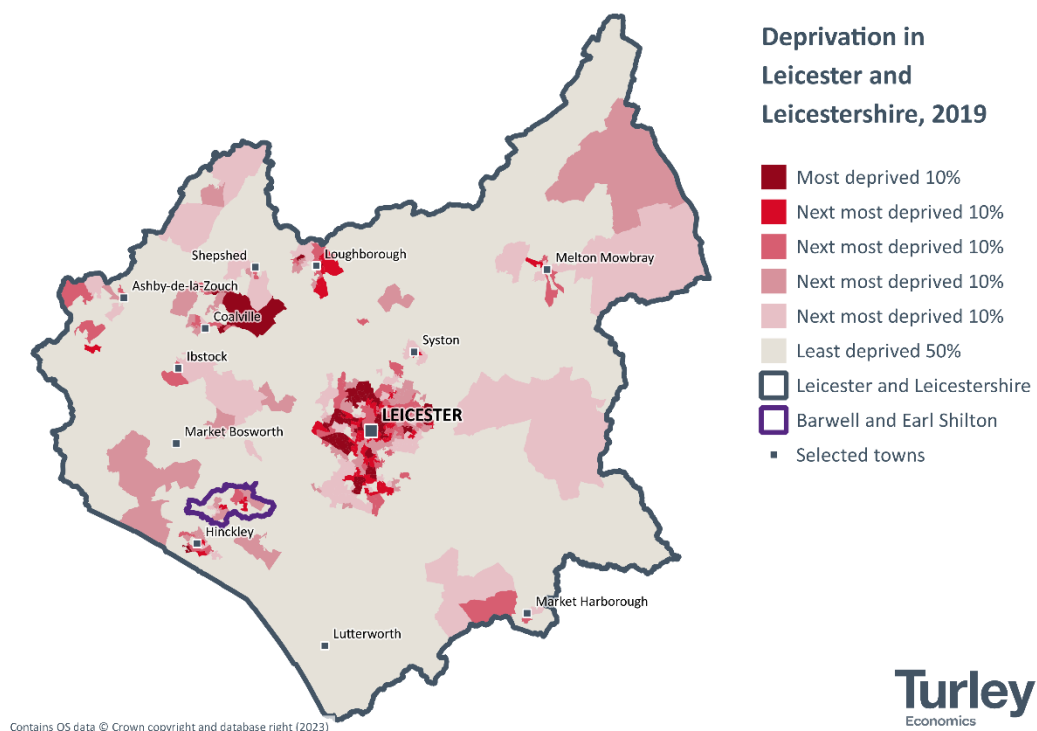
Continued deprivation

- 3.5 As introduced in the previous section, a key part of the rationale for originally allocating SUEs in Barwell and Earl Shilton was the need to drive their regeneration. The AAP observed, in 2014, that:

“...both Earl Shilton and Barwell contain pockets of significant deprivation, particularly relating to income, education skills and training, employment and health, and both centres are in need of regeneration. The most deprived parts of the two settlements are among the most deprived neighbourhoods in Leicestershire”¹⁴

- 3.6 This observation was presumably based on the Index of Multiple Deprivation (IMD) from 2010, being the latest available when the AAP was produced in 2014. The IMD has though been updated twice since, first in 2015 and again in 2019.
- 3.7 The latest release continues to suggest that several neighbourhoods throughout Barwell and Earl Shilton rank amongst the most deprived in Leicester and Leicestershire. This is illustrated by Figure 3.4, which ranks all of the lower super output areas (LSOAs) in this wider area and identifies those that are the most deprived in relative terms. Two LSOAs in Barwell and Earl Shilton can be seen to be amongst the 20% most deprived, and another is one of the 30% most deprived¹⁵.

Figure 3.4: Relative Deprivation in Leicester and Leicestershire (2019)



