

Planned Housing Growth Hinckley & Barwell and Earl Shilton & Estimated Increase to Pre-School Pupil Numbers

The following developments in the locality of Newlands Primary School/Earl Shilton are planned/in planning.

1. Sustainable Urban Environments (SUE)

- **Barwell SUE: 2,500 homes** allocated on the western edge of Barwell. This project includes 6.2 hectares of employment land, a health centre, a new primary school, and retail facilities.
- **Earl Shilton SUE: 1,600 homes** on a 104-acre site off Clickers Way/Lane. Promoted collectively by Bloor Homes, Jelson Homes, and Barwood Land, it includes a community hub, shops, and a new primary school.

• Hinckley & Edge Developments (~1,100 Homes)

2. Several large-scale developments are situated on the immediate periphery of Hinckley, expanding toward Earl Shilton and Barwell:
 - **Normandy Way (Phase 1 & 2): 890 homes** total north of the A47. Richborough Estates secured outline approvals for 475 houses in Phase 1 and an additional 415 properties adjacent to it in Phase 2.
 - **Leicester Road, Earl Shilton: 140 homes** on the northern edge of the town. Developed by the Vistry Group, this mixed-tenure scheme delivers a significant portion of affordable housing.
 - **Ashby Road, Hinckley: 103 homes** proposed by Davidsons Developments on the outskirts of Hinckley, featuring public open green spaces and cycle routes.

3. Recent Approvals and Smaller Allocations (~320+ Homes)

- **Weaver's Close / Earl Shilton: 81 homes** approved for Persimmon Homes North Midlands. This infill project includes over **£500,000 dedicated to local primary schooling**
- **Newbold Verdon: 239 homes** also approved for Persimmon within the wider borough context, pulling outward pressure from the immediate Hinckley/Earl Shilton corridor

Increase in Pre School Pupil Numbers & Viability of new provision

Based on Leicestershire County Council's standard education planning metrics and local development projections, the planned 6,000+-home expansion is estimated to generate **approximately 300 to 500 pre-school children (aged 2–4)** requiring early years or nursery care at any given peak time, distributed over a **15- to 20-year build-out timeline**. Historically this will mean an additional 30 – 45 new pre-school aged children entering the system each year

Even though the raw number of pre-school children from the 6,000 homes sits at 300 to 500 at any given peak time, the *simultaneous demand* for spaces increases significantly because younger siblings are now eligible at the exact same time as older toddlers

With regards to the ongoing viability of any new provision existing providers in Earl Shilton, Barwell, and Hinckley, including the proposed SBN at Newlands Primary School will see a steady, guaranteed surge in demand that will effortlessly fill any vacant spaces.

