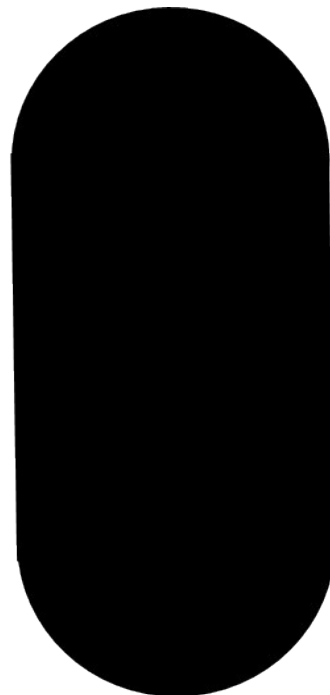
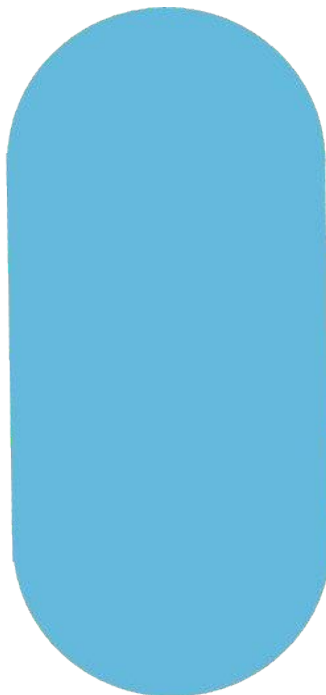




BOSWORTH CARAVAN PARK HOUSING NEED TECHNICAL NOTE

Prepared on behalf of Mr. and Mrs. J Knott



CONTENTS

1. Introduction	1
2. The Need for more Affordable Forms of Housing in Rural Areas	3
3. Housing Affordability Indicators in Market Bosworth and Hinckley & Bosworth Borough.....	7
4. Summary and Conclusions.....	12



1. INTRODUCTION

Introduction

- 1.1 This housing need technical note has been prepared by Marrons national socio-economics team on behalf of Mr & Mrs J Knott to support the s73 application to remove the restrictive condition on the eight pitches to the west of the site for which planning permission was received in 2023. The removal of this condition will allow the eight pitches to be used as park homes as is the case on the remainder of the site to the east.
- 1.2 The purpose of this housing need technical note is to highlight how the existing park homes on the remainder of the site make a key contribution to housing need in the area, and the addition of eight more park homes will address existing demand for a more affordable form of housing in the local area of which there is a clear demand.
- 1.3 The existing park homes on the remainder of the site include several long-term tenants who can afford to live on the site due to the favourable long-term price structure of renting the pitches.
- 1.4 The cost for these long-term tenants is £137.50 per week which includes an electricity allowance, and the applicant has informed Marrons how many of the tenants work locally in the area and therefore contribute to the local economy.
- 1.5 At the time of writing the applicant has submitted information showing 18 long-term tenants on the site, some of whom have been residing there permanently since 2022 which illustrates the settled nature of those living long-term on the site and reflecting the fact that several work locally.
- 1.6 Furthermore, since the start of 2025 the applicant has received 14 enquiries for pitches. The applicant has been unable to accommodate all these enquiries with some added to their waiting list and others having to find alternative means of accommodation. This emphasises the demand.



Hinckley & Bosworth Development Plan

1.7 Bosworth Caravan Park is located approximately one kilometre from Market Bosworth which is classified as a 'key rural centre' in the adopted Core Strategy.

1.8 The adopted Core Strategy describes key rural centres as follows:

“Rural Centres are those villages that have populations over 1500 people, have a primary school, local shop, post office, GP, community/leisure facilities, employment and a 6 day a week bus service (hourly). Key Rural Centres that provide localised provision of facilities permit access by foot, cycle and local bus and can minimise car journeys not only for those people who are living in the Key Rural Centres, but also the rural villages and hamlets surrounding these centres.”¹

1.9 Due to the importance of the Rural Centres for surrounding areas, Policy 7 of the Core Strategy states how the council will *“ensure there is a range of employment opportunities within the Key Rural Centres”, “support new retail development to meet local need”,* and support *“Initiatives to establish local stores and facilities.”*

1.10 Housing delivery is therefore essential in the village and surrounding areas to support these objectives.

1.11 The most recent version of the emerging Local Plan (Regulation 18, July 2024) proposes to elevate Market Bosworth to a 'district centre', one of three in the Borough. This will add to the need to generate a population which can support such a centre.