Source: MHCLG

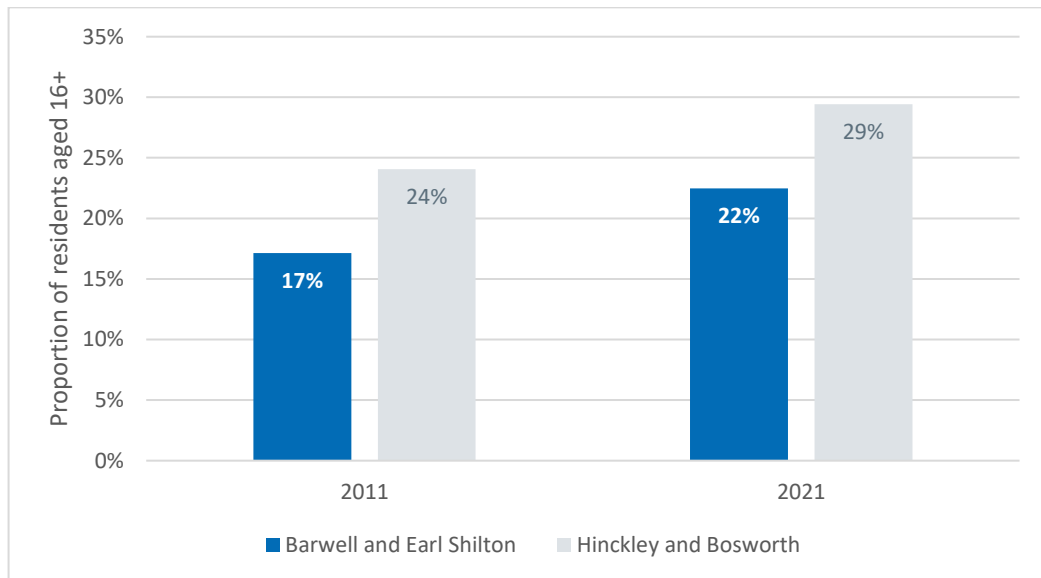
¹⁴ Earl Shilton and Barwell Area Action Plan: Local Plan 2006 – 2026 (Adopted September 2014), paragraph 1.4

¹⁵ E01025822 and E01025844 rank amongst the 20% most deprived in Leicester and Leicestershire, and E01025843 ranks amongst the 30% most deprived

An increasingly skilled population often still working in lower-paid roles

- 3.8 Around 22% of the adults living in Barwell or Earl Shilton, as of the 2021 Census, were qualified at least to degree level or equivalent. This has improved since 2011, when only 17% were qualified to this level, but continues to fall short of a borough average that has itself risen.

Figure 3.5: Adult Residents Qualified to Degree Level or Equivalent (2011-21)

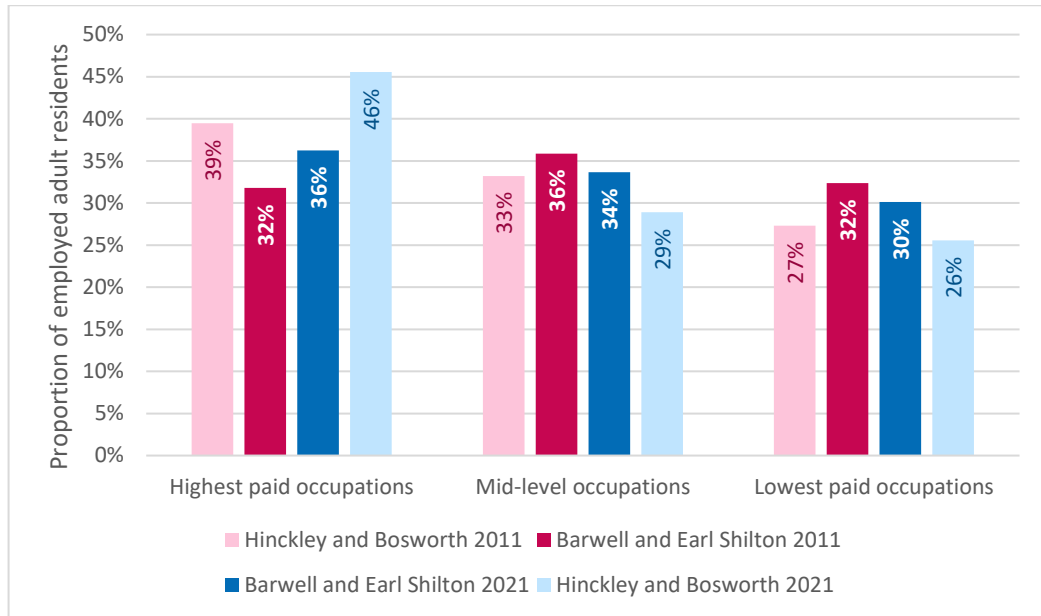


Source: Census 2011; Census 2021

- 3.9 Residents of Barwell and Earl Shilton also remain more likely to work in lower-paid occupations¹⁶ than their counterparts elsewhere in the borough, even if the proportion doing so has similarly reduced. The number working in higher-paid roles has simultaneously increased but not at the rate seen more widely.

