



# **Market Bosworth Neighbourhood Plan Basic Conditions Statement 2020-2039**

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## **1. Introduction and Background**

Market Bosworth Neighbourhood Plan (MBNP) was 'made' on the Thursday, 3 September 2015. Since the plan was 'made' two revised version of the National Planning Policy Framework (NPPF) have been published, (February 2019 and December 2023) and Housing Needs Assessments (HNA) undertaken (July 2020 and December 2022).

The minimum housing requirement for Market Bosworth was derived from the Hinckley and Bosworth Core Strategy 2006-2026. Hinckley and Bosworth Borough Council (HBBC) is unable to demonstrate an adequate supply of deliverable housing for the next five years.

To ensure the policies within MBNP conform with the revised NPPF and HNA and remain relevant, a review and update of the 'made' plan has been undertaken.

## **2. Legal requirements**

2.1 This statement has been prepared by Deborah McCann on behalf of Market Bosworth to accompany its submission to Hinckley and Bosworth Borough Council of the modified Market Bosworth Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning Regulations 2017.

2.2 Market Bosworth Parish Council is the Qualifying Body. The original neighbourhood plan area covered the parish of Market Bosworth and was formally designated by Hinckley and Bosworth Borough Council in February 2013. The Neighbourhood Area has been amended and re designated 31<sup>st</sup> July 2023 following a Community Governance Review since the original Neighbourhood Plan was made. This modification of the Neighbourhood Development Plan has been prepared by Market Bosworth Parish Council, the Qualifying Body and covers the entirety of the re designated area.

2.3 The original Market Bosworth NDP was made on 3 September 2015. In March 2021 a minor modification was made to the Neighbourhood Plan by adopting an interim revised Housing Needs Requirement in light of the updated Housing Needs Assessment, published in 2020. Subsequently, Market Bosworth Parish Council undertook a full review of the Made Plan in light of significant proposed changes to the NPPF, the LPA review of their Local Plan and the introduction of Design Codes. The modified Plan is therefore the first major modification, which, due to the nature

of the proposed changes has been assessed by the Qualifying Body as a material modification which does not change the nature of the plan or order, would require examination but not a referendum. The changes to the plan are as follows:

1. DC1: Design Codes
2. CE1: All new development within Market Bosworth
3. CE2: Local Green Space
4. CE3: Important Views and Vistas and Landscape Character
5. CE4: Trees and Hedgerows
6. CE5: Landscape of the wider parish
7. CE6: Provision for wildlife in new development
8. BD1: Affordable Housing
9. BD2: Site allocation south of Station Road and Heath Road
10. BD3: Design guidelines for site allocation south of Station Road and Heath Road
11. Policy BD4: Heritage Asset Protection

Market Bosworth Parish Council as the Qualifying Body believe the modified Plan is a "material modification which does not change the nature of the plan or order, would require examination but not a referendum" given that:

- the modifications include no new site or area specific policies that contradict policies in the Made Plan
- the proposed new policies either refine policies in the Made Plan to aid their implementation or address issues that have emerged in national planning policy and are consistent with that policy
- the modified policies refine wording in the light of experience to aid their understanding and implementation but do not significantly alter the policy intent

2.4 The plan proposal relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period to 2039 to coincide with the emerging local plan.

2.5 It does not contain policies relating to excluded development as laid out in the Regulations.

2.6 The following statement will address each of the 'Basic Conditions' required of the Regulations and further sections in the statement explain how the Neighbourhood Development Plan meets the requirement of paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act.

2.7 The Regulations state that the neighbourhood plan will have met the Basic Conditions if it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area;
- Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.
- Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for a Neighbourhood Development Plan in addition to those set out in the primary legislation. Being that:
  - the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.)

### **3. Market Bosworth Housing Needs Assessment December 2022**

The minimum housing requirement for Market Bosworth was derived from the Hinckley and Bosworth Core Strategy 2006-2026, the housing delivery policies of which are out of date because Hinckley and Bosworth Borough Council (HBBC) is unable to demonstrate an adequate supply of deliverable housing for the next five years.

Market Bosworth Parish Council (MBPC) were advised by HBBC that MBNP should include an up-to-date housing requirement if it is to remain robust and a material consideration in the determination of planning applications.

HBBC stated it would be providing Market Bosworth with a Housing Requirement Figure (HRF) as part of the next iteration of the borough's emerging Local Plan. AECOM were requested to calculate an interim Housing Needs Figure (HNF) in line with national policy and best practice, which can be included in the adopted Neighbourhood Plan to ensure that it remains robust until HBBC provides Market Bosworth with a final HRF.

The conclusion of the HNA are as follows:

- Based on the evidence above, this HNA recommends an overall HNF of 179 dwellings for Market Bosworth, which equates to 9.4 dwellings per year between 2020 and 2039, or a residual HNF of 154 dwellings between 2022 and 2039 after completions to date have been deducted. There are, in addition, currently 77 dwelling commitments outstanding in the NA. If implemented, this will halve the residual HNF, leaving a further 77 homes to potentially be accommodated.
- At the time any final Neighbourhood Plan housing requirement figure is provided by Hinckley and Bosworth, it can be considered to supersede the provisional calculation within this study. Consequently, there is a need for the neighbourhood group to continue to engage with the LPA to confirm the final housing figure for the Neighbourhood Plan.

#### **4. Neighbourhood Planning Policy Context**

Guidance on Neighbourhood Planning was updated in September 2020. The paragraphs most relevant to MBNP are listed below:

Paragraph: 084 Reference ID: 41-084-20190509 states:

A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced. There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a

neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance.

Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it. The neighbourhood area will already be designated, but the community may wish to consider whether the designated area is still the most suitable area to plan for.

Paragraph: 084a Reference ID: 41-084a-20180222:

Minor (non-material) updates to a neighbourhood plan or Order would not materially affect the policies in the plan or permission granted by the Order. A local planning authority may make such updates at any time, but only with the consent of the qualifying body. Consultation, examination and referendum are not required.

Paragraph: 085 Reference ID: 41-085-20180222 Planning states:

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

## **5. Having regard to National Planning Policy**

5.1 The Neighbourhood plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of December 2023. It also gives

regard to the 6 planning principles contained in paragraph 16 of the National Planning Policy Framework, alongside the most recent National Planning Practice Guidance (NPPG) published by the Government in relation to the formation of Neighbourhood Plans.

This section demonstrates that the MBNP has regard to relevant policies within the NPPF in relation to:

- Achieving sustainable development
- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

5.2 The table below sets out a summary of how each policy has regard to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

**Table 1: Assessment of how each policy in the MBNP has regard to the NPPF (2023).**

NO.	POLICY TITLE	NPPF REF	COMMENT
1	DC1: Design Codes	131,132,133,134	Reflects strong community views on the importance of ensuring design quality for all new development which appropriately reflects the character of the Parish
2	CE1: All new development within Market Bosworth	131, 132, 133, 136	Reflects strong community views on the importance for new developments to be in keeping with the identified character areas to retain local distinctness and sense of place.



3	CE2: Local Green Space	105, 106, 107	Designates three areas / sites as Local Green Space to protect the setting, approach and character of the Market Bosworth.
4	CE3: Important Views and Vistas and Landscape Character	131, 132,133	Identification of key views into Market Bosworth and recognition on the importance of protecting and retaining these views to the character, setting and distinctiveness of the town.
5	CE4: Trees and Hedgerows	136	Recognises the value and seeks the conservation of significant trees and woodlands to the setting, and character and distinctiveness of Market Bosworth.
6	CE5: Landscape of the wider parish	180	Recognises the value and importance of landscape outside of the settlement boundary and seeks to ensure any development does not have an adverse effect on the landscape and character of the rural area.
7	Policy CE6: Provision for wildlife in new development	185,186	Recognises the importance of Biodiversity Net Gain and protecting the natural environment
8	BD1: Affordable Housing	64 and 65	The MBNP proposes residential developments of 4 dwellings or 0.13 hectares provide affordable housing. Recognises the issue of affordability in Market Bosworth for members of the community (in particular younger members) and ensures that those with

			<p>a local connection to Market Bosworth are prioritised for affordable housing. Proposes affordable housing is evenly spread in small clusters to ensure the affordable housing is integrated within a development.</p>
9	BD2: Site allocation south of Station Road and Heath Road	60,	<p>Allocation of land to the south of Station Road and Heath Road for residential and employment uses. Positively addresses the housing need for the local community within the plan period (2014 -2026).</p> <p>Positively plans for the expansion of employment / commercial uses within Market Bosworth.</p>
10	BD3: Design guidelines for site allocation south of Station Road and Heath Road	131-139	<p>Positively addresses the housing need for the local community within the plan period (2014 -2026) and specifies a mix of housing types and sizes to meet the housing needs of the community in accordance with The Hinckley and Bosworth Local Plan.</p> <p>Positively plans for the expansion of employment /commercial uses within Market Bosworth.</p> <p>Plans positively for an integrated, accessible and sustainable development with the provision of connections to existing neighbouring residential areas, a legible street network and safe link to Station Street (main pedestrian route to village centre</p>

			<p>and bus services) in accordance with Manual for Streets 2.</p> <p>Reflects strong community views on the importance of character and identity to Market Bosworth i.e. building heights, landscape, views etc. to ensure a development that is sensitive and in keeping its surroundings.</p> <p>Ensures the development incorporates public open space i.e. play spaces and allotments as well as retaining access to existing open landscape for the enjoyment of the whole community providing health, wellbeing and social benefits.</p>
11	Policy BD4: Heritage Asset Protection	195,196	Recognises the importance of heritage assets to the character and appearance of the Parish and protecting these for future generations.

## 6. General conformity with the strategic policies of the development plan

6.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the strategic policies of the development plan for the area.

6.2 The current development plan for the area is the adopted Hinckley and Bosworth Borough Council Local Plan which sets out land allocations and planning policies for the period 2006 – 2026.

6.3 The table below sets out a summary of how each policy is in general conformity with the strategic policies of the adopted local plan. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant non strategic policy.

