



23.055

Land to the East of Ashby Road, Hinckley

Statement of Community Involvement

August 2025

Quality Control

Project No.	23.055			
Client	Davidsons Developments Ltd.			
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1.0 Introduction

- 1.1 This Statement of Community Involvement ('SCI') details the actions undertaken and the outcomes of consultation and community engagement, informing the redevelopment proposals for land to the east of Ashby Road, for the proposed development of **up to 103 dwellings** and associated infrastructure.
- 1.2 The planning application is made in outline and the description of development applied for is: *'Outline application for up to 103 dwellings with all matters reserved apart from details of the vehicular access from Ashby Road'*.
- 1.3 A series of consultation events have been undertaken, which were managed by Nineteen47, on behalf of the applicant. The main objectives of the consultations were to explain the planning and development process; understand local aspirations and expectations for the site and seek feedback on the proposals, demonstrating good practices. Engagement with the local community will continue through all stages of the planning process via Hinckley and Bosworth Borough Council during the formal application consultation process. Whilst the current application is for up to 103 dwellings, the consultation was based on a scheme for **up to 110 dwellings**. The associated post consultation layout change and reasoning is provided in Section 4 below (Paragraph 4.25).
- 1.4 This SCI identifies the relevant policy and legal requirements of community involvement, sets out the consultation methodology and gives details of the consultation feedback received, together with appropriate responses, before providing a summary and conclusion. In addition, this SCI should be read in conjunction with the proposed site plans and supporting application documentation.

2.0 Policy and Legal Requirements

- 2.1 In accordance with Section 181(1) of the Town and Country Planning and Compulsory Purchase Act 2004, the Local Planning Authority must prepare a Statement of Community Involvement. In this instance, Hinckley and Bosworth Borough Council's ('HBBC') Statement of Community Involvement ('SCI') was adopted in November 2006.
- 2.2 The context of HBBC's SCI has been considered in the preparation of this development proposal and the requirements for informing and involving the local community in terms of consultation and engagement.
- 2.3 At Paragraph 6.11 of HBBC's SCI it states, *'For major or controversial applications, applicant's may also be encouraged to involve the community affected by the proposed development'*. This is required under the Localism Act 2011, however, the Council's SCI pre-dates this. Accordingly, the application SCI has been developed in accordance with the Localism Act 2011.
- 2.4 Part 6, Chapter 4 of the Localism Act 2011 requires certain developments to carry out effective public consultation with the local community leading up to the application submission and the reporting on the outcomes of such a process.
- 2.5 Paragraph 41 of the National Planning Policy Framework (NPPF) encourages applicants to involve the local community where relevant.
- 2.6 Paragraph 137 of the NPPF states that applicants should, where applicable, provide sufficient information to demonstrate how proposals will meet design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 2.7 The engagement methodology is also made in line with the RTPI Good Practice Note 1: Guidelines on Effective Community Involvement & Consultation.
- 2.8 The Royal Town Planning Institute (RTPI) published a Good Practice Guide to Public Engagement in Development Schemes in 2020. This guidance includes advice on the different approaches to engagement which can be considered appropriate at

different stages of a project. At the pre-application stage this can potentially include:

- raising awareness of the consultation in the local area – approaches include a press notice, newsletter, website, leaflet drop.
- building understanding – approaches include leaflets, websites, information sheets, un-staffed exhibitions, telephone hotlines.
- consult and communicate – approaches include staffed exhibitions, interactive displays where questions can be asked and answered.
- questionnaires for feedback and comment, presentations to local groups, updates via newsletters, consideration of requests for facilitated events and interactive websites.

3.0 Methodology and Consultation Process

- 3.1 A design-led approach to development has been undertaken to demonstrate how the site can accommodate up to 103 dwellings on land east of Ashby Road, Hinckley, whilst retaining and enhancing existing relationships with neighbouring amenity, and the neighbouring built and natural environment, including the Green Wedge.
- 3.2 The preparation of this application has been subject to engagement with the local community and other stakeholders. This has helped to assist with the proposals.