¹⁶ Across the East Midlands, where the Office for National Statistics only produces this data at the regional level

Figure 3.6: Employed Residents Working in Higher and Lower Paid Roles (2011-21)

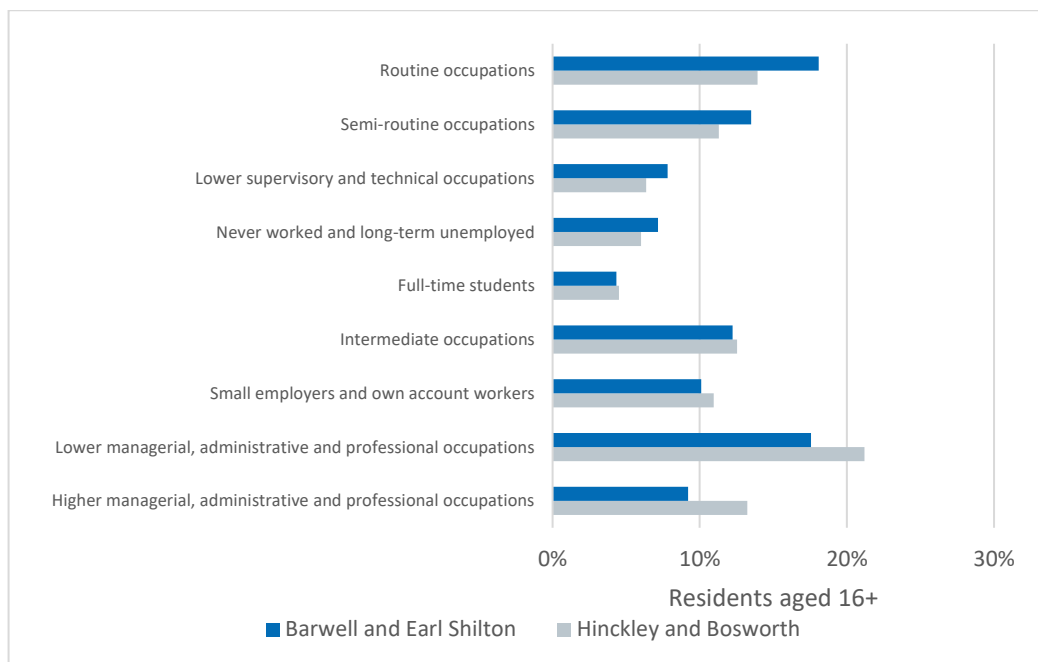


Source: Census 2011; Census 2021

- 3.10 This has meant that the socio-economic status of adults living in Barwell and Earl Shilton – measured using the National Statistics Socio-economic Classification¹⁷ (NS-SEC) – has continued to differ from the wider borough. As of the 2021 Census, residents were far more likely to be working in routine or semi-routine occupations; working in lower supervisory and technical occupations; or unemployed or have never worked. Residents were contrastingly much *less* likely to be working in managerial, administrative and professional roles.

¹⁷ Indicative of a person's socio-economic position based on their occupation and other job characteristics

Figure 3.7: Socio-Economic Classification of Residents (2021)

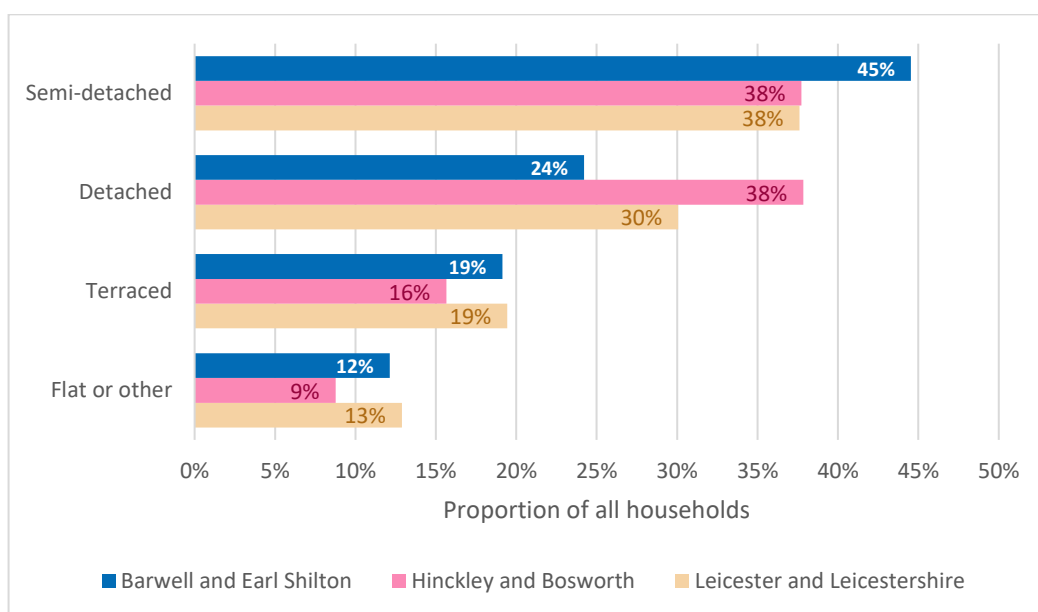


Source: Census 2021

A lacking housing offer

- 3.11 There is a relative lack of variety in the housing on offer in Barwell and Earl Shilton, compared to the wider borough and Leicester and Leicestershire as a whole. Almost half of all households live in a semi-detached home, surpassing the equivalent figures for these areas, whereas comparatively few live in detached properties.