**Table 2. General Conformity with the Strategic Policies of the Adopted Local Plan.**

NO.	POLICY TITLE	LP REF.	COMMENT
1.	DC1: Design Codes	Spatial Objective: 4, 9, 11,12 CSPolicy:24	The MBNP supports the delivery of development that is locally distinctive, respects the character of the Parish and seeks to address Climate change.
2.	CE1:CE1A&CE1B Character and Environment	Spatial Objectives:1,2,3,9,11 Policy 11: Key Rural Centres Stand Alone (CS) DM10 Development and Design (DMP)	Policy 11: Key Rural Centres Stand Alone - The MBNP reflects the requirement to respect the appearance and character of Market Bosworth Conservation Area. DM10 - Development and Design. The MBNP reflects the requirement for good design specifically local distinctiveness, respecting the character and layout of the area (including identification of Market Bosworth character areas), use of materials, respecting the scale, proportions and height of existing buildings

			specifically for Character D to ensure the skyline is unbroken and key views retained.
3.	CE2: Local Green Space	spatial objective:10 DM4 Safeguarding the Countryside and Settlement Separation (DMP)	DM4 - Safeguarding the Countryside and Settlement Separation. The MBNP designates three sites as Local Green Space to protect the value, beauty and open character of the countryside.
4.	CE3: Important Views and Vistas and Landscape Character	spatial objectives: 9,10,11	There is no direct policy relating to views and vistas however the MPNP reflects the requirement to protect the fingers of green landscape with key vistas and views forming part of the approaches / fingers of landscape.
5.	CE4: Trees and hedgerows	spatial Objectives:10,12	The MBNP seeks to protect and enhance the natural environment. .
6.	CE5: Landscape of the wider parish	spatial Objective:10 CSPolicy 20: Green Infrastructure	The MBNP reflects the requirement to protect the fingers of green landscape with trees, coppices etc. contributing

			to the approaches / fingers of landscape.
7.	CE6: Provision for wildlife in new development	spatial Objectives:10,12 CSPolicy 20	The MBNP seeks to protect and enhance the natural environment.
8.	BD1: Affordable Housing	Spatial Objectives: 4,5,8 CSPolicy15	The MBNP supports the provision of affordable housing to meet local need.
9.	BD2: Site allocation south of Station Road and Heath Road	Spatial Objectives;3,4,5,7,8,9, 11,12 CSPolicies:15,16,17,19,20,24	The MBNP supports the provision of new housing development in this location.
10.	BD3: Design guidelines for site allocation south of Station Road and Heath Road	Spatial Objectives;3,4,5,7,8,9, 11,12 CSPolicies:15,16,17,19,20,24 Policy 7 Key Rural Centres (CS) Policy 11: Key Rural Centres Stand Alone (CS) Policy 16: Housing Density, Mix and Design (CS) Policy 17	Policy 7 – Key Rural Centres – The MBNP accords with the policy by providing housing development within the settlement boundary and the expansion and enhancement of the existing employment area.  Policy 11– Key Rural Centres – The MBNP accords with the policy by providing housing development within the settlement boundary, proposes a mix of

		<p>Rural Need (CS)</p> <p>DM1 Presumption in Favour of Sustainable Development (DMP)</p> <p>DM10 Development and Design (DMP)</p> <p>DM17 Highways Design (DMP)</p> <p>DM18 Vehicle Parking Standards (DMP)</p>	<p>housing types and tenures (in line with Housing Needs Survey and Local Needs) provides for the expansion and enhancement of the existing employment area and provides an area of play space to address deficiencies of play provision.</p> <p>Policy 16 - Housing Density, Mix and Design the MBNP accords with the policy by providing a mix of housing types and sizes to meet local needs</p> <p>Policy 17 – Rural Need requires small scale developments to meet 'local need' with any affordable housing provided will be for the exclusive occupation of people with a local connection. The MBNP seeks to ensure that those with local</p>
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		<p>DM19 Existing Employment Sites (DMP)</p>	<p>connection to Market Bosworth are prioritised for affordable housing.</p> <p>DM1 - Presumption in Favour of Sustainable Development. The MBNP positively plans for the growth and needs of Market Bosworth.</p> <p>DM10 - Development and Design. The MBNP has reflected the requirement for good design specifically local distinctiveness, respecting the character and layout of the area, respecting the amenity of new and existing residents and incorporates a high standard of landscaping.</p> <p>DM17- Highways Design. The 6'C's Design Guide used by Leicestershire County Council is being</p>
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			<p>updated to meet Manual for Streets 2 specifications / standards and the revised document will accord with proposals in the MBNP.</p> <p>DM18 - Vehicle Parking Standards. The 6'C's Design Guide used by Leicestershire County Council is being updated to meet Manual for Streets 2 specifications / standards and the revised document will accord with proposals in the MBNP.</p> <p>DM19 - Existing Employment Sites. The MBNP positively seeks to safeguard and expand existing employment use</p>
11.	BD4 Heritage Asset Protection	Spatial Objectives:10,11	The MBNP supports the protection of heritage and cultural assets within the Parish.

## 7. Emerging Local Plan

7.1 Hinkley and Bosworth Borough Council are currently preparing a new local Plan. The table below sets out how the policies in the modified MBNP are in general conformity with the relevant strategic policies in the emerging local plan, accepting that these may change as the local plan progresses through to adoption.

**Table 3 General Conformity with the Strategic Policies of the Emerging Local Plan.**

No	LP Policy Title	NDP Policy	Comment
1.	SS01 Sustainable Development	CE1, CE2, CE3, CE4, CE5, CE6, BD1, BD2, BD3	The MBNP positively addresses the threads of sustainable development.
2.	CC01 Mitigation and Adaptation to Climate Change	CE1, CE2, CE4, CE5, BD3	Through policies protecting landscape and trees and design the MBNP positively seeks to address the challenges of climate change.
3.	PMD01 High Quality Design	DC1, BD3	The MBNP positively supports high quality design
4.	HO01 Provision of New housing HO02 Housing Mix, size and Type HO03 Space Standards HO04 Housing Density HO05 Accessible Housing	BD1, BD2	Through the site allocation policy and support for affordable housing the MBNP positively supports provision of new housing to meet need.

	HO06 Self-build and Custom Housing HO08 New Housing in the Countryside HO09 Affordable Housing HO10 Rural Exception Sites		
	TDC01 Sustainable Town Centres TDC02 District, Local and Neighbourhood Centres	CE1	Policies in the MBNP seeks to positively address the commercial elements of the NDP by protecting the character and environment of Market Bosworth
<b>5.</b>	HE01 Conserving and Enhancing the Historic Environment HE02 Heritage Assets HE03 Preserving the Borough's Archaeology	CE1, BD4	Policies in the MBNP seeks to positively address the historic environment.
	NAT01 Green Infrastructure NAT03 Trees, Hedgerows, Woodlands and Development	CE2, CE3, CE4, CE6	Policies in the MBNP positively support the natural environment

	NAT06 Local Green Space NAT07 Protecting Biodiversity NAT08 Enhancing Biodiversity and habitat connectivity NAT09 Development in the Countryside and Settlement Separation NAT10 Landscape Character		
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**8. Contribution to the achievement of sustainable development**

8.1 A Neighbourhood plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental.

8.2 The vision and aims of the plan.

**Vision**

A vibrant, well-balanced community that continues to be a great place to live, be educated, work and visit.

**Aims**

1. To work closely with Hinckley and Bosworth Borough Council to manage the development of the allocated site supported by the local community and meet the housing requirement in the emerging Local Plan.
2. To provide a planning framework for development that:
  - a. reinforces the quality and character of Market Bosworth
  - b. is sensitive to the local ambience which combines a thriving and often busy core with nearby areas of tranquil open space
  - c. protects and enriches the landscape

d. takes account of the impact of new development on the Conservation Area and other heritage assets

3. To prioritise local distinctiveness in every element of change and future development

4. To strengthen and support economic activity within the Neighbourhood Area

5. To seek improvements to traffic flow, congestion, and parking

6. To seek improvements to digital connectivity

7. To maintain and improve local facilities and services for the community.

The policies in the plan have been developed from the vision and aims stated above which were determined as a result of the communities wishes expressed through consultation and engagement with the community. Please see the Consultation Statement.

8.3 Table 4 below sets out an assessment of each policy of the plan and how it impacts on each of the three strands of sustainability; economic, social and environmental.

**Table 4 How the Policies of the MBNP Contribute to the Achievement of Sustainable Development**

	MBNP POLICY	SUSTAINABILITY STRAND	IMPACTS ON: ECONOMIC, SOCIAL AND ENVIRONMENTAL
1.	DC: Design Codes	economic social environmental	positive impact positive impact positive impact
2.	CE1: Character and environment	economic social environmental	neutral impact positive impact positive impact
3.	CE2: Local Green Space	economic social environmental	neutral positive impact positive impact

4.	CE3: Important Views and vistas and landscape character	economic social environmental	neutral positive impact positive impact
5.	CE4: trees and hedgerows	economic social environmental	neutral positive impact positive impact
6.	CE5: Landscape and wider parish	economic social environmental	neutral positive impact positive impact
7.	CE6: Provision for wildlife in new development	economic social environmental	positive impact positive impact positive impact
8.	BD1: affordable housing	economic social environmental	positive impact positive impact impact will depend on where the housing is built but has the potential to be neutral or positive based on BNG
9.	BD2: Site allocation south of Station Road and Heath Road	economic social environmental	positive impact positive impact initial impact negative but has the potential to be neutral or positive based on BNG
10.	BD3: Design	economic social	positive impact positive impact

	guidelines for site allocation south of Station Road and Heath Road	environmental	neutral or positive based on design quality and BNG
11.	BD4 Heritage Asset Protection	economic social environmental	positive impact positive impact positive impact

## 9. Compatibility with EU obligations and legislation

9.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

9.2 As a 'local plan', the Neighbourhood Development Plan is required to take cognisance of the EU Strategic Environmental Assessment (SEA) Directive 2001/42/EC Office. A screening process was carried out on behalf of Hinckley and Bosworth Borough Council in April 2024 to determine whether or not the policies in the modified MBNP required a Strategic Environmental Assessment (SEA). The conclusion of the screening is that the modified Market Bosworth Neighbourhood Plan does not require a SEA.

9.3 Directive 92/43/EEC and Directive 2009/147/EC seek to protect and improve Europe's most important habitats and species. As part of the screening request for the SEA, a Habitats Regulations Assessment Screening was also carried out. This screening concluded that Habitats Regulations Appropriate Assessment of the current Market Bosworth Neighbourhood Plan is not required, as it is unlikely to have a significant effect on any designated sites.

### 9.4 Prescribed Matters

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as

amended) set out a further basic condition for a Neighbourhood Development Plan in addition to those set out in the primary legislation. Being that:

- the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.)

As a result of the HRA conclusion that there are no likely significant effects on any European site resulting from the policies in the Plan, the Prescribed Matters in this connection are met.

## **10. Equality Impact Assessment**

The QB have carried out an Equality Impact Assessment of the MBNP and its policies. The conclusion is as follows:

### **Conclusion**

The MBNP policies respond to the vision for the holistic benefit of the local community including those with protected characteristics. Whilst the very nature of an historic town core which stems from medieval times can present constraints particularly in respect of narrow pavements this Plan through its policies is designed to be as inclusive as practically possible within the parameters of the existing built form.

The MBNP aims to 'ensure the long-term sustainability and viability of the parish', by facilitating a range of new housing to suit the needs of the plan area, support community facilities to enrich the lives of the residents, support existing and new employment opportunities and to enhance and protect the environment.

The MBNP vision and policies provide an opportunity for sustaining and enhancing the vitality of existing communities in the neighbourhood plan area. These



improvements will also serve to reduce existing inequalities and rural isolation for those who do not benefit from public or private transport. For example, for disabled people, older people and young people without access to cars or a limited bus service. The MBNP policies were developed through extensive community engagement and are compatible with issues of age, disability, social inequalities and rural isolation. Encouraging further tourism related development in the neighbourhood plan area is also compatible with the EqlA assessment objectives. Creating further employment opportunities in the Neighbourhood Plan designated area may allow existing/residents to find work locally meaning that they no longer need to travel out of the parish for work.

It also seeks to provide a higher quality public realm where people with protected characteristics will be less liable to be subject to hate crime. In conclusion, this assessment has found no negative impacts on any protected characteristic by reference to data or evidence. As a result, no specific recommendations are made, and the assessment finds the MBNP to be appropriate and that the duty of care prescribed by the Equalities Act 2010 is met.

The full assessment can be found in Appendix D.

## **11. Conclusions**

11.1 The modification to MBNP has been determined by the QB to be:

"Material modifications which do not change the nature of the plan or order would require examination but not a referendum."

11.2 It is considered that the Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 (as amended) have been met. The Plan complies with Paragraph 8(1)(a) of Schedule 4B to the Act.