Public Engagement

- 3.3 A comprehensive public engagement programme was undertaken to gather feedback on the outline proposals for **up to 110 dwellings** on land to the east of Ashby Road, Hinckley. The consultation comprised
- A dedicated virtual public consultation website providing detailed information, plans, visual, and opportunities to submit feedback online
 - Distribution of leaflets to neighbouring streets, as detailed on the plan shown below.
- 3.4 The consultation was promoted effectively to maximise community participation and transparency.

- 3.5 An initial leaflet drop was undertaken on 30th March 2025, with an additional leaflet drop being undertaken on 19th April 2025 for properties exclusively along Ashby Road (including those on Ashby Grange) in relation to response to a small number of residents here who provided feedback that they had not received a leaflet. This was not verified but responded to promptly nonetheless. The Virtual Public Consultation was due to expire on 22nd April, however, this was extended to 1st May 2025 following the additional leaflet drop. The area covering by the leaflet drop can

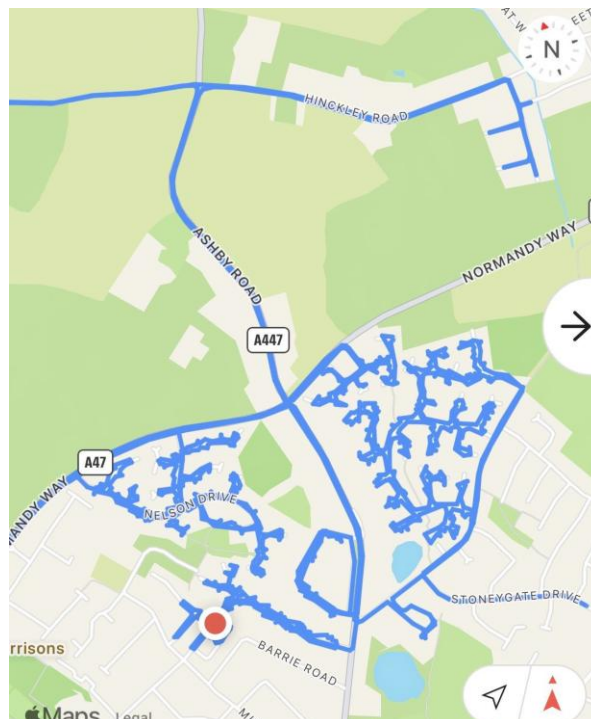


Figure 1 – GPS Tracking of the leaflet drop

be seen in Figure 1 below.

- 3.6 The leaflet contained information about Davidsons Homes, the need for new homes in context of the national shortage, a brief overview of the site, as well as promoting the submission of residents' views. A copy of the leaflet is provided in Appendix A. The leaflet promoted the Virtual Public Consultation event, which invited residents to view the consultation boards and make comments online or via email, with email submissions to be made to consultation@nineteen47.co.uk.
- 3.7 The public engagement website was available at www.nineteen47.co.uk/consultation. It hosted six exhibition boards explaining the history and context of the applicant (Davidsons), an overview of the site, a contextual analysis of the application site, details of the proposed development, highlighted some frequently asked questions with answers to those, and a final

board highlighting the benefits of the scheme as well as information as to the next steps moving towards submission of this application. A copy of the boards is provided at Appendix B. As noted above, the website provided an opportunity to provide general comments electronically. Over the consultation period the virtual public consultation website received 398 visits, with 193 active users. Following this only 9 members of the public submitted responses. These are provided/summarised in Section 4 of this SCI.

3.8 The process of engagement can be summarised as follows:

- An accessible website, which was easy to navigate.
- A leaflet providing sufficient information, following a clear narrative and balance of text and visuals, plus providing details of how to submit feedback.
- Exhibition boards (as described in Paragraph 3.7).
- Opportunity to submit comments electronically.