1.12 Bosworth Caravan Park is approximately one kilometre away and with several tenants who work locally can provide some of the support for employment which the adopted and emerging Development Plan seeks to generate for Market Bosworth.

1.13 Before we consider the area local to Bosworth Caravan Park the following section of this note summarises the acute affordability pressures which rural areas such as Market Bosworth are facing, and how this translates to an acute need for more affordable forms of housing.

¹ Page 40, Adopted Core Strategy 2009



2.0 THE NEED FOR MORE AFFORDABLE FORMS OF HOUSING IN RURAL AREAS

Introduction

- 2.1 Before we consider indicators in the area surrounding Bosworth Caravan Park this section of our technical note summarises the acute affordability problems facing rural areas across England. This illustrates how the need for affordable housing and more affordable forms of market housing is more acute than in more urban areas.
- 2.2 As part of this summary we have considered the most recent evidence base documents where relevant.

House of Commons debate (25 February 2025)

- 2.3 English Rural, a non-profit organisation which has been “*working tirelessly to provide affordable housing options to rural communities in England*” since 1991 published an online article entitled ‘The Provision of Affordable Rural Housing’ on 26 February 2025.
- 2.4 This article was published in response to a debate held in Westminster the previous day on ‘Affordable Rural Housing’ in which The Minister for Housing and Planning, Matthew Pennycook, answered questions on the subject.
- 2.5 Two of the key statistics from the debate were as follows:
- Only 9% of homes in rural England (settlements with populations of 3,000 or fewer) are classified as affordable housing. This is contrasted to urban areas where 19% of homes are classified as affordable.
 - 23% of villages with populations of 300 to 3,000 have two or fewer social housing homes and the number of rural households on local authority waiting lists in England increased by 31% between 2019 and 2022, exceeding the increase in predominantly urban areas of 3%.²

² <https://englishrural.org.uk/the-provision-of-affordable-rural-housing/>



National Housing Federation (NHF)

- 2.6 The NHF's article 'The shortage of affordable housing in rural areas is hurting communities and the economy' (04 July 2023) found that private rents have increased (while there are fewer properties available for private rent), and the 2021 census found that house prices in some rural and coastal areas have risen at three times the national rate.
- 2.7 The article went on to explain that only 5,953 new homes for social rent were completed across England's rural communities over the 2019-2022 period, meaning local people are running out of housing options.
- 2.8 In this context the article stated how the tourist industry needs workers who are able to live affordably in the local area and it is notable how Hinckley & Bosworth's Development Plan refers to the tourist attractions of Market Bosworth Country Park, Market Bosworth Village Centre, Bosworth Battlefield Heritage Centre, Shackerstone Railway Station and the Battlefield Line Railway.
- 2.9 The article concluded how this shortage of affordable housing is impacting people from all walks of life. Key workers such as teachers, carers and agricultural workers – people who are essential for rural communities to thrive – are also being priced out of rural areas.
- 2.10 A more recent article (19 November 2024) from the NHF, 'Affordable rural homes: a pathway to revitalising our countryside' continued this theme.
- 2.11 The article states how *"the shortage of somewhere affordable to live is devastating rural communities and holding back social and economic opportunity"* and goes on to state, *"The crisis has had a particular impact on young people and families, shifting the rural demographic to increasingly comprise older, richer and less economically active households. The vibrant mix of people—young and old, from different backgrounds and professions—that once sustained village life is disappearing, weakening community cohesion and holding back economic opportunities including delivering greater food and energy security."*
- 2.12 The 'root causes' of this problem are considered to be limited land availability, local opposition to development, building costs in rural areas being more expensive than in urban settings due to logistical challenges and a lack of economy of scale.