# APPENDIX A

## Market Bosworth Area Designation

Information Classification: CONTROLLED

### Hinckley and Bosworth Borough Council

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**Neighbourhood Planning (General) Regulations 2012 (as amended) and the  
Neighbourhood Planning (General) and Development Management Procedure  
(Amendment) Regulations 2017.**

### **Designation of a Neighbourhood Area**

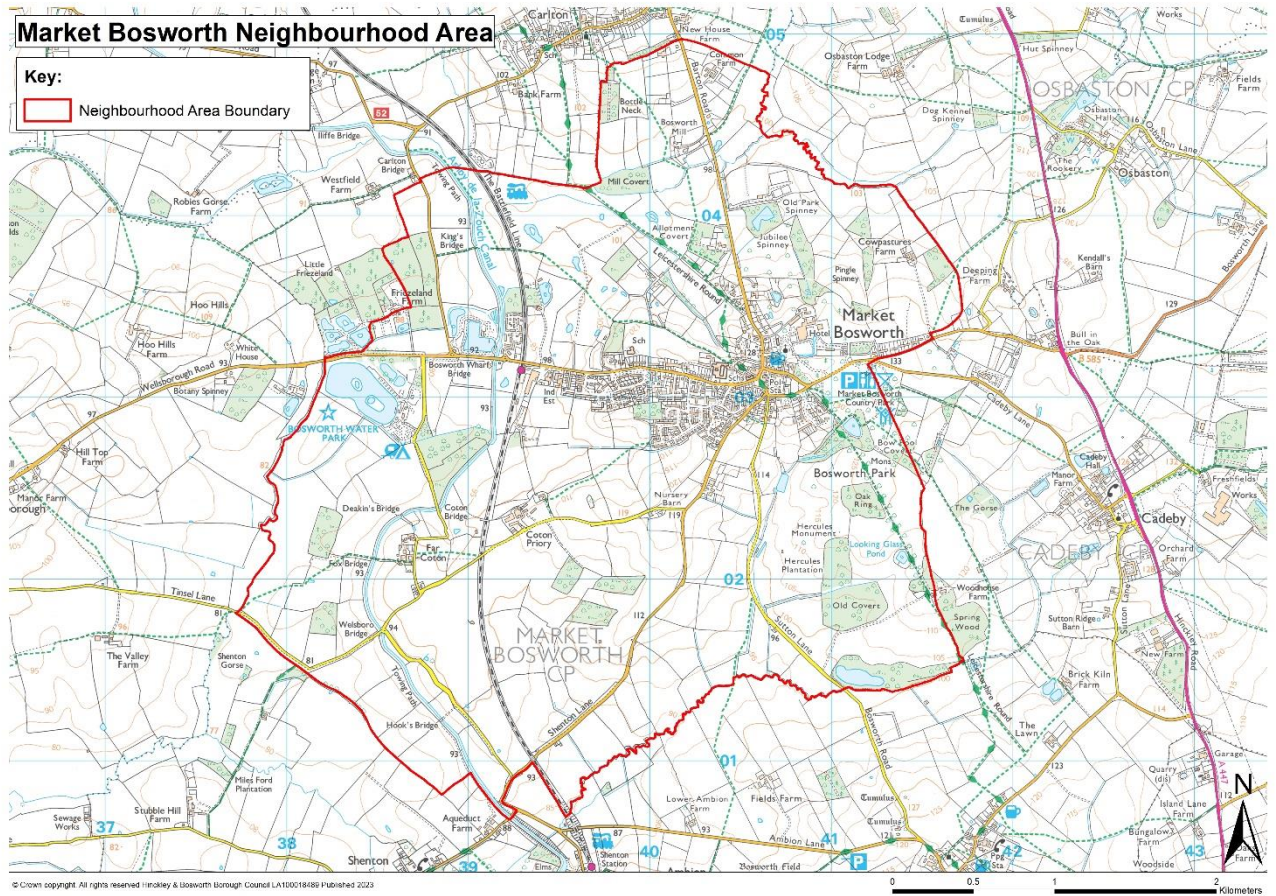
**HINCKLEY AND BOSWORTH BOROUGH COUNCIL**, being the Local Planning Authority,  
**HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation  
of a Neighbourhood Development Plan as set out in the following application received on  
25 April 2023, and accompanying plan(s):

**Proposal:** The designation of the Parish of Market Bosworth  
as a Neighbourhood Area

Market Bosworth Parish Council

# APPENDIX B

## Map showing Designated Area



## **APPENDIX C**

### **Market Bosworth SEA and HRA Screening Report**



**PLAN-IT X**  
TOWN AND COUNTRY PLANNING SERVICES

# Market Bosworth Neighbourhood Plan Review

## Strategic Environmental Assessment Screening Statement

April 2024

**PLANIT-X TOWN AND COUNTRY  
PLANNING SERVICES LTD**

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**RTPI**

mediation of space · making of place

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## 1. Introduction

- 1.1 This Draft Strategic Environmental Assessment Screening Statement has been prepared on behalf of Market Bosworth Parish Council by Planit-X Town and Country Planning Services in relation to the Market Bosworth Neighbourhood Plan Review (Draft Pre-Submission 2023).
- 1.2 Following a positive referendum result (3 September 2015), on 4 September 2015 Hinckley and Bosworth Borough Council 'made' the Market Bosworth Neighbourhood Plan part of the Borough's Development Plan in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012.
- 1.3 In March 2021 a minor modification was made to the Neighbourhood Plan by adopting an interim revised Housing Needs Requirement in light of the updated Housing Needs Assessment, published in 2020.
- 1.4 Subsequently the Parish Council and the Bosworth Vision Planning Group have undertaken a review and update of the Neighbourhood Plan, to take account of national planning policy and guidance as well as to extend the time period of the Neighbourhood Plan to 2039. These modifications are incorporated into a draft version of the revised Neighbourhood Plan.
- 1.5 In addition, the Neighbourhood Area has been amended and designated following a Community Governance Review since the adoption of the original Neighbourhood Plan.
- 1.6 The purpose of the Screening Statement is to set out a screening opinion in relation to whether a Strategic Environmental Assessment (SEA) process is required to accompany the development of the Market Bosworth Neighbourhood Plan Review. The Draft Screening Statement is to be provided to the statutory consultation bodies for SEA (Historic England, the Environment Agency and Natural England) for their opinion.
- 1.7 SEA is a systematic process undertaken to evaluate the likely significant environmental effects of plans. The requirement for SEA in England was introduced in 2004 through the Environmental Assessment of Plans and Programmes Regulation 2004 ('The SEA Regulations'), which transposed the European SEA Directive (2001/42/EC).<sup>1</sup>

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<sup>1</sup> The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law continued to apply to the UK. During the transition period the UK needed to continue following domestic law that implements EU law, or directly applicable EU law that is given effect through the EUWA 2018. Beyond the transition period, the SEA Regulations, which previously implemented the requirements of the SEA Directive in England, will continue to apply as before unless and until new legislation is introduced

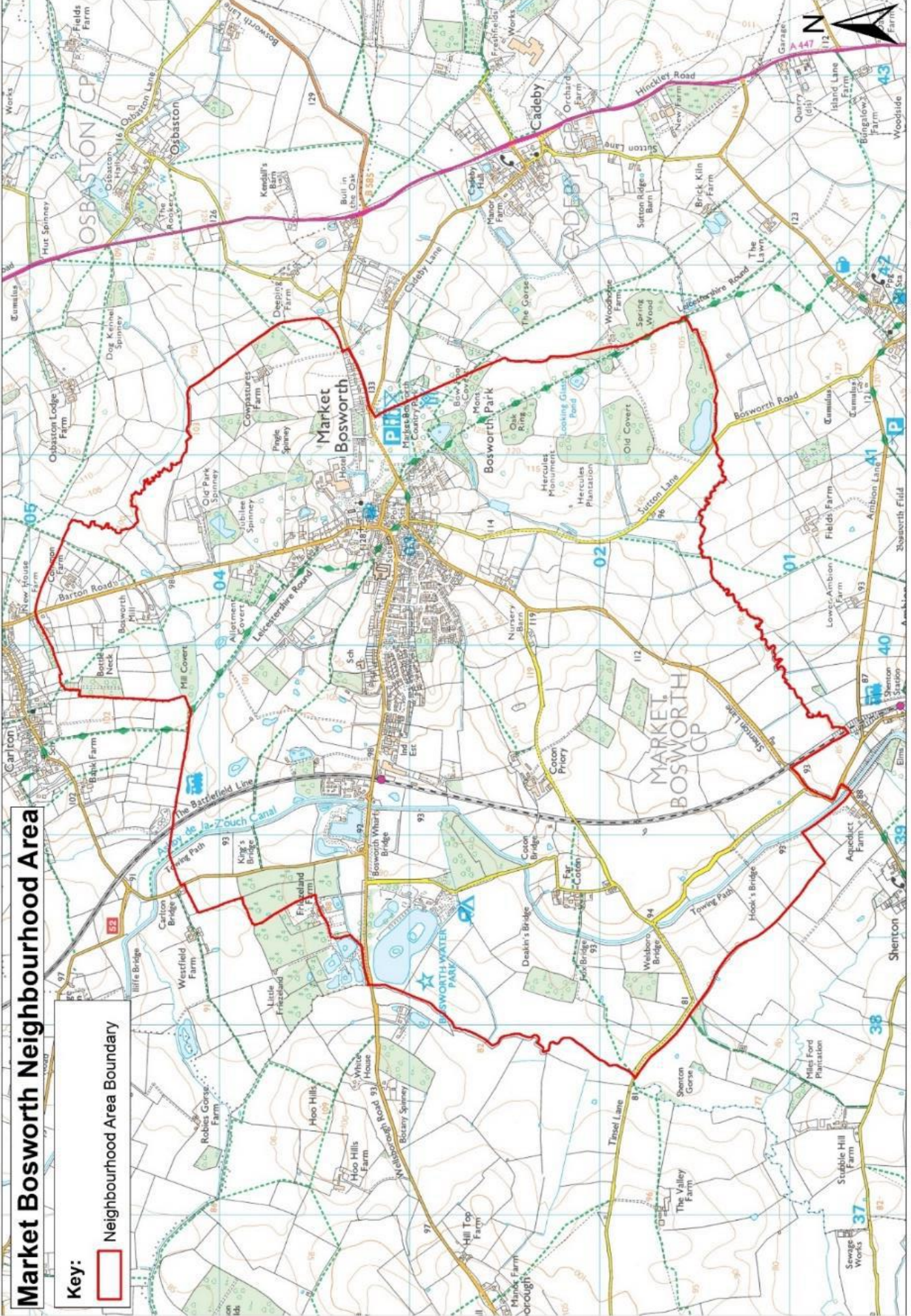


- 1.8 One of the 'Basic Conditions' that a neighbourhood plan is tested against is whether the making of the neighbourhood plan is compatible with European Union obligations, including obligations under the SEA Directive. Neighbourhood plans only require SEA where they are likely to lead to significant environmental effects. To decide whether a proposed neighbourhood plan is likely to have significant environmental effects, it should be screened against the criteria set out in Annex 2 of the SEA Directive. Where it is determined that the neighbourhood plan is unlikely to have significant environmental effects (and, accordingly, does not require SEA), a statement of reasons for this determination should be prepared and published for consultation with the statutory consultation bodies (Natural England, the Environment Agency and Historic England). Where a neighbourhood plan is likely to have a significant effect on the environment an SEA process must be carried out.
- 1.9 To demonstrate how the first Neighbourhood Plan contributed to improvements in environmental conditions a SEA was undertaken.
- 1.10 This Screening Statement provides a screening opinion as to whether the Market Bosworth Neighbourhood Plan Review is likely to lead to significant environment effects, and as such requires a SEA process.