4.0 Feedback

- 4.1 This section considers the feedback received during the public consultation period.
- 4.2 The virtual public consultation generated a healthy amount of engagement and but only limited feedback i.e. written comments from just 9 people.
- 4.3 Of the 9 people who submitted comments, only 3 explicitly stated that they 'objected' or 'strongly objected'. However, the submitted comments in relation to the proposals all amount to objections. It is acknowledged that a wider consultation area may have elicited some support e.g. people in need of housing.
- 4.4 Of the 9 people who submitted comments:
- 2 people gave their address as Ashby Road.
 - 2 respondents did not provide their address, however, the nature of their comments strongly suggests that they have an Ashby Road address.
 - 1 person did not provide their address, but their comments suggest a Barwell address.
 - 4 of the respondents did not provide an address and potential addresses cannot be estimated from their comments.
- 4.5 The submitted comments can be grouped under a number of themes. These are provided below with the submitted comments listed either as stated (in italics) or summarised (non-italic).
- 4.6 General comments (2 separate comments by 2 people)
- *'An inappropriate site for the development for a multitude of reasons.'*
 - *'How have existing residents been considered?'*
- 4.7 Loss of Countryside/Fields to housing (3 separate comments by 3 people)
- *'The countryside should not be built on.'*
 - *'It is countryside and should not be built on.'*
 - *'Do not want the fields to be full of houses.'*

4.8 The Site is Green Belt (Same comment by 3 people)

- It is Green Belt Land.

4.9 The Green Wedge (4 separate comments by 4 people)

- The proposal does not comply with the aims of the Green Wedge.
- Building on Green Wedge Land contradicts its purpose.
- Development of protected land.
- The wedge aims to stop the Barwell community being subsumed by Hinkley*

4.10 Highway and Transport Matters (A mix of comments by 4 people)

- Transport network is already strained. Ashby Road at traffic capacity
- Congestion morning and evening on this main route into Hinckley
- Ashby Road at traffic capacity already
- Accidents due to traffic build up
- Speed related accidents with fatalities already
- Around 135 cars new entering/existing a road where such movements are difficult.
- Previous application for a traveller site refused partly on highways grounds.

4.11 General Impact on local community (2 separate comments by 2 people)

- Negative impact on local community.
- Proposal will have a detrimental impact on the local community.

4.12 Privacy/overlooking (3 separate comments of 3 people)

- House that backs onto the site have new houses looking into back garden and house.
- Houses will site higher than houses on the opposite side of Ashby Road so they overlooked resulting in a negative impact on privacy.
- Infringement of privacy.

4.13 View/Outlook (Comment by person)

- Will infringe outlook across the fields towards Barwell.

4.14 Impact on sunlight/overshadowing effect (Comment by 1 person)

- The proposed development will impact on the amount of sunlight reaching the front of houses on the western side of Ashby side.

4.15 Noise/Disturbance (Comment by 1 person)

- Construction activity/heavy machines will undermine the nature of this semi-rural countryside location.
- Noise and light pollution in a semi-rural area.

4.16 More housing not needed/Local Capacity Issues (2 separate comments by 2 people)

- Hundreds of houses already being built around Nuneaton/Hinckley and Burbage area.
- It is already an overpopulated area.

4.17 Building on Valuable farmland (Comment by 1 person)

- Why is it necessary to start developing good valuable farmland.

4.18 Not Sustainable Development (Comment by 1 person)

- How is it a sustainable development?

4.19 Proposed Style of Dwellings/Existing Character of Ashby Road (Comment by 1 person)

- The proposed dwellings would need to be of a 1930's style to be in keeping with the existing dwelling style to be in keeping with houses on Ashby Road.

4.20 Potential Damage to Old Homes (Comment by 1 person)

- Construction activity/heavy machinery may damage existing houses (around 100 years old).

4.21 Increased Crime (Comment by 1 person)

- More houses will likely result in an increase in crime.

4.22 Landscape Impact (Comment by 1 person)

- Previous application for traveler site refused partly in relation to landscape harm.

Response to Feedback

- 4.24 Following the Virtual Public Consultation and receipt of comments, consideration was given to the concerns raised. The scheme consulted on already included significant landscaping within and around the site to mitigate many of the points raised.
- 4.25 Although the development involves the loss of open land, which is part of the Green Wedge, careful and considerate design has sought to mitigate this impact. The consultation Illustrative Layout plan for up to 110 dwellings showed areas for built development pulled away from the site's more sensitive edges, particularly to the north and north-east, to maintain openness and a rural transition and not reduce the existing minimum distance between built form at the two settlements (Hinckley and Barwell, including extant permissions). Structural planting and green buffers are proposed to soften, and indeed improve, the interface with the surrounding landscape and countryside. However, in response to comments regarding the impact on the Green Wedge and the countryside, the number of dwellings has been reduced to 'up to 103 dwellings' to pull new built form even further from the site's north-eastern boundary with the countryside. This change, as shown on the submission Illustrative Layout Plan, allows the provision of even more structural landscaping than shown on the consultation layout plan.
- 4.26 Additionally, at the Reserved Matters stage respondents' comments relating to visual impact, outlook and privacy will be taken into account including the siting and design of dwellings and the precise planting proposals. The latter will include taking into account the response of further comments arising from members of the public during future reserved matters application stages.
- 4.27 3 respondents of the public consultation suggested the land is Green Belt. For clarity, the site is not designated Green Belt but lies within the Green Wedge. There appears to be some public confusion over this distinction.
- 4.28 As stressed in the Supporting Planning Statement, unlike Green Belt land, Green Wedges do not prohibit development but instead aim to guide it in a manner that avoids coalescence between settlements and protects the prevailing landscape