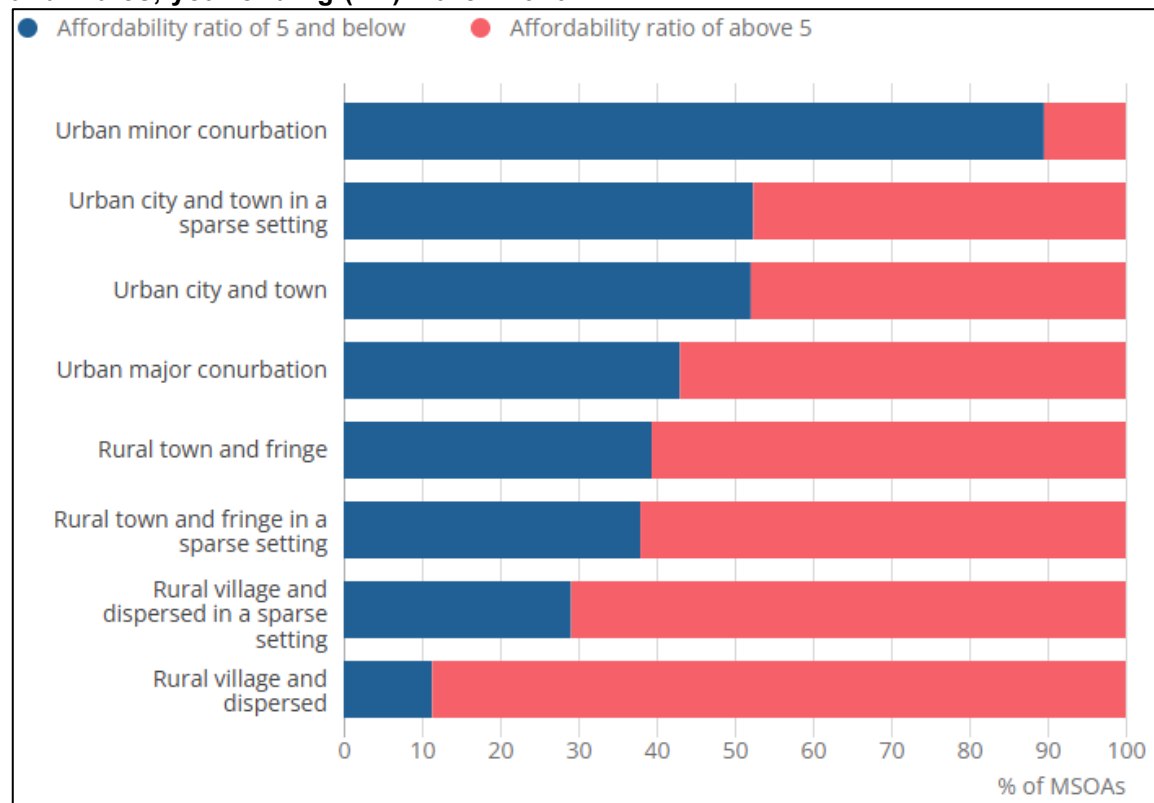


Office for National Statistics (ONS) Research

2.13 The ONS has published useful data to identify the significant differences between urban and rural housing affordability.

2.14 In its '*Housing affordability for local areas in England and Wales: year ending March 2020*' publication (14 June 2024) the ONS included the following graphic.

Figure 2.1: Affordability ratios by urban and rural classifications, England and Wales, year ending (YE) March 2020



Source: House Price Statistics for Small Areas and Income Estimates for Small Areas from the Office for National Statistics

2.15 As Figure 2.1 illustrates, all rural areas are less affordable than urban areas. This highlights the issue facing rural areas and the need for more affordable forms of housing.



**Rural Life Monitor 2024: The State of Affordable Housing in Rural England
(08 July 2024)**

2.16 The recently released Rural Life Monitor 2024 report by the NHF provides a comprehensive look at the current state of affordable housing in rural England.

2.17 The monitor recorded the following:

- The affordability gap is even more pronounced in rural areas, where the average lower quartile house price in 2022 was 8.8 times the average lower quartile earnings, compared to 7.6 in urban areas outside London.
- Housing waiting lists have also grown disproportionately in rural areas. Between 2020 and 2023, waiting lists in rural areas increased by 20%, compared to 14% in urban areas.
- Homelessness is on the rise nationwide, but it's increasing at a faster rate in rural communities. In 2021/22, there were 3.7 households per 1,000 accepted as homeless in rural areas. By 2022/23, this had risen to 4.4 households per 1,000, an increase of 0.7. In comparison, urban areas excluding London saw an increase of just 0.1, from 7.0 to 7.1 households per 1,000.

2.18 In this context the results of this included the following:

- Between 2018 and 2023, 45 local authority-maintained schools and academies in rural areas closed.
- From 2022 to 2023, the number of post offices in rural areas fell by 1% (53), while increasing in urban areas.
- In the decade leading up to 2022, at least 49 play parks closed in rural areas.
- In 2023, there were 535 fewer pubs and bars in rural areas (6%) compared to 2018.