# Market Bosworth Neighbourhood Area

Key:  Neighbourhood Area Boundary





## 2. Details of the Neighbourhood Plan

### Title of the plan:

- 2.1 Market Bosworth Neighbourhood Plan 2020 -2039.

### Name of Qualifying Body and Local Planning Authority:

- 2.2 The qualifying body preparing the Market Bosworth Neighbourhood Plan is Market Bosworth Parish Council. The Local Planning Authority is Hinckley and Bosworth Borough Council.

### Market Bosworth Parish Neighbourhood Plan contact point:

Clerk  
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### Location and spatial extent of the Market Bosworth Neighbourhood Plan:

- 2.3 The Market Bosworth Neighbourhood Plan covers the Market Bosworth Neighbourhood Area, comprising the Parish of Market Bosworth in the west of Leicestershire (Page 3). The Neighbourhood Plan area has been amended and designated to reflect the current boundary of Market Bosworth parish.
- 2.4 The Neighbourhood Area is a rural parish, comprising the small rural town of Market Bosworth and the small settlement of Far Coton. Community and local facilities and services within the Parish include a number of schools, medical services, library, shops, open space and sport and recreational facilities, public house and a fire station. However the availability of public transport provision has reduced and there is no longer a bus service available between Market Bosworth, Coalville and Hinckley.
- 2.5 Market Bosworth was once a predominately agricultural centre but now the attractiveness of the town makes it a key local tourist destination. The site of the final battle of the War of the Roses is also located nearby to the south of the town.

## Timeframe of the Market Bosworth Neighbourhood Plan:

- 2.6 2020 to 2039.

## Vision of the Market Bosworth Neighbourhood Plan:

- 2.7 The Neighbourhood Plan provides policies for decision makers, planners and developers on how to deliver our vision of a :

"vibrant, well balanced community that continues to be a great place to live, be educated, work and visit, The Plan maintains Market Bosworth's historic character as a small town with a regular market, attractive conservation area and a variety of open spaces, which acts as a centre for surrounding farms and villages."

## Main aims of the Market Bosworth Neighbourhood Plan:

- 2.8 The main aims of the Market Bosworth Neighbourhood Plan are as follows.
1. To work closely with Hinckley and Bosworth Borough Council to manage the development of the allocated site supported by the local community and meet the housing requirement in the emerging Local Plan.
  2. To provide a planning framework for development that:
    - a. Reinforces the quality and character of Market Bosworth
    - b. Is sensitive to the local ambience which combines a thriving and often busy core with nearby areas of tranquil open space
    - c. Protects and enriches the landscape
    - d. Takes account of the impact of new development on the Conservation Area and other heritage assets
  3. To prioritise local distinctiveness in every element of change and future development.
  4. To strengthen and support economic activity within the Neighbourhood Area.
  5. To seek improvements to traffic flow, congestion, and parking.
  6. To seek improvements to digital connectivity.
  7. To maintain and improve local facilities and services for the local community.

## Relationship with the Local Plan:

- 2.9 The Market Bosworth Neighbourhood Plan is being prepared in the context of the Hinckley and Bosworth Local Plan. For the purposes of the Market Bosworth Neighbourhood Plan, the relevant parts of the Local Plan 2006-2026 (formerly LDF) are the Core Strategy Development Plan Document (DPD) and the Site Allocations and Development Management Policies DPD.

- 2.10 The Hinckley and Bosworth Core Strategy was adopted in December 2009 and is the Strategic Part 1 Local Plan. It provides the vision and spatial strategy for the borough and identifies development requirements for its main urban areas. Most new development will be accommodated in and around Hinckley. The Core Strategy also identifies development requirements for key rural centres such as Market Bosworth and identifies a minimum housing requirement of 100 new homes for the village of Market Bosworth over the period 2006-2026.
- 2.11 The Site Allocations and Development Management Policies DPD was adopted in 2016 and identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains development management policies which will be used to assess planning applications over the plan period. This document identifies that the residual minimum housing requirement for Market Bosworth, as of 1 September 2021, is 43 dwellings. This DPD allocates 'Land South of Station Road and Heath Road' for mixed use development to include a minimum of 100 dwellings,
- 2.12 A parallel process of Sustainability Appraisal (SA) was undertaken alongside the plan-making process for these two documents.
- 2.13 Work on the new Hinckley and Bosworth Local Plan began early in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period 2020 to 2039. It will include strategic policies and allocate sites to meet identified development needs such as for homes, jobs, retail, recreation/open space, nature conservation and other required land uses as identified by evidence. It will provide appropriate policies and guidance by which to determine planning applications; for example design guidance, conservation and protection of natural resources.
- 2.14 Hinckley and Bosworth Borough Council consulted residents, community groups, businesses and other interested parties on the draft Local Plan (Regulation 19) from 9 February to 23 March 2022. Originally, the Local Plan had been due to be sent to the Secretary of State for examination in 2022, however submission is now timetabled for May 2025. Prior to submission a further Regulation 19 consultation on the draft Local Plan is scheduled for June and July 2024 with consultation on the submission draft Local Plan in January to February 2025.

## Will the Market Bosworth Parish Neighbourhood Plan propose allocations? And if so, will these be over and above those likely to be included in the Local Plan?

- 2.15 The Core Strategy identifies Market Bosworth as a key rural centre and sets out that the Council will allocate land for the development of a minimum of 100 dwellings. The Site Allocations and Development Policies DPD allocates a mixed used development site to provide a minimum of 100 dwellings covering the period to 2026.
- 2.16 The Market Bosworth Neighbourhood Plan Review makes provision for a mixed use development site allocation on Land to the south of Station Road, Market Bosworth, to make provision for a minimum of 77 dwellings, as identified in the updated housing needs assessment (2022). This largely mirrors the site that is identified in the Site Allocations and Development Policies DPD.

## What are the key environmental assets (including 'sensitive areas') near the Market Bosworth Neighbourhood Area?

### 'Sensitive areas'

- 2.17 A key determinant of whether effects are likely to be significant is the sensitivity of the asset affected. In this context, the more environmentally sensitive a location, the more likely it is that potential environmental effects from a plan will be significant.
- 2.18 National Planning Practice Guidance provides guidance on this topic through providing a list of sites and areas which should be deemed as 'sensitive areas' for the purposes of environmental assessment. These comprise:
- Natura 2000 sites;
  - Sites of Special Scientific Interest (SSSI);
  - National Parks;
  - Areas of Outstanding Natural Beauty;
  - World Heritage Sites; and
  - Scheduled Monuments.
- 2.19 In the context of the categories of 'sensitive areas' described by the Planning Practice Guidance, the following sites and areas exist within or near the Neighbourhood Area.

### Natura 2000 sites

#### Within the Neighbourhood Area:

- 2.20 No Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) are present within the Neighbourhood Area.

#### Within 10km of the Neighbourhood Area

- 2.21 The River Mease Special Area of Conservation is located approximately 7.7km to the north west of the Neighbourhood Area boundary.
- 2.22 The River Mease and the lower part of Gilwiskaw Brook are designated as a SAC. They were designated because the River Mease represents one of the best examples of an unspoilt meandering lowland river which supports characteristic habitats and species and supports populations of spined loach and bullhead, two notable species of native freshwater fish that have a restricted distribution in England. The rivers also support populations of white-clawed crayfish, otter and a range of river plants such as water crow-foot.
- 2.23 All SCA's are also notified as SSSI's, being sites that are of specific biological or geological features.

#### Beyond 10km of the Neighbourhood Area

- 2.24 Ensor's Pool Special Area of Conservation is located approximately 11.0km to the southwest of the Neighbourhood Area boundary. This lowland site in Central England represents and qualifies as a SAC as it holds a large population of white-clawed crayfish in standing water. This waterbody is isolated from river systems and is a good example of a 'refuge' site.
- 2.25 The nearest SPA is at Rutland Water and is approximately 46km east of the Neighbourhood Area.

### SSSIs

#### Within the Neighbourhood Area

- 2.26 No Sites of Special Scientific Interest (SSIs) are present within the Neighbourhood Area.

#### Within 5km of Neighbourhood Area

##### *Ashby Canal*

- 2.27 The 6 miles from Carlton Bridge 44 to Snarestone is a SSSI. The Ashby Canal supports communities of aquatic and emergent plants. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands. The submerged plant

community is of particular interest and the floating pant community is well developed. The canal also supports populations of the native water crayfish and the water shrew.

2.28 Condition: The SSSI comprises 12 units. All are unfavourable with no change.

2.29 150m from the Neighbourhood Area.

#### *Kendall's Meadow*

2.30 A traditionally managed hay meadow with a diversity and richness of plant life. It is probably the best representative of this grassland community type in the central English Midlands. More than a dozen grass species have been found on this meadow and well over fifty plant species have been recorded.

2.31 Condition: Favourable with low risk of threat to its condition.

2.32 2.5km to the south of the Neighbourhood Area.

#### *Newton Burgoland Marshes*

2.33 The site includes some of the best remaining examples of neutral alluvial grassland and marsh in Leicestershire. The northern area comprise marsh and wet grassland. The southern area comprises grassland.

2.34 Condition: 2 of the units are favourable.. 1 unit is unfavourable

2.35 3.7km to the north west of the Neighbourhood Area.

#### *Sheepy Fields*

2.36 The site contains some of the best remaining examples of neutral grassland in Leicestershire and is representative of hay meadow plant communities developed on neutral soils in the English Midlands. It comprises two hay meadows, includes a rich assemblage of herbs with additional interest provided by an area of marsh.

2.37 Condition: Favourable

2.38 4.4km to the west of the Neighbourhood Area.

#### National Parks

##### *Within the Neighbourhood Area*

2.39 None.

Near the Neighbourhood Area

- 2.40 None- the closest National Park is the Peak District National Park (located approximately 48km from the Parish).

Areas of Outstanding Natural Beauty

Within the Neighbourhood Area

- 2.41 None.

Near the Neighbourhood Area

- 2.42 None- the closest AONB is the Cannock Chase AONB (located approximately 33km from the Parish).

World Heritage Sites

Within the Neighbourhood Area

- 2.43 None.

Near the Neighbourhood Area

- 2.44 None- the closest site is the Derwent Valley Mills World Heritage Site (located approximately 35km to the north of the Parish).

Scheduled Monuments

Within the Neighbourhood Area

*Roman foundations E of Barton Road*

- 2.45 This monument is situated at the edge of Market Bosworth.

Near the Neighbourhood Area

*Dovecote immediately west of Shenton Hall*

- 2.46 The monument includes a dovecote situated immediately west of Shenton Hall. The dovecote, which is Grade II\*, is of 18<sup>th</sup> century and later date represents a rare and impressive survival in Leicestershire.

- 2.47 Distance from the Neighbourhood Area – 675m from the parish boundary.

*Bowl barrow at Sutton Cheney*

- 2.48 Bowl barrows, the most numerous form of round barrow, are funerary monuments. This monument survives in good condition and appears to be largely undisturbed.

- 2.49 Distance from the Neighbourhood Area – 842m from the parish boundary.



*Ambion deserted medieval village*

2.50 This site at Ambion is a rare example of an early desertion, probably brought about by the plague which severely diminished the population. It is adjacent to the site of the battle of Bosworth and includes earthwork remains of the site of a deserted medieval village. The village earthworks occupy an extensive area measuring over 160 x 180m and survive to about 1m in height. Ambion Hill was the site of Richard III's camp before the Battle of Bosworth.

2.51 Distance from the Neighbourhood Area – 885m from the parish boundary.

*Moated Site South of The Hall*

2.52 Situated on the edge of Newbold Verdon less than 100m from St James's Church. It survives in good condition despite the infilling of one arm of the moat. The moat island will contain evidence of the development of the manor house and associated buildings.