character. The application respects these aims by limiting development intensity and proposing significant green edges.

- 4.29 Noting a comment made by a respondent most likely with an address in Barwell in relation to the proposal in the context of the Green Wedge, it is important to note that the Green Wedge's function is physical and recreational rather than relating to avoiding the merging of communities socially.
- 4.30 A full Transport Assessment is submitted in support of this application and confirms that the proposed access arrangements meet the design and safety requirements of the Highway Authority. Modelling demonstrates that the scheme will not result in any unacceptable impacts upon highways safety or network capacity. Future residents will benefit from connections to existing footpaths and public transport options, supporting sustainable travel.
- 4.31 The illustrative scheme, which includes a landscaped buffer between the site and the rear gardens that back onto it, has been designed to avoid any material adverse impact on existing residents in terms of privacy, outlook and light. The separation distance between the site and dwellings on the opposite side of Ashby Road will avoid any amenity impacts in terms of occupier's privacy, outlook and light. There will not be an overshadowing effect as suggested by one respondent. As noted above, future detailed plans will comply with the Council's adopted separation distance standards, ensuring that there is no material loss of privacy for adjacent residents. Landscaping and boundary treatments will further reduce any perception of overlooking.
- 4.32 A Construction and Environmental Management Plan will be implemented to reduce noise, dust, and disruption during development.
- 4.33 The proposed green spaces and footpath links will offer new recreational opportunities for both new and existing residents, enhancing the wider community environment.
- 4.35 In relation to comments made citing the perceived lack of need within the Borough for more new housing, there is an acknowledged and pressing need for housing across the Borough, including affordable homes, something which is encouraged by the Government through national policy contained within the NPPF. This development of up to 110 dwellings will help meet those targets and contribute towards a balanced housing supply. Local service capacity, such as schools and

healthcare, will be assessed at the detailed planning stage, and developer contributions may be secured where appropriate.

- 4.36 In response to comments citing the loss of agricultural land, it must be noted that the application site does not contain land classified as 'Best and Most Versatile' agricultural land under the national grading system. Therefore, the proposal avoids the most productive farmland, limiting the impact on agricultural resources.

- 4.37 Addressing the comment made querying the sustainable credentials of the proposed development, the proposal is supported by detailed technical assessments and follows national and local policy principles of sustainable development. The site is sustainably located in relation to access to services and facilities by non-car modes, the dwellings will be sustainably constructed with low energy needs, and the scheme will include significant green infrastructure and access to recreational spaces. Improvements to pedestrian and cyclist facilities will aid sustainable travel uptake.

- 4.39 There is no evidence that the development would cause structural damage to existing properties in the area. The submitted Acoustic Assessment which covers vibration matters assesses the risk to properties through vibration as 'negligible' but suggests a watching brief and controls within a Construction and Environment Management Plans to be robust. The latter will ensure that low vibration machinery will be used where possible with limits set if required. Any claims of damage would be managed through established legal and technical routes.

- 4.40 A respondent suggests that new dwellings will result in increased crime. However, there is no automatic link between new housing and increased crime. The development will be designed with natural surveillance, well-lit public spaces and defensible boundaries, following Secured by Design principles. A well-integrated, inclusive development can help support community cohesion.

- 4.41 It must be noted that there was no planning application on the application site or within its immediate vicinity for a gypsy traveller site, that was raised by a respondent.