Summary

2.19 In summary this section of our technical note has emphasised the housing affordability challenges affecting the country, but how these challenges are particularly more acute in rural rather than urban areas. In this context we provide data specific to the Borough and to Market Bosworth in the following section of our technical note.



3. HOUSING AFFORDABILITY INDICATORS IN MARKET BOSWORTH AND HINCKLEY & BOSWORTH BOROUGH

Introduction

3.1 The previous sections of this Technical Note have highlighted how housing is generally more expensive in rural areas than in urban areas and how the need for more affordable forms of housing is therefore more acute in rural areas such as Market Bosworth.

3.2 In this section we present data published by the Government and the Office for National Statistics (ONS) illustrating this data.

Housing Affordability in Hinckley & Bosworth Borough and Market Bosworth

3.3 The ONS publish annual data on housing affordability at local authority level for lower quartile priced homes (the 25% most reasonable homes) and median priced homes.

3.4 As part of this data, they publish lower quartile and median affordability ratios. By dividing the house price for a given area by its earnings, the ONS produce a ratio which serves as an indicator of relative affordability.

3.5 Table 3.1 illustrates how the lower quartile and median affordability ratios have changed in Hinckley & Bosworth Borough over the past decade.

Table 3.1: Lower quartile and median affordability ratio change in Hinckley & Bosworth, 2014-2024

Ratio	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2014-2024 Change
Lower Quartile	6.87	7.10	7.53	7.23	6.92	8.02	8.75	8.84	7.66	7.50	8.15	+19%
Median	6.30	6.80	7.10	7.26	7.17	7.30	7.28	8.56	8.73	7.78	7.69	+22%

Source: ONS

3.6 As Table 3.1 illustrates, there has been a steady increase in both affordability ratios over the recent decade.

3.7 Only six other local authorities in the East Midlands region have experienced a higher proportional increase over this period in terms of the lower quartile ratio, and only 10 in respect of the median ratio (of 35 local authorities in the region).

3.8 This highlights how affordability across the Borough has deteriorated over the past decade.



- 3.9 The ONS also publishes data more locally as part of its annual *'House price statistics for small areas in England and Wales'* series, and *'Housing affordability for local areas in England and Wales: year ending March 2020'* (published 14 June 2024).
- 3.10 In terms of the latter publication, median affordability ratios for housing in Middle Super Output Areas (MSOAs) of geography were published for the year ending 2020 on 14 July 2024. This enables analysis of affordability within a local authority area.
- 3.11 It is important to note how these MSOA ratios differ from the local authority ratios set out above. This is because the local authority rates are based on gross individual earnings whilst the MSOA ratios are based on gross household income.
- 3.12 There are 14 MSOAs in the Borough and Table 3.2 ranks them in order of affordability ratio.

Table 3.2: Ratio of median house price (year ending Mar 2020) to gross annual household income (financial year ending 2020) by MSOAs in Hinckley & Bosworth Borough

MSOA name	All properties
Market Bosworth, Barlestone & Sheepy Magna	7.0
Burbage St Catherines	5.7
Burbage Sketchley & Stretton	5.7
Stoke Golding, Higham & Fenny Drayton	5.2
Desford & Newbold Verdon	5.2
Groby West & Ratby	4.9
Groby East	4.8
Markfield & Thornton	4.7
Earl Shilton	4.7
Hinckley East	4.5
Hinckley West	4.5
Hinckley Clarendon Park	4.4
Barwell	4.2
Hinckley Central	3.9

Source: ONS

- 3.13 Table 3.2 reveals how the MSOA in which Bosworth Caravan Park and Market Bosworth (the nearest settlement) are located is the most unaffordable MSOA in the Borough.



3.14 The result of this is that local workers would find it particularly difficult to locate in the area which this MSOA covers. This includes the smaller settlements of Barlestone, Nailstone, Carlton, Shackerstone, Twycross, and Sheepy Magna/Parva.