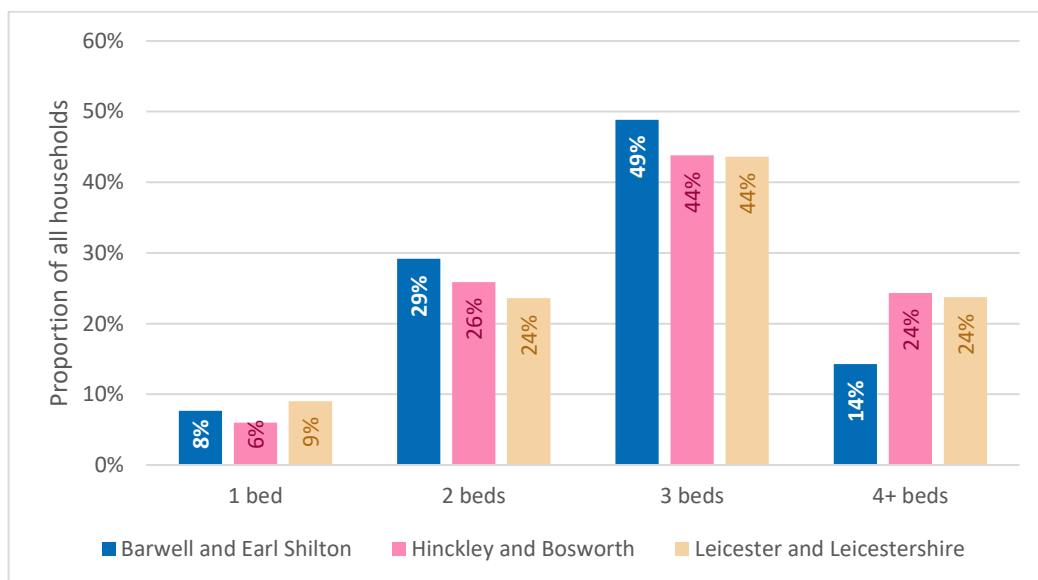
Figure 3.8: Type of Housing Available in Barwell and Earl Shilton (2021)



Source: Census 2021

- 3.12 Due to this profile, comparatively few of the households living in Barwell and Earl Shilton – only 14% – had four or more bedrooms in their home. Some 78% had either two or three bedrooms, surpassing the equivalent figures for both Hinckley and Bosworth (70%) and Leicester and Leicestershire (67%).

Figure 3.9: Size of Housing Available in Barwell and Earl Shilton (2021)



Source: Census 2021

Retail centres facing challenges

- 3.13 Part of the Council’s original rationale for allocating two SUEs, in Barwell and Earl Shilton, was to help their centres address severe challenges. The AAP of 2014 reinforced this position, explaining how Barwell especially had:
- A weak retail offer, with a number of vacant shops and a dominance of takeaways;
 - Poor quality public spaces; and
 - A prevalence of poor quality shopfronts.
- 3.14 Earl Shilton was seen to have a ‘*wide retail offer*’ but similarly suffered from poor quality frontages and public spaces¹⁸. It was also reported to have a vacancy rate of 17.9%, which – like Barwell (13.9%) – was one of the highest in the borough at that time.
- 3.15 A slightly more favourable position was reported in a Town and District Centres Study that was completed in 2017, and continues to form part of the evidence base for the emerging Local Plan¹⁹. This did though reiterate that there was room for improvement in both Barwell and Earl Shilton, with the former in particular having opportunity sites

¹⁸ Earl Shilton and Barwell Area Action Plan: Local Plan 2006 – 2026 (Adopted September 2014), page 58

¹⁹ GVA (2017) Hinckley and Bosworth Town and District Centres Study

that did not appeal to foodstore operators and also having the highest vacancy rate of any centre, at 13.8%.

Summary

- The rate of population growth in Barwell and Earl Shilton has markedly slowed since 2011, contrasting with the previous decade when it outpaced the wider borough.
- Increasingly few residents are now of working age and fewer households now have children, whereas the number of older residents has grown rapidly.
- Parts of Barwell and Earl Shilton continue to rank amongst the most deprived neighbourhoods in Leicester and Leicestershire, as when the SUEs were originally allocated with the aim of driving their regeneration.
- While residents of Barwell and Earl Shilton are increasingly skilled, fewer still possess a degree-level qualification compared to the wider borough, and they remain more likely to be working in lower-paid roles.
- There is a lack of variety in the housing on offer in Barwell and Earl Shilton, with semi-detached properties dominating and relatively few households living in larger properties.
- Retailers in Barwell in particular continue to face challenges, with vacancy rates across its retail units consistently being amongst the highest in the borough.