5.0 Conclusion

- 5.1 This Statement of Community Involvement demonstrates a thorough and inclusive consultation approach, facilitating significant community involvement in shaping the proposals for up to 103 dwellings on the 5.53 ha application site east of Ashby Road. Public engagement highlighted common themes of response which have been addressed through this Statement of Community Involvement and also through amendments to the scheme as detailed in Section 4 of this SCI.
- 5.2 The process of community engagement is in accordance with the relevant national and local planning policy and legislation and in this context, the application should be viewed favourably in this respect. The proposal demonstrates a suitable and locally beneficial scheme of development, which will deliver significant social benefits to the new and existing community, through housing led growth. Additional consultation opportunities will be possible throughout the formal planning process.

5.3 Appendices:

Appendix A: Consultation Leaflet

Appendix B: Public Exhibition Boards

Appendix A

Consultation Leaflet



Public Consultation

DAVIDSONS HOMES

Residential Development to the
Land East of

Ashby Road, Hinckley

Online from Wednesday 2nd April



ABOUT DAVIDSONS DEVELOPMENTS LTD

Davidsons Developments Ltd is a family owned company based at Ibstock in Leicestershire. Established in 2007, the family has been building homes under a well-known brand for three generations.

Our design approach is based on seeking to reflect the qualities of traditional towns and villages that make places distinctive, memorable and loved. We pride ourselves on building well-crafted homes that collectively sit together to create beautiful streets and spaces.



THE NEED FOR NEW HOMES

Nationally we are facing a growing housing shortage as people are living longer and in smaller households. There are not enough homes being built to meet the demand and as a result there is a need to boost the supply of homes. Demand for housing in Leicestershire is high. Hinckley and Bosworth Borough Council need to ensure that new homes are provided to meet the needs of existing and future residents.

The site at Ashby Road, Hinckley is able to deliver a range of new homes in an attractive, well designed setting, to help meet these needs. It is well related to the existing settlement and is in easy reach of services and facilities.



THE SITE

The site is currently agricultural land located to the east of Ashby Road, Hinckley measuring approximately 5.8 hectares (14.5 acres). We anticipate the site having capacity for up to 110 new homes, with vehicular and pedestrian access onto Ashby Road.



YOUR VIEWS

We are committed to engagement with the local community and have prepared a series of exhibition boards to explain our approach to bringing forward the development of the site. An outline planning application will be submitted to Hinckley and Bosworth District Council in due course but, prior to submission, we are keen to seek views of the local community on the proposed development.



EVENT DETAILS

A virtual exhibition will go live on Wednesday 2nd April and can be viewed via the following web link:
www.nineteen47.co.uk/consultation

This is a virtual consultation room where you will be able to view relevant information about the proposals.

We would be grateful to receive any comments on the proposals by 23:59 on Tuesday 22nd April. Comments can be made either online within the virtual exhibition or via completed comments forms being emailed to the following address: consultation@nineteen47.co.uk

If sending via email, please include 'Ashby Road, Hinckley (Davidsons)' as the subject of the email. Or if you or anyone else would like the information in an alternative format, then please do not hesitate to contact us via this email address.

Appendix B

Public Exhibition Boards

1 DAVIDSONS DEVELOPMENTS

BUILDERS AND PLACEMAKERS

Welcome

Davidsons Developments welcomes you to this virtual exhibition of plans for residential development on land east of Ashby Road, Hinckley.

Davidsons are preparing an outline planning application to establish the principle of residential development on the site which we hope, subject to planning approval, will deliver a development consisting of a mix of market and affordable homes along with publicly accessible open space.

We wish to engage with the local community in order to present our plans for the site and seek your views on them prior to submitting the planning application in the coming weeks.



About Davidsons

Davidsons Developments is a family owned company established in 2007. The family has been building homes under a well-known brand for three generations. Our design approach is based on seeking to reflect the qualities of traditional towns and villages that make places distinctive, memorable and loved.

We pride ourselves on delivering well-crafted homes that collectively sit together to create beautiful streets and spaces. Davidsons are high quality master builders and place makers. We believe in our heritage, deliver quality developments, engage with local communities and have built our company to reflect the same customer focused service and build quality that the Wilson family have developed over generations of master building.

Our main focus is not to build new homes at record speed. We take our time to make sure they are right for the surrounding area, paying great attention to the site layout, exterior designs, brickwork and detailing. Each development is designed to fit seamlessly into the local area.