2.53 Distance from Neighbourhood Area – 2.42km from the parish boundary.

*Motte and associate earthworks at Shackerstone*

2.54 The motte at Shackerstone, together with a fishpond, survive in good condition and, apart from some small scale excavation, the mound is essentially undisturbed and has considerable potential for the survival of archaeological evidence. It was later incorporated into a formal garden, some earthworks of which are included in the scheduling.

2.55 Distance from Neighbourhood Area – 3km from the parish boundary.

*Moated site at Stapleton*

2.56 The moated site at Stapleton survives in good condition and was originally one of two in the same area. The moat island will contain evidence of the development of the manor house and associated buildings.

2.57 Distance from the Neighbourhood Area – 3km from the parish boundary.

*Hlaew and medieval farmstead immediately south west of Park House*

2.58 The monument is situated on the south western outskirts of Stoke Golding and includes the earthwork and buried remains of a Saxon burial mound and a medieval farmstead. It represents a well preserved example of a complete manorial site with a house platform, associated fishponds, and closes, located within a defined enclosure. The Anglo-Saxon burial mound in the northern part of the site is a rare example of this type of monument in this area.

2.59 Distance from Neighbourhood Area – 3.6km from the parish boundary.

*Moated site and fishponds NNW of St James' Church*

2.60 The moat and fishponds at Twycross survive well. The earthworks are well defined and the monument is of high archaeological potential due both to the lack of disturbance and to waterlogging in part of the moat and one of the ponds providing conditions favourable to the preservation of organic remains.

2.61 Distance from Neighbourhood Area – 4.7km from the parish boundary.

*Bowl barrow at Fenny Drayton*

2.62 The barrow at Fenny Drayton survives well and is one of the few barrows in Leicestershire which still exists and an earthwork.

2.63 Distance from the Neighbourhood Area – 4.8km from the parish boundary.

**Other key environmental assets**

2.64 Other designated environmental assets located within the Neighbourhood Area (i.e. those which are not defined as 'sensitive areas' as defined by the Planning Practice Guidance) include as follows:

**Historic Park and Gardens**

2.65 There are no Historic Parks or Gardens in Market Bosworth Parish. The closest is Merevale, a Grade II\* Historic Park and Garden 8km southwest of the Parish.

**Battle of Bosworth (Field) 1485**

2.66 There is no Battlefield within the Parish of Market Bosworth. However, the Battle of Bosworth (Field) 1485 registered battlefield site is just outside the neighbourhood area, and located to the south. It is registered due to its historical importance, topographic integrity, archaeological potential and technological significance.

**Conservation Areas**

2.67 Market Bosworth Conservation Area was designated by Hinckley and Bosworth Borough Council in November 1974 to protect those parts of the town closely associated with the town's past. It includes over 60 Listed Buildings and the Market Place is located at the centre of the Conservation Area.

2.68 The Ashby Canal Conservation Area is to the west of Market Bosworth and the part of the canal running through the borough was designated as a

conservation area by Hinckley and Bosworth Borough Council in December 1990.

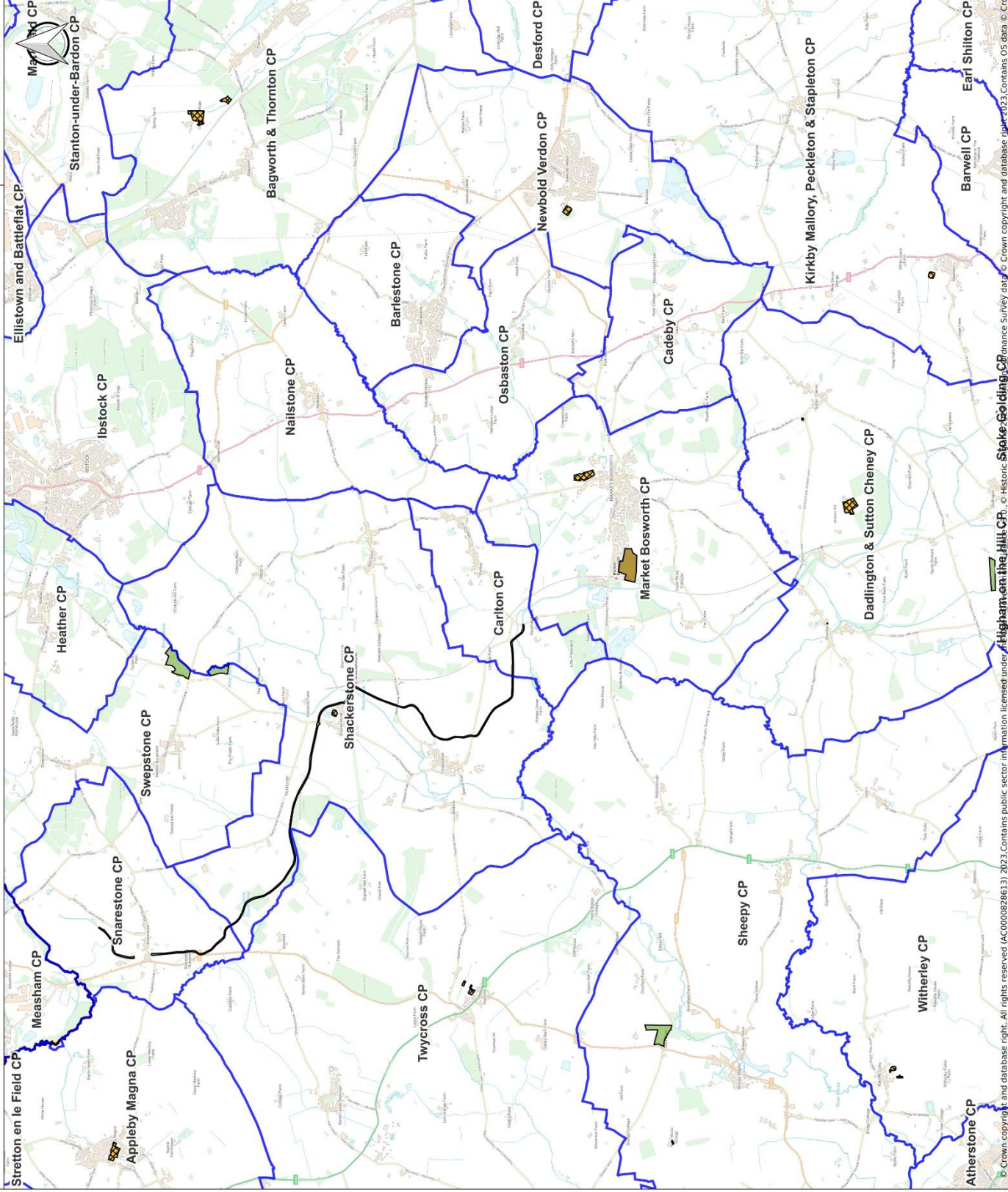
#### Listed buildings

- 2.69 There are over 70 buildings and structures in Market Bosworth Parish listed by Historic England for their special architectural or historic interest. They are mainly located within the rural town of Market Bosworth and include the Grade II\* Bosworth Park Infirmary, Church of St Peter and The Dower House. Listed Buildings elsewhere in the Parish include a number of buildings at Coton Priory Farm, the Hercules Monument and 2 x Horse Memorials.



Special Areas of Conservation (SAC)

- Sites of Special Scientific Interest (SSSI)
- Scheduled Monuments
- Parish
- Housing Allocation
- 





Registered Parks and Gardens

**Listed Buildings**

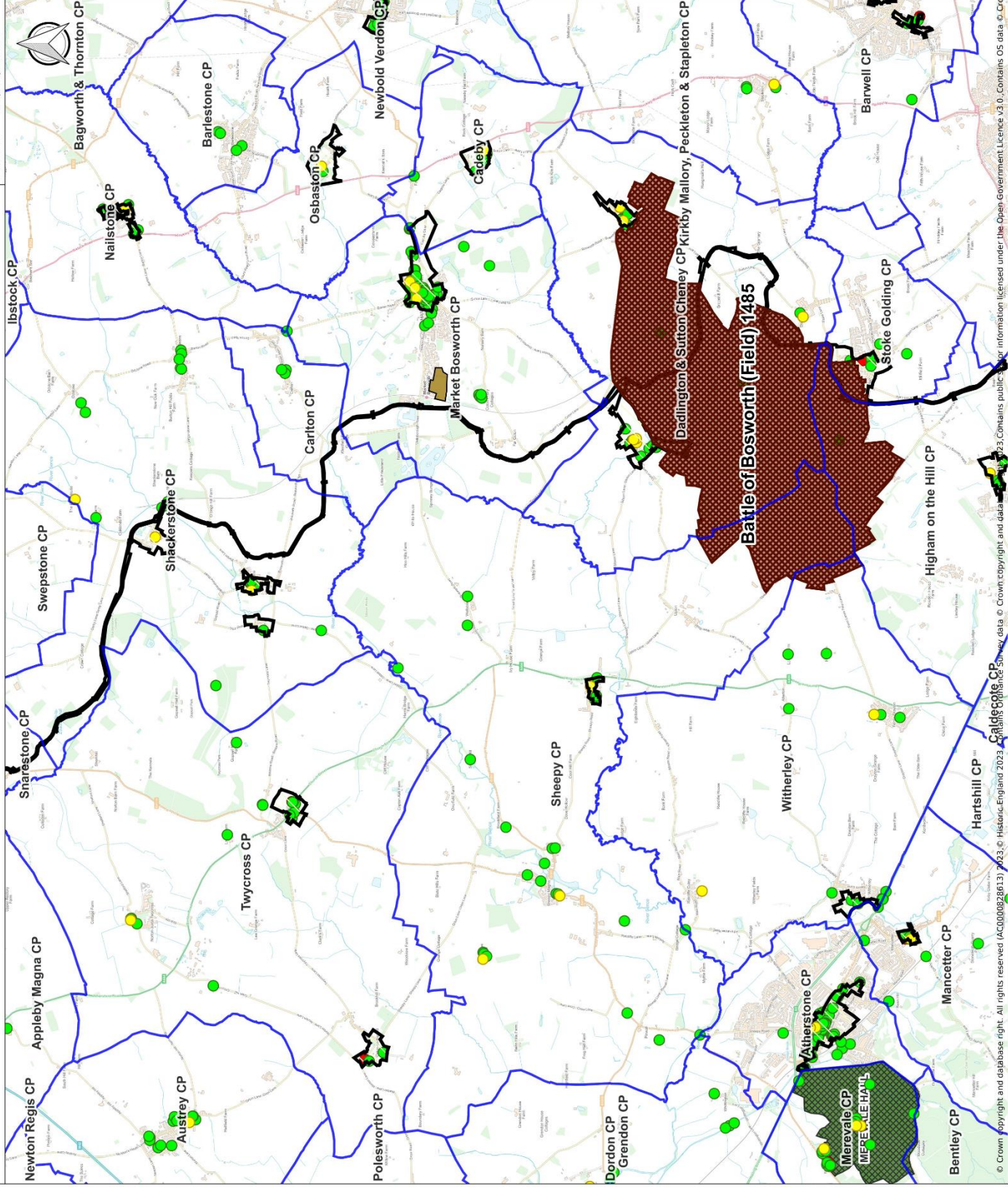
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**Conservation Areas**

**Registered Battlefields**

**Parish**

**Housing Allocation**



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### 3. Legislative Background

- 3.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 3.2 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular, paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.
- 3.3 Schedule 3 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Environmental Impact Assessment (EIA) Directive. The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011(3) ("the EIA Regulations") with appropriate modifications (regulation 33 and paragraphs 1 to 4 and 6 of Schedule 3). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations.
- 3.4 It may be appropriate, and in some cases a requirement, that the statutory environmental bodies of Historic England, the Environment Agency and Natural England be consulted, for example, a draft neighbourhood plan proposal must be assessed to determine whether it is likely to have significant environmental effects.
- 3.5 There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development.