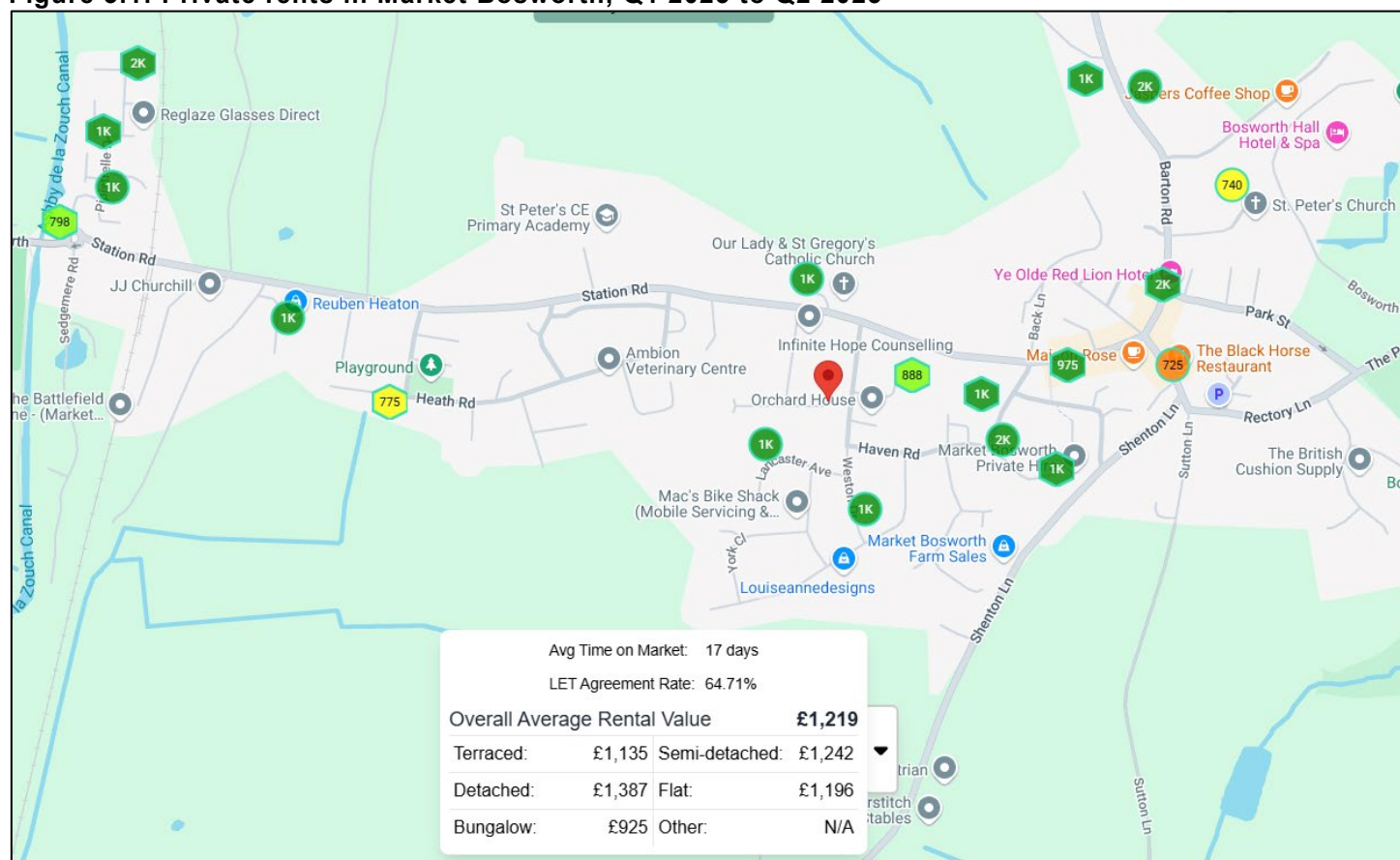
3.15 Table 3.2 illustrates how the ratio is almost double that of Hinckley Central, emphasising how rural areas are predominantly more unaffordable than urban areas.

Private Rents

3.16 The pitches at Bosworth Caravan Park are rented out at £137.50 per week, including an electricity allowance. This means a cost of £550 per calendar month (pcm) as of April 2025.

3.17 We have conducted a search for rental property in Market Bosworth between quarter 1 of 2023, and quarter 2 of 2025 and the results of this search are illustrated in Figure 3.1 below.

Figure 3.1: Private rents in Market Bosworth, Q1 2023 to Q2 2025



Source: Landstack



3.18 The most reasonable rental rate offered during this period has been £725 pcm at 5A Wheatsheaf Courtyard, Market Place, Market Bosworth. This was for a 1-bed property and listed in August 2023.

3.19 As the data and map above illustrates, the overall rental value in Market Bosworth is significantly higher than the £550 pcm cost at Bosworth Caravan Park.