THE DAVIDSONS
Difference

3 generations
OF HOUSE
BUILDERS



AWARD
WINNING
TEAM

2 DAVIDSON'S DEVELOPMENTS

BUILDERS AND PLACEMAKERS

The Site

The plans shown identifies the extent of the site with a red line boundary overlaid on an aerial photograph.

This shows that the site is located within an existing residential area on the edge of the Hinckley urban area. As a result of its location, the site benefits from access to an extensive range of services and facilities within Hinckley. The site further benefits from a regular bus service into Hinckley, with a bus stop located on Ashby Road immediately in front of the site. For these reasons it is considered that the site is a logical and sustainable location for residential development.

The site extends to approximately 5.59 hectares/13.81 acres in size and is currently in agricultural use. It is relatively flat but with a gentle slope in a north easterly direction. The boundaries are enclosed by hedgerows and boundary trees, with an internal hedgerow and drainage ditch dissecting the site in the middle.

The western boundary of the site fronts on to Ashby Road, with existing residential dwellings and the Community Hospital located on the opposite side of the road.

A number of properties back onto the site's western boundary and there are public allotments to the south.



3 DAVIDSON'S DEVELOPMENTS

BUILDERS AND PLACEMAKERS



Contextual Analysis

The adjacent plan summarises the analysis which has informed the emerging development proposals. Key aspects comprise: -

- The existing landform with its gentle slope to the north east provides a suitable location for a sustainable drainage pond towards the eastern boundary part of a sustainable urban drainage strategy;
- The site can be accessed safely from Ashby Road
- There are bus stops on Ashby Road close to the site
- The site can accommodate significant areas of green open space along its northern and eastern boundaries;
- This green space will provide opportunities to enhance recreational opportunities for existing and new residents, enhance wildlife habitat and create a green buffer between the new dwellings and the countryside;
- Most of the existing boundary vegetation and trees can be retained and integrated into the scheme with appropriate stand-offs to protect and manage them, alongside any replacement planting where appropriate;
- An outward looking frontage of dwellings can face onto Ashby Road to be in keeping with the existing street scene;
- Consideration needs to be given to the relationship with neighbouring residents including showing respect for their existing residential amenities;
- The dwellings that back onto the site have relatively long and mature gardens; and
- The presence of a neighbouring Public Right of Way to the north presents an ideal opportunity to connect the site into the wider public footpath network.

4 DAVIDSON'S DEVELOPMENTS

BUILDERS AND PLACEMAKERS

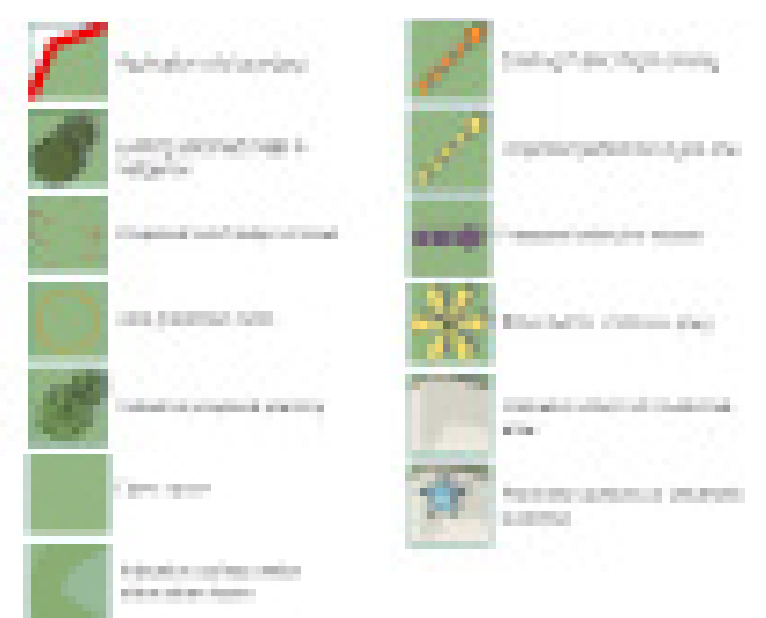
The Proposed Development

The Illustrative Masterplan shows the draft proposals for the site. The key aspects of the proposals and the design are as follows: -