- 3.6 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed considering the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Hinckley and Bosworth Core Strategy 2006-2026 in 2010 and the Sustainability Appraisal and Strategic Environmental Assessment for the Site Allocations and Development Management Policies 2006-2026 in 2014 and 2016.



## 4. Criteria for Assessing the Effects of Neighbourhood Plans (the 'plan')

4.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below<sup>2</sup>:

- 1. The characteristics of neighbourhood plans ("plan"), having regard, in particular, to - the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources, - the degree to which the plan influences other plans and programmes including those in a hierarchy, - the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development, - environmental problems relevant to the plan, - the relevance of the plan for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
- 2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to - the probability, duration, frequency and reversibility of the effects, - the cumulative nature of the effects, - the trans boundary nature of the effects, - the risks to human health or the environment (e.g. due to accidents), - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected), - the value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, - the effects on areas or landscapes which have a recognised national, Community or international protection status.

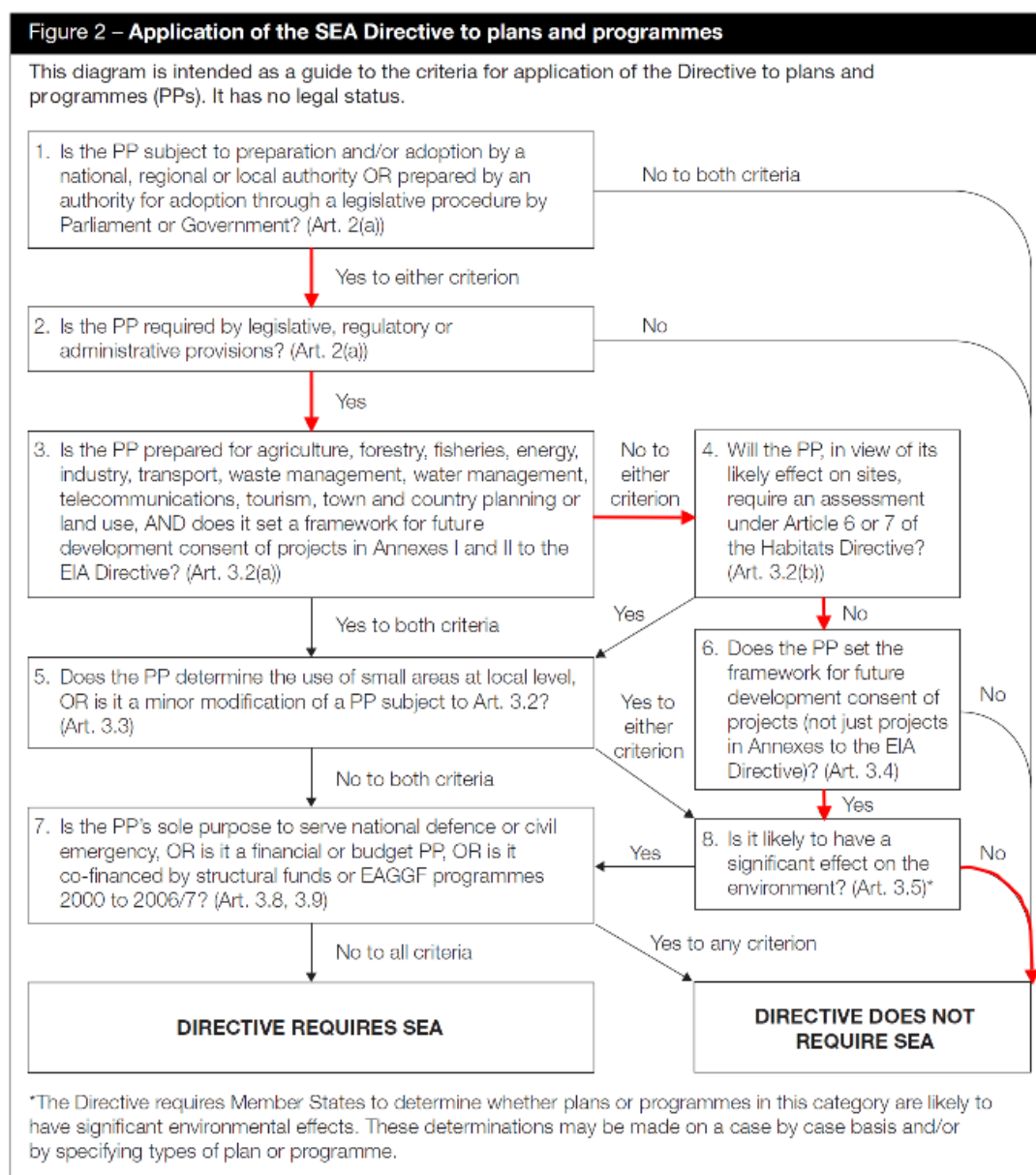
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<sup>2</sup> Source: Annex II of SEA Directive 2001/42/EC



## 5. Assessment

- 5.1 This diagram shows the Directive's field of application in the form of a diagram. The original diagram is from 'A Practical Guide to the Strategic Environmental Objective'. The red arrows indicate the process route for the Market Bosworth Neighbourhood Plan SEA Screening Assessment.



- 5.2 The table below shows the assessment of whether the Market Bosworth Neighbourhood Plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Stage	Yes/No	Reason
<p><b>1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</b></p>	<p><b>Yes</b></p>	<p>The preparation of and adoption of the Market Bosworth Neighbourhood Plan Review is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Market Bosworth Neighbourhood Plan Review will be prepared by Market Bosworth Parish Council (as the 'relevant body') and will be 'made' by Hinckley and Bosworth Council as the local authority. The preparation of neighbourhood plans is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012.</p>
<p><b>2. Is the Neighbourhood Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))</b></p>	<p><b>Yes</b></p>	<p>Whilst the Market Bosworth Neighbourhood Plan Review is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.</p>
<p><b>3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in</b></p>	<p><b>No</b></p>	<p>Whilst the Market Bosworth Neighbourhood Plan Review covers a range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list). Instead, the Market Bosworth Neighbourhood Plan is a non-strategic scale document, focused solely upon the Parish of Market Bosworth.</p>

Stage	Yes/No	Reason
<b>Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))</b>		
<b>4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))</b>	<b>No</b>	<p>The Market Bosworth Neighbourhood Plan Review is unlikely to have a substantial effect on the Natura 2000 network of protected sites.</p> <p>The two nearest SACs are the River Mease Catchment to the north west of the Parish and Ensors Pools to the south west of the Parish. The River Mease catchment is located 7.7 kilometres away from the Market Bosworth Neighbourhood Area and the Ensor Pools are 11.0 kilometres of the Neighbourhood Area.</p> <p>The Hinckley and Bosworth Sustainability Appraisal Scoping Report 2017 confirms there is no physical connection between the Borough and The Ensor's Pool SAC. From this we consider that activities within the Borough – and indeed the Market Bosworth Neighbourhood Area - would not have implications for this site.</p> <p>A Shadow draft Habitats Regulation Assessment Screening Assessment (2020) had been prepared to accompany the Regulation 19 Consultation on the draft Local Plan. This considered the possibility of impacts for any European sites which might be affected, including those sites within 15km of the Borough boundary. The HRA identifies two SACs within the 15km 'zone of influence', namely the River Mease SAC and Ensors Pool SAC. This Screening Assessment has identified an uncertain effect upon the screened in European sites due to potential for recreational pressures leading to a greater chance of introduction of invasive non-native</p>

Stage	Yes/No	Reason
		<p>species and hydrological impacts upon the River Mease SAC. Ensor's Pool SAC and River Mease SAC are not vulnerable to recreational pressure, however, the inevitable increase in the Hinckley &amp; Bosworth borough population could lead to increased visitors and thus the potential for invasive non-native species to be introduced; both sites are identified as being vulnerable to invasive non-native species.</p> <p>Part of the River Mease (not the part defined as a European site (SAC)) passes through the Borough coming in from Snarestone over the border of Hinckley and Bosworth Borough Council, flowing shortly after towards Swebstone. In addition, three tributaries of the river flow down towards and through Norton juxta Twycross, ending to the east, west and north of Norton juxta Twycross. As a result, given the physical connection to the River Mease SAC, provided by its flow through the Borough and via these tributaries, it might be conceivable that some areas of the Borough could have an impact on this site despite the actual designation being outside the Borough.</p> <p>However, no part of the River Mease or its tributaries as described above flow through the Market Bosworth Neighbourhood Area.. In view of this as well as considering the scope of proposals within the draft Market Bosworth Neighbourhood Plan, further stages in the HRA process are not required (including further screening, or Appropriate Assessment) and that the Market Bosworth Neighbourhood Plan is unlikely to have a substantial impact on the Natura 2000 network of protected sites.</p>

Stage	Yes/No	Reason
<b>5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)</b>	<b>Yes</b>	Determination of small sites at local level only.
<b>6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</b>	<b>Yes</b>	The Market Bosworth Neighbourhood Plan is to be used for determining future planning applications
<b>7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAFF programmes 2000 to 2006/7? (Art 3.8, 3.9)</b>	<b>No</b>	No
<b>8. Is it likely to have a significant effect on the environment? (Art. 3.5)</b>	<b>No</b>	Appendix 1 presents the environmental effects which have the potential to arise as a result of the Market Bosworth Neighbourhood Plan Review.

## 6. Summary of screening determination

- 6.1 This determination has considered whether the Market Bosworth Neighbourhood Plan Review is likely to lead to significant environmental effects as defined by Directive 2001/42/EC, the 'SEA Directive' and the transposing regulations. In particular, the determination has considered several sensitive areas located in the vicinity of the Neighbourhood Area and the potential environmental effects on these areas that may arise as a result of the Market Bosworth Neighbourhood Plan.
- 6.2 Environmental effects have the potential to take place as a result of the Market Bosworth Neighbourhood Plan, including in relation to the majority of the SEA 'topics'. This SEA screening opinion provides the necessary analysis relating to the potential for negative effects on 'Sensitive Areas' and other key environmental assets. With respect to these designations it is considered that these effects are unlikely to be significant in the context of the SEA Directive.
- 6.3 It is therefore recommended that the Market Bosworth Neighbourhood Plan should not be subject to a full SEA.

### Habitats Regulation Assessment

- 6.4 It is the opinion of Hinckley and Bosworth Borough Council that a full Habitats Regulations Appropriate Assessment of the current Market Bosworth Neighbourhood Plan is not required, as it is unlikely to have a significant effect on any designated sites.