4. Impact of the Proposed Development

Diversifying the housing offer

- 4.1 The proposed development would see up to 95 new homes delivered off Dawson's Lane in Barwell. It is anticipated that over half of these homes (53%) will be detached houses, with this figure potentially rising even higher if delivered on self-build plots²⁰. This will help to bolster the supply of such homes in an area that currently lacks them as shown by the earlier Figure 3.8 and summarised again below.

Table 4.1: Proposed Mix Relative to Existing Stock Profile (2021)

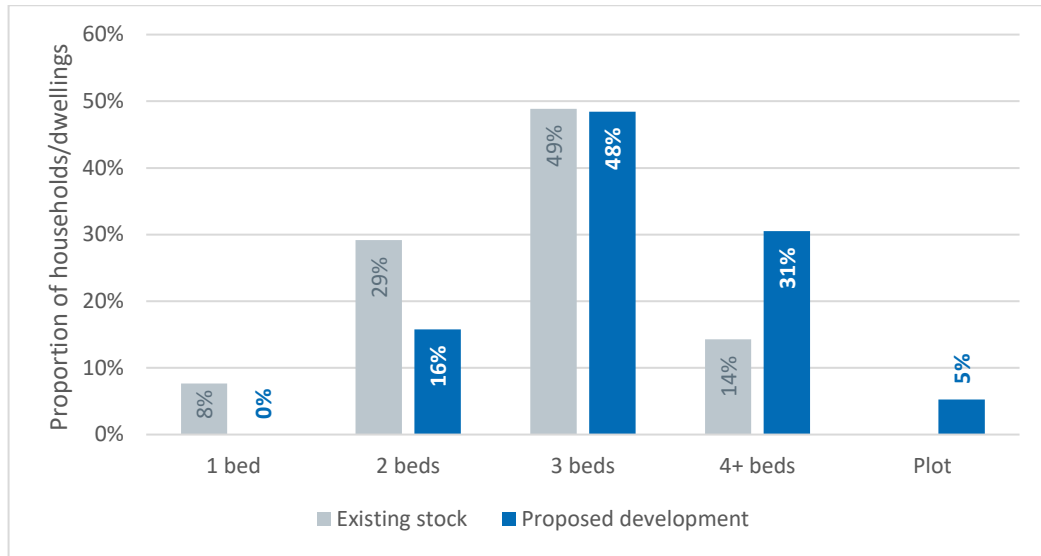
	Proposed development		Existing stock
	No.	%	%
Detached	50	53%	24%
Terraced	24	25%	19%
Semi-detached	11	12%	45%
Flat or other	5	5%	12%
Self-build plot	5	5%	–
Total	95	100%	100%

Source: Urban Design Box; Census 2021; Turley analysis

- 4.2 At least 31% of the new homes are also proposed to have four bedrooms, more than doubling the equivalent figure for existing homes in Barwell and Earl Shilton which was introduced at the earlier Figure 3.9. This will again help to address a deficiency in the existing housing stock.

²⁰ Circa 58% of all homes could be detached if such properties are developed on the five self-build plots that are being proposed

Figure 4.1: Proposed Size of Dwellings Relative to Existing Stock (2021)