- The provision of new dwellings and large areas of green public open space;
- A new vehicular access from Ashby Road and safe facilities for pedestrians and cyclists including a new pedestrian crossing and a new section of footway;
- A clear street hierarchy and different character areas within the site;
- The creation of an attractive frontage of dwellings to Ashby Road;
- An 'arrival green' at a key node in the centre of the site set around a retained mature tree, which will be a feature space for landscaping with dwellings gathered around it;
- Feature dwellings to be located in prominent locations within the development.
- An outward looking edge to development to the east overlooking the surface water balancing area and public open space;
- An equipped play area at the northern end of the site, tied into new surrounding public open space;
- A footpath connection through the public open space at the northern end of the site through to the existing Public Right of Way to the north;
- The retention of most of the boundary hedges and existing trees around the edge of the site, including the existing central hedge;



- A green corridor as a buffer between existing rear gardens and new homes; and
- New areas of wildflower grassland, a permanently wet area within the surface water attenuation area and other elements of landscaping to achieve a 10% improvement in on site biodiversity.



5 DAVIDSON'S DEVELOPMENTS

BUILDERS AND PLACEMAKERS



View looking south towards Hinckley



Drone view from Normandy Way looking north to the site

Frequently Asked Questions

q1 How many houses are proposed?
The application will be made in outline such that full details of the houses would be known at a later 'reserved matters' application stage. However, the outline application will be for approximately 110 new homes on the site including 20% being affordable homes.

q2 How will normal vehicular and pedestrian access to the site be achieved?
Vehicular and pedestrian access to the site will be taken from Ashby Road via a simple T-junction. The footways will tie into the existing footway to the west of Ashby Road via a new pedestrian crossing. A new footway will also be provided on the eastern side of Ashby Road.

q3 Will the roads have capacity for the increase in traffic?
A comprehensive assessment of highways and transport matters has been undertaken in developing the proposals. The assessment demonstrates that the development can be accommodated on the highway network. The Transport Assessment that will accompany the future planning application will provide further technical details.

q4 Is the site at risk of river flooding?
No. The site falls within Flood Zone 1, which is land that the Environment Agency classifies as being at the least risk from river flooding.

q5 What is the proposed strategy for surface water?
The surface water drainage strategy will offer a safe, sustainable and robust system which will provide complete flood risk protection to both residents of the new development and the existing surrounding area. This will be achieved by the provision of a storm water balancing pond on the eastern edge of the site that will hold water run-off before it is slowly and safely discharges to a suitable outfall (watercourse).

q6 What is proposed for foul water drainage?
All foul water will discharge in the existing local foul sewer network. It is anticipated that an onsite foul water pumping station will be needed to discharge flows to the existing network, which is not unusual.

q7 Will the local facilities, services and infrastructure be able to cope with the increase in residents?
Financial contributions are likely to be required to ensure local facilities and infrastructure can cope with the increase in residents and ensure that the development is acceptable. Contributions are likely in relation to;

- Any necessary contributions to improved education facilities;
- Any necessary contributions towards improved local healthcare facilities;
- Contributions towards library facilities within the local area; and
- Provision of Travel Plan measures to encourage the use of sustainable transport modes by the new residents.

6 DAVIDSONS DEVELOPMENTS

BUILDERS AND PLACEMAKERS

Benefits of the Scheme

The benefits that will arise from the proposed development include: -

- Providing a required boost to Hinckley and Bosworth's housing delivery, with the authority currently failing to deliver their mandatory housing requirement for the district;
- The delivery of high quality homes to Davidsons locally renowned high standards;
- The provision of new market and affordable homes;
- The provision of a range of homes including a mix of types, sizes and tenures;
- New areas of publicly accessible open space and a play area;
- The enhancement of habitats and wildlife areas;
- The creation of jobs through construction and related supplies; and
- Social benefits through infrastructure improvements that may arise as part of the development.

Next Steps

Davidsons are likely to submit outline planning application within the next two months.

Hinckley and Bosworth Borough Council will then formally consult local residents on the proposals and it will consider any comments received.

Davidsons thank you for visiting this virtual public exhibition and encourage you to submit any questions or comments on the forms provided.



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