3.20 The provision of park homes at Bosworth Caravan Park will therefore provide a significantly more affordable type of rental accommodation than in Market Bosworth and its surrounding area enabling a wider range of people to live within the vicinity of Market Bosworth and close to employment opportunities there.

Affordable Housing

3.21 The most recent Hinckley & Bosworth Borough Council Housing Needs Study (HNS) was published in April 2024 and concludes on there being a need for 430 affordable dwellings per annum in the Borough.

3.22 The affordable need figure has increased from 321 per annum in the previous 2022 Housing and Economic Needs Assessment (HENA) and 271 in the 2019 HENA.³ Before this the January 2017 Leicester and Leicestershire Authorities and the Leicester and Leicestershire Enterprise Partnership HEDNA identified a need of 247 per annum, 2011-2036.

3.23 This indicates a rapidly worsening situation across the Borough in terms of the need for more affordable types of housing over the past 15 years.

3.24 Table 3.3 sets out gross affordable completions, affordable stock losses, net affordable completions, and net affordable delivery against need.

Table 3.3: Affordable Housing Completions in Hinckley & Bosworth, 2014/15 to 2023/24

Step		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
A	Gross completions	259	41	150	103	45	154	91	75	135	173	1,226
B	Losses to stock	34	40	49	62	36	86	46	35	41	28	457
C	Net completions (A-B)	225	1	101	41	9	68	45	40	94	145	769
D	Affordable need	247	247	247	247	247	271	271	271	321	430	2,799
E	Surplus/Deficit C-D)	-22	-246	-146	-206	-238	-203	-226	-231	-227	-285	-2,030

Sources: MHCLG Live Table 1008c, Social housing sales and demolitions open data, local authority evidence base

³ Figure 4.34, page 120, Hinckley & Bosworth – Housing Needs Study, April 2024



- 3.25 As Table 3.3 illustrates, the Council have only delivered 769 net affordable dwellings against a need of 2,799 over the past decade. Only 27% of need has been met.

Households on the Council's Housing Register

- 3.26 The number of homes on the Housing Register can also provide an indication of the need for affordable housing. Table 3.4 provides register data from 2015 when changes to the criteria for accessing housing waiting lists (introduced by the Government in October 2013) had taken effect.

Table 3.4: Households on the Local Authority Waiting List 2014-2023

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Households	953	1,169	998	1,095	1,108	369	717	895	946	1,270

Source: MHCLG live table 600: local authority waiting lists

- 3.27 The changes in 2013 allowed councils to consider whether prospective council tenants had a 'local connection' to the area – usually by living in the area, but occasionally working, a condition previously applied to a council's homelessness duty.
- 3.28 The changes made in respect of the waiting list criteria in 2013 led to the waiting list in the Borough dropping from 1,972 in 2013 to 825 in 2014.
- 3.29 However, as Table 3.4 illustrates, since these changes the waiting list has increased from 825 in 2014 to 1,270 households in the most recent year (2024). This is an increase of 54% in a decade.



4.0 SUMMARY AND CONCLUSIONS

- 4.1 This Technical Note has summarised the acute need for more affordable types of housing in rural areas across the country such as in the area surrounding Market Bosworth where Bosworth Caravan Park is located.
- 4.2 If the Council were to permit use of the pitches at the caravan park for park homes, the evidence in this report shows how it will provide a more affordable type of housing in the area surrounding Market Bosworth which is the least affordable of 14 sub-district areas of Hinckley & Bosworth Borough.
- 4.3 The Market Bosworth, Barlestone & Sheepy Magna area has a ratio of gross household income to median house price of 7.0, meaning housing in the area is out of reach for many.
- 4.4 Furthermore, at a rate of approximately £550 per calendar month (including electricity) for long term tenants, the park homes would be much lower than all the properties rented in Market Bosworth and its immediate surrounds during the past 24 months.
- 4.5 More widely across the Borough there is a clear need for more affordable housing, with the Council delivering significantly less than their affordable housing need over the past decade which has led to rapidly rising lower quartile and median affordability ratios. Only six other local authorities in the East Midlands region have experienced a higher proportional increase over the past decade in terms of their lower quartile affordability ratio.
- 4.6 In this context it is clear that park homes at Bosworth Caravan Park would enable people with lower incomes and links to the local area to remain there. It would provide a more affordable type of accommodation for people employed in the local area as well, meaning less unsustainable commuting patterns.
- 4.7 For these reasons it is considered that the removal of the restrictive condition would contribute to the NPPF objectives of meeting local housing needs and creating mixed and balanced communities.