Source: Urban Design Box; Census 2021; Turley analysis

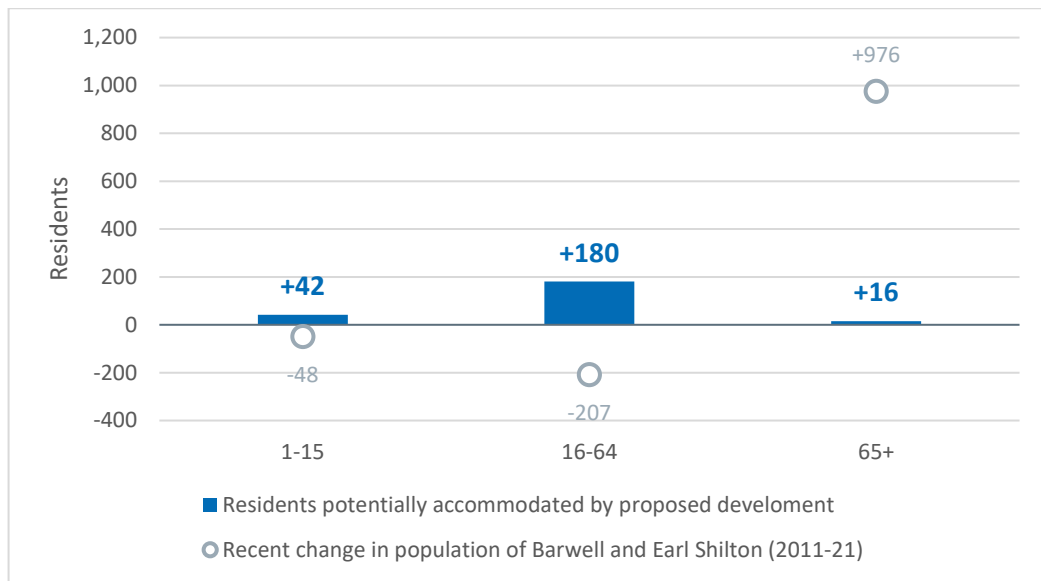
Growing the population

- 4.3 The proposed development can be expected to accommodate around 240 new residents once complete, based on the average size of existing households occupying market and affordable housing of comparable sizes in Barwell and Earl Shilton²¹.
- 4.4 Over three quarters (76%) of these new residents could be of working age, between 16 and 64 years old, based on the profile of individuals moving into homes in Hinckley and Bosworth over what was admittedly an unusual year to the 2021 Census due to the COVID-19 pandemic²². If this is repeated, it would clearly help to replenish a cohort that has reduced in size over the last decade, as shown by the earlier Figure 3.2, and would similarly help to grow the number of children in Barwell and Earl Shilton.

²¹ As recorded by the 2021 Census

²² ONS (2023) Census 2021: MIG014EW – migration by age

Figure 4.2: Estimated Profile of New Residents Relative to Recent Change



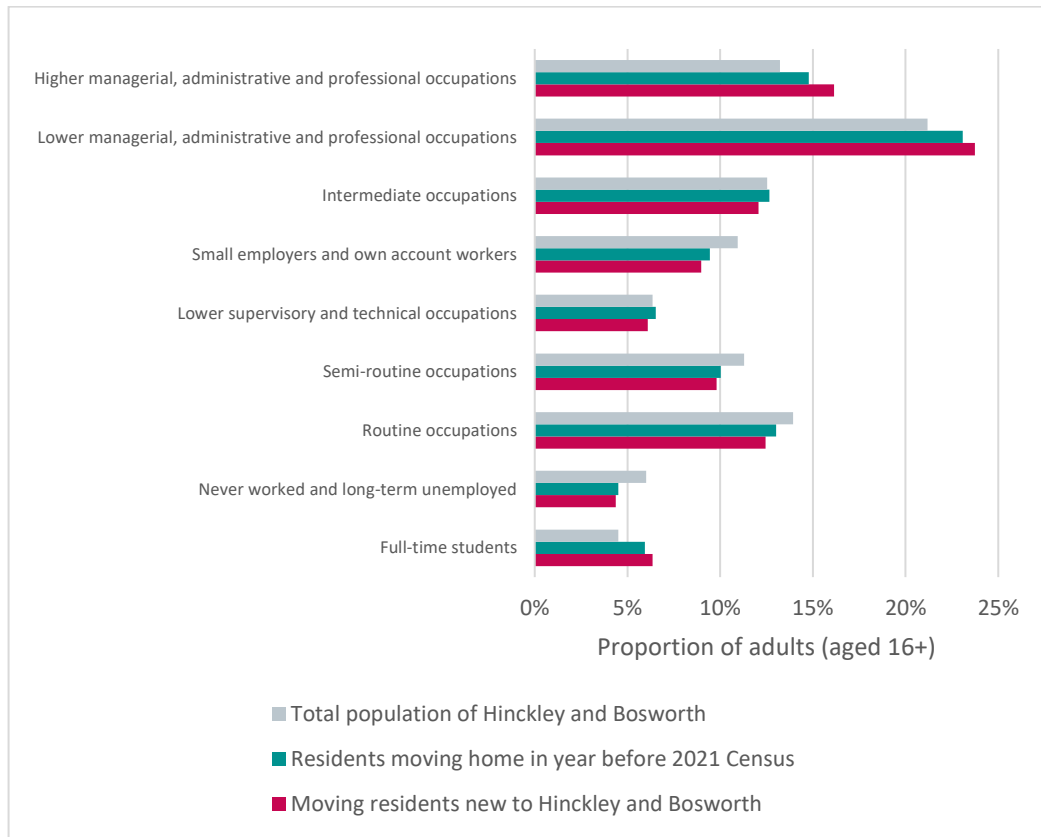
Source: Census 2011; Census 2021; Turley analysis

- 4.5 New residents could also be relatively skilled, as individuals moving to new addresses in Hinckley and Bosworth during the year before the 2021 Census were more likely to be working in managerial, administrative and professional roles than the population at large²³. This was particularly true of individuals moving into the borough from elsewhere, who accounted for over half of all moves²⁴ (53%). Attracting such skilled individuals to Barwell and Earl Shilton, through the provision of new housing, will help both to address a local deficiency – shown at the earlier Figure 3.7 – and support the broader economic ambitions discussed in section 2.

²³ ONS (2023) Census 2021: ODMG04EW – Origin and destination of migrants by NS-SEC

²⁴ *Ibid*

Figure 4.3: Socio-Economic Classification of Individuals Moving Home in Hinckley and Bosworth (2020-21)



Source: Census 2021; Turley analysis

Supporting the retail centres through residents' expenditure

- 4.6 Estimates developed by Experian suggest that the average household in Hinckley and Bosworth spends around £16,100 per annum on retail goods and services, with a further £7,900 spent on leisure²⁵.
- 4.7 If this is mirrored by the households moving to the proposed development, they can be expected to collectively spend some £1.5 million on retail every year with a further £750,000 spent annually on leisure.
- 4.8 Such a level of spending each year would be sufficient to sustain around 20 jobs across these two sectors²⁶. While not all of this will be spent in the local area, it can nonetheless be reasonably expected to support the centres of both Barwell and Earl Shilton, helping to both protect existing jobs – where the former in particular is known to be struggling – and potentially create new positions.

²⁵ Estimates for 2021 obtained from Experian's Location Analyst platform

²⁶ Department for Business and Trade (October 2023) Business population estimates 2023, Table 14: East Midlands

Generating revenue for onward investment

- 4.9 Occupiers of the newly provided homes will be liable to pay Council Tax, which – based on current charges²⁷ – could be worth an estimated £182,000 per annum or £1.8 million over ten years.
- 4.10 Based on current arrangements, this revenue would be distributed between various public bodies²⁸. Almost three quarters – some £1.3 million over ten years – would go to Leicestershire County Council, helping to fund its provision of services such as education and its maintenance of highways. Almost £240,000 would be directed towards the Police and Crime Commissioner, with a further £70,000 going to the Fire Authority. Hinckley and Bosworth Borough Council would be expected to receive circa £131,000 over ten years, helping to fund its own service provision, while around £55,000 would be paid to Barwell Parish Council allowing it to invest in local priorities.

Table 4.2: Estimated Distribution of Council Tax Revenue

	Annual	Over 10 years
Leicestershire County Council	£133,000	£1,331,000
Police and Crime Commissioner for Leicestershire	£24,000	£237,000
Hinckley and Bosworth Borough Council	£13,000	£131,000
Combined Fire Authority	£7,000	£69,000
Barwell Parish Council	£6,000	£55,000
Total	£182,000	£1.82m

Source: Hinckley and Bosworth Borough Council; Turley analysis

Creating jobs during construction

- 4.11 The proposed development will also generate a temporary economic boost during its construction, by directly and indirectly creating employment opportunities that could be filled by local workers.
- 4.12 Approximately £18.8 million could be invested in building the proposed development²⁹. Investment of this scale can be expected to directly support around 104 person-years of employment, based on the average turnover per employee in the construction industry throughout the East Midlands³⁰.
- 4.13 Over an expected build period of three years, the proposed development could therefore directly – if temporarily – support an average of 35 gross construction jobs

²⁷ Reported charges in the parish of Barwell, in 2023/24

²⁸ Hinckley and Bosworth Borough Council (2023) Guide to Council Tax 2023/24, p2

²⁹ Estimated using the Building Cost Information Service (BCIS) using data for Hinckley and Bosworth, rebased to Q4 2023, with allowances made for infrastructure and professional fees

³⁰ Department for Business and Trade (October 2023) Business population estimates 2023, Table 14: East Midlands

per annum. On-site employment can, however, be expected to fluctuate throughout this period, peaking when activity intensifies.

- 4.14 Investment in construction will also generate expenditure on materials, goods and other services that will be purchased from a range of suppliers. This spending will have potentially far-reaching benefits as it filters down the supply chain, and it will be augmented by construction workers spending their wages on goods and services. The impact of such multiplier effects can be taken into account using benchmarks specified in national guidance, albeit it equally notes that allowance should also be made for the prospect of existing activity being displaced³¹. Allowance also needs to be made for the leakage of newly created jobs, recognising that only around half of all jobs in Hinckley and Bosworth are filled by residents of the borough, although a greater proportion – around 85% – are filled by people living in the wider area of Leicester and Leicestershire³².
- 4.15 When allowing for these factors, it is estimated that construction could annually create an average of 35 jobs for residents of Leicester and Leicestershire, inclusive of 20 for people living in Hinckley and Bosworth. The latter could though conceivably rise where it is based on historic trends, thus taking no account of there being at least four times as many unemployed people who are living in the borough and known to be seeking construction work³³.

Summary

- The proposed development will help to diversify the housing on offer in Barwell and Earl Shilton, by providing a greater proportion of larger homes and detached houses than are currently available.
- It could accommodate around 240 people when complete, over three quarters of whom could be of working age thus replenishing a cohort that has reduced in size over the last decade.
- New residents could also be relatively skilled, based on the profile of recent movers, with the attraction of such skilled individuals helping both to address a local deficiency and support broader economic ambitions.
- Residents can be expected to spend a combined £2.3 million on retail and leisure every year, enough to sustain around 20 jobs in these sectors, and although not all will be captured in the local centres of both Barwell and Earl Shilton this additional spending could nonetheless help to protect existing jobs and potentially create new ones.

³¹ Homes and Communities Agency (2014) Additionality Guide: fourth edition. A multiplier of 1.25 is the mean for all forms of intervention at the sub-regional scale, here taken as the local authority, while a multiplier of 1.5 is the average at the regional level. Allowance has also been made for a “low” level of displacement

³² As recorded by the 2011 Census, preferred over the more recent 2021 Census due to the skewing effect of the COVID-19 pandemic which was ongoing at the time of the latest count

³³ ONS (2023) Jobseeker’s Allowance by Occupation, October 2023. This is a minimum figure as it does not count individuals receiving Universal Credit, whose sought occupation is not recorded

- Newly accommodated households will collectively pay an estimated £1.8 million in Council Tax over ten years. This will be distributed between various public bodies, with Leicestershire County Council receiving the most, but Hinckley and Bosworth Borough Council can expect to receive around £131,000 over ten years while £55,000 would be directed to Barwell Parish Council over the same period.
- Some £18.8 million could be invested in constructing the proposed development, enough to directly or indirectly create around 35 jobs for residents of Leicester and Leicestershire in every year of the anticipated three-year build. This includes an estimated 20 jobs for residents of Hinckley and Bosworth, albeit this is based on historic trends and could well rise given the existence of unemployed residents seeking construction work.

5. Summary and Conclusions

- 5.1 Turley has been commissioned by Redrow Homes Ltd (Harrow Estates Division) to estimate the socio-economic benefits that could be generated through its plans to develop up to 95 homes on land east of the Common in Barwell, within the borough of Hinckley and Bosworth.
- 5.2 This report has highlighted a longstanding recognition from the Council, since at least 2009, of the need to regenerate the centres of both Barwell and Earl Shilton. The Core Strategy intended to support this via sustainable urban extensions to each settlement, but these have been slow to progress and are not expected to deliver until after 2027 at the earliest.
- 5.3 The prolonged delays have coincided with a marked slowing of population growth in Barwell and Earl Shilton, contrasting with the acceleration seen across the wider borough. There has been a decline in the number of working age residents and fewer households now have children, with more being formed of older people.
- 5.4 Residents are increasingly skilled but are still less likely to have a degree-level qualification than their counterparts elsewhere in the borough, and they are more likely to be working in roles characterised by lower earnings.
- 5.5 Several parts of Barwell and Earl Shilton remain amongst the most deprived in Leicester and Leicestershire, a similar situation having notably formed part of the original justification for the sustainable urban extensions. There is a lack of variety in the housing offer – with semi-detached properties dominating and relatively few households living in larger homes – and local retailers also face challenges, with vacancy rates consistently being amongst the highest in the borough.
- 5.6 The proposed development off Dawson's Lane will help to address many of these socio-economic challenges, by:
- **Diversifying the housing offer of Barwell and Earl Shilton**, through its inclusion of a greater proportion of larger and detached properties than are currently available;
 - **Accommodating around 240 people who will predominantly be of working age**, thus replenishing a cohort that has reduced in size over the last decade;
 - **Attracting residents who will likely be relatively skilled**, given the profile of recent movers, helping to both address a local deficiency and support broader economic ambitions throughout Leicester and Leicestershire;
 - **Generating £2.3 million of expenditure on retail and leisure every year**, in doing so supporting up to 20 jobs on struggling high streets;
 - **Generating £1.8 million of Council Tax over ten years**, of which around £131,000 will go to Hinckley and Bosworth Borough Council and £55,000 will be directed to Barwell Parish Council; and

- **Creating – through a near £19 million investment in construction – around 35 jobs per annum for residents of Leicester and Leicestershire** during an anticipated three-year build. This includes an estimated 20 jobs for residents of Hinckley and Bosworth, but this could well rise given the existence of unemployment residents seeking construction work.

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