### Conclusion

- 6.5 **This screening opinion has been prepared in order to fulfil the statutory SEA requirements, as set out in the Environmental Assessment of Plans and Programmes Regulations 2004. The environmental consultation bodies – Historic England, Natural England and the Environment Agency have been consulted during the preparation of this Screening Statement. Their responses are summarised below:**
- **Historic England – Advice is confined to the question 'Is it likely to have a significant effect on the environment?' in respect of our area of concern, cultural heritage. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive]. Historic England concurs with the view that the preparation of a Strategic Environmental Assessment is not required. Regarding the HRA Historic England does not disagree with the conclusions but would defer to the opinions of other**

**statutory consultees. The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made.**

- **Natural England – Natural England agrees with the conclusion that it is not likely there will be significant environmental effects arising from the policies in the plan which have not already been accounted for within the adopted local plan. Therefore, the Market Bosworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) to be undertaken. Natural England also agrees that the Plan would be unlikely to result in any significant effect to European Sites, either alone or in combination, and therefore an appropriate assessment under the Habitats Regulations is not required.**
- **The Environment Agency – Do not disagree with the conclusion that a full SEA will not be required for the Market Bosworth Neighbourhood Plan Review.**

**A full copy of the responses received are attached as Appendix 3.**

- 6.6 For the above reasons, it is considered that the Market Bosworth Neighbourhood Plan is not subject to the requirements of Directive 2001/42/EC, the 'SEA Directive' and accompanying regulations.**



## Appendix 1: Assessment of potential environmental effects

The following table presents the environmental effects which have the potential to arise because of the Market Bosworth Neighbourhood Plan. This is accompanied by a commentary on whether these effects are likely to be significant. The environmental effects have been grouped by the SEA 'topics' suggested by Annex I(f) of the SEA Directive.

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
<b>Biodiversity, flora and fauna</b> (Including biodiversity habitats and species, biodiversity sites, areas of geological interest)	Y	Without mitigation and enhancement measures, the Market Bosworth Neighbourhood Plan has the potential to lead to effects on biodiversity, including through loss of habitat, disturbance, effects on ecological connections and indirect effects such as from impacts on water quality and quantity.	<p>There are no Special Areas of Conservation (SACs) or Special Protection Areas (SPA) present within the Neighbourhood Area. As concluded in Section 5 of the above assessment, the Market Bosworth Neighbourhood Plan would not have implications for the River Mease SAC or Ensors Pool SAC. As such the contents of the Market Bosworth Neighbourhood Plan is not considered to have an impact on the Natura 2000 network of protected sites.</p> <p>There are no SSSIs within the Neighbourhood Area. The two closest are the Ashby Canal SSSI and Kendalls Meadow SSSI. The Neighbourhood Plan lies within the Impact Risk Zones for these two SSSIs. Certain developments within the impact zones require consultation with Natural England, depending on the specific zone that the proposal is located. Having considered the nature of the development proposed in the Neighbourhood Plan there is no requirement to undertake consultation with Natural England.</p> <p>It is recognised that the Neighbourhood Plan includes policy that seeks to protect biodiversity, landscape and the natural environment. These policies seek to reduce the likelihood of significant effects on these 'sensitive areas'.</p>





SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
			It is considered that effects on biodiversity are <b>unlikely to be significant</b> in the context of the SEA Directive.
<p><b>Population</b> (Including residents' quality of life, accessibility to services and facilities, deprivation and similar)</p>	Y	<p>As indicated by the current policy approaches proposed for the Market Bosworth Neighbourhood Plan, the Plan has the potential to have a range of benefits for the quality of life of residents and for accessibility to services, facilities and opportunities.</p> <p>It supports sustainable development, encourages the provision of a new community facility. Local Green Spaces are identified and protected. The Market Bosworth Neighbourhood Plan will also support the delivery of affordable housing, with priority</p>	<p>Whilst the benefits for residents of Market Bosworth Parish from a well-designed neighbourhood plan have the potential to be wide-ranging, these are <b>not deemed to be significant</b> in the context of the SEA Directive.</p>

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
		given to those with a local connection to the parish.	
<b>Human Health</b> (Incorporating residents' health and wellbeing)	Y	As indicated by the current policy approaches proposed for the Market Bosworth Neighbourhood Plan, the Plan has the potential to have a range of benefits for residents' health and wellbeing through promoting healthier lifestyles. Policies support the protection of local green spaces, new sport and recreation development and the provision of a new area of open space as part of the proposed allocation.	Whilst the health and wellbeing benefits for residents of the Neighbourhood Area from a well-designed neighbourhood plan have the potential to be wide-ranging, these are not deemed to be significant in the context of the SEA Directive.  Likely effects from noise quality are also <b>not deemed to be significant</b> .
<b>Soil</b> (Including agricultural land, soil erosion, soil quality)	Y	It is uncertain whether proposed development areas will be sited on land classified as the Best and Most Versatile Agricultural Land, as recent detailed	Due to the relatively limited area of land likely to be developed through the Market Bosworth Neighbourhood Plan, effects on the soils resource are <b>unlikely to be significant</b> .



SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
		agricultural land classification has not taken place. However the scale of proposed development is comparatively limited.	
<p><b>Water</b> (Including water quality and availability)</p>	Y	<p>The Market Bosworth Neighbourhood Plan has the potential to lead to a small-scale increase in water demand in the Neighbourhood Area through supporting the delivery of a new housing and employment provision.</p> <p>The Market Bosworth Design Codes supports development that addresses water efficiency and quality, through the incorporation of sustainable drainage systems and schemes such as rainwater harvesting and the use of permeable paving.</p>	<p>Potential effects on water availability will be limited by the relatively small-scale of proposals likely to be facilitated by the Market Bosworth Neighbourhood Plan. Effects <b>unlikely to be significant.</b></p>

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
<p><b>Air</b> (Including air quality)</p>	Y	<p>Whilst new development in the Neighbourhood Area may lead to increased traffic flows and congestion, this is unlikely to lead to marked effects on air quality.</p> <p>One of the overarching design principles within the Market Bosworth Design Codes , seeks to reduce the impact of air pollution.</p>	<p>No existing air quality issues exist in the Neighbourhood Area and there are no Air Quality Management Areas within the Neighbourhood Area. Any effects on air quality are <b>not deemed to be significant</b> in the context of the SEA Directive.</p>
<p><b>Climatic Factors</b> (Including relating to climate change mitigation (limiting greenhouse gas emissions) and adaptation (adapting to the anticipated effects of climate change, including flood risk)</p>	Y	<p>In terms of climate change mitigation, the Market Bosworth Neighbourhood Plan actively supports and allocates new development, of an appropriate scale and well related to the settlement boundary.</p> <p>Policy encourages the incorporation of Sustainable Drainage</p>	<p>Due to the small scale, local scope of the Market Bosworth Neighbourhood Plan, the nature and magnitude of effects directly arising as a result of the Market Bosworth Neighbourhood Plan are <b>unlikely to be significant</b> in the context of the SEA Directive.</p>

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
		<p>Systems which will help meet the challenges of climate change and the delivery of low carbon development.</p> <p>New homes will be expected to incorporate sustainable design and construction techniques including the use of renewable and low carbon technology.</p>	
<p><b>Material Assets</b> (Including minerals resources, waste considerations)</p>	<p>Y</p>	<p>The Market Bosworth Neighbourhood Plan may lead to small increases in the Neighbourhood Area's waste management requirements through supporting the delivery of new housing and employment.</p> <p>No mineral sites or resources, or waste sites are likely to be affected or undermined as a result of the Market</p>	<p>Potential increases in waste as a direct result of the Market Bosworth Neighbourhood Plan will be managed through statutory requirements regarding waste management. Due to their limited magnitude, effects are therefore <b>unlikely to be significant</b> in the context of the SEA Directive.</p>

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
<p><b>Cultural Heritage</b> (Including historic environment, cultural heritage, historic settings)</p>	<p>Y</p>	<p>Bosworth Neighbourhood Plan. Development undertaken in accordance with the policies of the Market Bosworth Neighbourhood Plan has the potential to have effects on the fabric and setting of historic environment assets.</p>	<p>Whilst one scheduled monuments (a 'sensitive area' as defined by the Planning Practice Guidance) is located within the Neighbourhood Area, it is unlikely to be directly affected by the proposed mixed use allocation due to its relative distance (1km) from this allocation.</p> <p>The mixed use allocation is not located within either of the two Conservation Areas. Also, the Conservation Area designations themselves provide additional policy guidance for managing development. Therefore, given the siting of the proposed allocation and the distance from, and the physical relationship with, the Conservation Areas, the effect on these assets is likely to be limited.</p> <p>In terms of the listed building present in the parish, the proposed allocation is unlikely to adversely affect the setting of these features of cultural heritage importance, due to its in relation to these assets. The nearest listed building is approximately 550m to the east of the allocation.</p> <p>There is also the statutory protection of listed buildings that will run alongside any local plan policy.</p> <p>Therefore, effects are <b>unlikely to be significant</b> in the context of the SEA Directive.</p>



SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
<p><b>Landscape</b> (Including landscape and townscape quality)</p>	<p>Y</p>	<p>Direct effects from the Market Bosworth Neighbourhood Plan on landscape and townscape character have the potential to take place.</p>	<p>In light of the siting of the proposed allocation and the relationship with the impact zones of the nearest SSSIs it is considered that <b>effects on biodiversity are unlikely to be significant.</b></p> <p>The proposed allocation is not located within a Conservation Area and the designation as a Conservation Area provides additional policy guidance for managing development within the historic core of the village and along the Ashby Canal.</p> <p>The likelihood of significant effects on the integrity of the Conservation Area are also likely to be limited by the Neighbourhood Plan's focus on protecting and enhancing the historic environment and landscape of the Neighbourhood Area and the plan's focus on protecting heritage assets.</p> <p>Therefore, potential effects on townscape quality is <b>unlikely to be significant</b> in the context of the SEA Directive.</p>

## Appendix 2: Annex I and Annex II Projects, EIA Directive

### Annex I Projects, EIA Directive

All projects listed in Annex I are considered as having significant effects on the environment and require an Environmental Impact Assessment. The listed projects are summarised as follows:

1. Crude oil refineries, coal or shale gasification liquefaction installations
2. Thermal power stations, nuclear power stations, other nuclear reactors etc
3. Installations for the processing, reprocessing, final disposal or storage of irradiated nuclear fuel, or the production or enrichment of nuclear fuel
4. Integrated works for the initial smelting of cast-iron and steel, and the production of non-ferrous crude metals from ore
5. Installations for the extraction, processing and transforming of asbestos
6. Integrated chemical installations for the industrial scale manufacture of basic organic and inorganic fertilisers, plant health products and biocides, pharmaceuticals, and explosives
7. Construction of long-distance railway lines. Airports with a basic runway length run of 2,100 metres or more. Construction of motorways and express roads. New roads of four or more lanes and roads which have been improved so as to convert two lanes or fewer to four lanes or more, where such road would be 10 kilometres or more in continuous length
8. Inland waterways and ports for inland-waterway traffic, trading ports and piers
9. Waste disposal installations for the incineration or chemical treatment of hazardous waste
10. Waste disposal installations for the incineration or chemical treatment of non-hazardous waste
11. Groundwater abstraction or artificial groundwater recharge schemes
12. Water transfer schemes between river basins
13. Wastewater treatment plants
14. Commercial extraction of petroleum and natural gas
15. Dams and water storage installations
16. Gas, oil or chemical pipelines and pipelines used for the transport of carbon dioxide for geological storage



## Annex II Projects, EIA Directive

For the projects listed in Annex II the national authorities have to decide whether an Environmental Impact Assessment is needed. The projects listed in Annex II are in general those not included in Annex I but also other types such as urban development projects and flood-relief works. The listed projects are summarised as follows:

1. Agriculture, silviculture\* and aquaculture Restructuring of rural land holdings; use of uncultivated land or seminatural areas for intensive agriculture; water management projects for agriculture; initial afforestation\* and deforestation\* for the purpose of conversion to a different land use; intensive livestock installations (projects not included in Annex I); intensive fish farming; reclamation of land from the sea.
2. Extractive industry Quarries, open-cast mining, peat extraction (projects not included in Annex I); underground mining; dredging; deep drilling; surface installations for coal, gas, ore and shale extraction.
3. Energy industry Installations for production of electricity, steam and hot water and for carrying gas, steam and hot water, and transmission of electricity by overhead cables\* (projects not included in Annex I); surface storage of natural gas and fossil fuels; underground storage of combustible gases; briquetting of coal and lignite; installations for processing and storage of radioactive waste (unless included in Annex I); hydroelectric and wind power installations.
4. Production and processing of metals Installations for the production of pig iron or steel; processing of ferrous metals; ferrous metal foundries; installations for smelting metals and surface treatment of metals and plastic materials; assembly and manufacture of motor vehicles and motor-vehicle engines; shipyards; installations for construction and repair of aircraft; manufacture of railway equipment; swaging by explosives; and installations for the roasting and sintering of metallic ores.
5. Metal industry Coke ovens; installations for the manufacture of glass, cement, asbestos and asbestos products (projects not covered by Annex I); smelting mineral substances; manufacture of ceramic products by burning.
6. Chemical industry (projects not included in Annex I) Treatment of intermediate products and production of chemicals; production of pesticides, pharmaceuticals, paint, varnishes, elastomers and peroxides; storage facilities for petroleum, petrochemical products and chemical products.
7. Food industry Manufacture of oils, fats, dairy products, confectionery, syrup, industrial starch; packing and canning; brewing and malting; sugar, fish-meal and fish-oil factories; and installations for the slaughter of animals.
8. Textile, leather, wood and paper industries Industrial plants for paper and board production (projects not included in Annex I); pre-treatment plants; tanning plants; cellulose-processing and production installations.
9. Rubber industry Manufacture and treatment of elastomer-based products.
10. Infrastructure projects (not included in Annex I) Industrial estates; urban development projects (including shopping centres and car parks); railways and transshipment facilities; airfields, roads, harbours, ports, inland-waterways; dams and water storage facilities; tramways, elevated and underground passenger railways etc.; oil and gas pipe-lines; long-distance aqueducts; coastal and sea defence works; groundwater abstraction and artificial groundwater recharge schemes; water transfer schemes between river basins; motorway service areas.

11. Other projects Permanent motor racing and test tracks; waste disposal projects and waste water treatment plants (projects not included in Annex I); sludge disposal sites; storage of scrap iron (including scrap vehicles); test benches for engines etc.; installations for the manufacture of artificial mineral fibres and the recovery or destruction of explosives; knackers' yards.
12. Tourism and leisure Ski-runs, ski-lifts, cable cars etc.; marinas; holiday villages and hotel complexes outside urban areas; permanent camp sites and caravan sites; theme parks and golf courses.
13. Any change or extension of projects listed in Annex I or Annex II, already authorised, executed or in the process of being executed, which may have adverse environmental effects Projects in Annex I, undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than two years.

Note Some of the types of projects listed above are covered by Annex II and the Regulations only if they meet certain threshold levels or other criteria. \* A project which is included in Annex II of the Directive but excluded from Schedule 2 of the Regulations (SI 1999/293).

## Appendix 3: Responses from Environmental Consultation Bodies

Direct Dial: 0121 625 6887

Planit-X Town and Country Planning Services

Ltd

Our ref: PL00795487

25 March 2024

Dear

**MARKET BOSWORTH REVISED NEIGHBOURHOOD PLAN SEA & HRA  
SCREENING OPINION CONSULTATION**

Thank you for your consultation and the invitation to comment on the SEA Screening Document for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England concurs with your view that the preparation of a Strategic



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888  
HistoricEngland.org.uk



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*

Environmental Assessment is not required.

Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,

[Redacted signature]

[Redacted signature]

Historic Places Advisor

[Redacted contact information]

cc:

Date: 17 April 2024  
Our ref: 470114



Alison Gibson MRTPI  
Planit-X Town and Country Planning Services Ltd  
Hinckley & Bosworth Borough Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Alison,

**Planning consultation: Market Bosworth Neighbourhood Plan – SEA and HRA Screening Assessment**

Thank you for your consultation on the above dated 18 March 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) for the Market Bosworth Neighbourhood Plan.

I can confirm that Natural England agrees with this report's conclusion that it is not likely there will be significant environmental effects arising from the policies in the plan, which have not already been accounted for within the adopted local plan. Therefore, the **Market Bosworth Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA)** to be undertaken.

Natural England also agrees that the Plan would be unlikely to result in any significant effect to European Sites, either alone or in combination, and therefore **an appropriate assessment under the Habitats Regulations is not required.**

Aside from this, Natural England has no specific comments at this stage. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter please contact me on 02080268500. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Roslyn Deeming  
Senior Planning Adviser  
East Midlands

Dear Alison,

Thank you for your email.

The Environment Agency does not disagree with the conclusion that a full SEA will not be required for the Market Bosworth Neighbourhood Plan Review.

Regards  
Nick

**Nick Wakefield**

Planning Specialist, Sustainable Places Team

**Environment Agency** | Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2 5BR

📞 Direct

📞 Mobile



Please note as part of my commitment to reducing my climate impact I may not send a "Thank you" email.' [Carbon saving of not sending thank you emails](#)



## APPENDIX D

### Equalities Impact Assessment



Market Bosworth Parish Council

**Bosworth Vision Planning Group**

*(A Working Group of the Parish Council)*



## **Market Bosworth Neighbourhood Plan**

### **Equalities Impact Assessment**

**March 2024**



# Market Bosworth Neighbourhood Plan – Equalities Impact Assessment

## Introduction

The Equality Act 2010 (the Act) places a duty of care on public bodies to eliminate unlawful discrimination and to promote equality of opportunity for specified equality groups. Under the Act a document such as a Neighbourhood Plan must be assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Assessment must address the 'protected characteristics' identified within the Act:

- ❖ age
- ❖ disability
- ❖ gender reassignment
- ❖ marriage and civil partnership
- ❖ pregnancy and maternity
- ❖ race
- ❖ religion or belief
- ❖ sex; and
- ❖ sexual orientation.

The purpose of an Equality Impact Assessment is to help understand and ultimately protect the groups identified above from any adverse impact. This Assessment considers the needs of these particular groups and how they might be affected by the Market Bosworth Neighbourhood Plan (MBNP).

## Methodology

The assessment considers whether the Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available) by reference to the Key Issues and Policies of the Plan. Where an adverse impact is identified the Assessment considers whether that impact is high, medium or low.

High impact: a significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.

Medium impact: some potential impact exists, some mitigating measures are in place, poor evidence.

Low impact: almost no relevancy to the process, e.g. an area that is very much legislation-led.

## Baseline Data

This Assessment has relied on the available 2021 Census data published by the Office for National Statistics. Data is available for Market Bosworth for age, disability, race, religious belief and sex. There is no known data for gender reassignment, pregnancy and maternity or sexual orientation.

In 2021 there were 2,104 people living in Market Bosworth, 48.2% were Male and 51.8% were Female. By Comparison, the figures for the United Kingdom were 49% (Male) and 51% (Female).

18.6% of the population was 0-17 years old 47.1% were 18-64 years old and 34.3% were 65 or over. The UK proportion of over 65s was 18.6%.

2.7% of the population was from a black or minority ethnic background. The proportion of the UK population classed as 'non-white' was 14.3%. 62.3% of the population was Christian and 0.9% other religions including Sikh, Hindu and Muslim. By comparison 59.4% of the UK population consider themselves to be Christian whilst 8.3% considered themselves to be Buddhist, Hindu, Jewish, Muslim or Sikh.

In respect of the economic activity profile 50.1% of residents are economically inactive, 48.6% economically active in full time work and 1.2% were economically active and full time students. Of those who were economically inactive 3% were unemployed. The data for England identifies 57.2% as being economically active in full time work.

The 'household deprivation level' dataset estimates classify households in Market Bosworth Parish by four dimensions of deprivation: Employment, education, health and disability, and household overcrowding.

Definition: The dimensions of deprivation used to classify households are indicators based on four selected household characteristics.

- ❖ Education: A household is classified as deprived in the education dimension if no one has at least level 2 education and no one aged 16 to 18 years is a full-time student.
- ❖ Employment: A household is classified as deprived in the employment dimension if any member, not a full-time student, is either unemployed or long-term sick.
- ❖ Health: A household is classified as deprived in the health dimension if any member is disabled.
- ❖ Housing: A household is classified as deprived in the housing dimension if the household's accommodation is either overcrowded, in a shared dwelling, or has no central heating.

<b>Dimension</b>	<b>Market Bosworth data</b>	<b>National data</b>
Households not deprived in any dimension	56.4%	48.2%
Households deprived in one dimension	33.2%	33.4%
Households are deprived in two dimensions	9.2%	14.1%
Households are deprived in three dimensions	1.9%	3.7%
Households are deprived in four dimensions		0.2%

Gender reassignment and sexual orientation are generally invisible characteristics for which little reliable data exists at local level. There is no data available for pregnancy or maternity.

## **Summary**

Generally, the proportion of Male/Females is comparable to the national picture. The proportion of older people is higher than the national picture, this is common with other rural parishes in this Local Authority. The proportion of BMEs is noticeably lower than the national picture in common with other rural areas. The proportion of Christians is higher to the national average, whilst the proportion of other religions is markedly lower. The number of economically active adults is slightly lower than the national picture. This is skewed due to the higher proportion of retired people.

## **Key Issues and Policies of the Market Bosworth Neighbourhood Plan**

The Neighbourhood Plan identifies the following key issues for Market Bosworth;

- ❖ To prioritise local distinctiveness in every element of change and future development.
- ❖ Reinforce the quality and character of Market Bosworth.
- ❖ Maintain and protect the open countryside.
- ❖ Conserve local designated and non-designated heritage assets.
- ❖ Ensure new development is consistent with strategic requirements.
- ❖ Meet local housing needs.
- ❖ Maintain and improve local facilities and services for the community.
- ❖ Strengthen and support economic activity within the Neighbourhood Area.
- ❖ Support the developing tourist economy.
- ❖ Provide more employment opportunities for local people.
- ❖ Improve and retain local services and facilities.
- ❖ Improve pedestrian safety, traffic flow, congestion, and parking.
- ❖ Reduce vehicle speeds in the town.

These issues are reflected in the Vision and Aims of the Market Bosworth Neighbourhood Plan.

## **Neighbourhood Plan**

The Neighbourhood Plan contains three policy areas which, in total, incorporate 11 policies to deliver against the vision and respond to the issues and objectives.

## **Impact of Policies on Groups with Protected Characteristics**

### ***Age***

Policy BD1 seeks a supply of affordable housing in the parish; and for priority to be given to people with a local connection to Market Bosworth when allocating affordable housing.

Policy BD3 requires new developments to deliver a mix of housing types to reflect evidence of need.

Policy CE2 seeks to ensure local green spaces are protected and enhanced and development will not normally be supported on these spaces if harm would occur. As green spaces include spaces which have recreational value this is likely to benefit the young who are engaged in play as well as opportunities for visitors and residents to participate in active outdoor recreation this is considered to have potential for a positive impact.

This potential positive impact is also supported by Policy CE3 which seeks to protect the Views Vistas and Landscape of the parish which form an integral part of the rural character area and can be enjoyed from the many Rights of Way. The designated area for development is encouraged to create new links to the network including footpaths and cycleways.

Policies CE4 and CE6 also focus on the habitats and biodiversity of the rural setting. This is an important element of the rural landscape that can be enjoyed by all age groups as are the designated and non-designated heritage assets within the historic town centre and conservation area as well as those associated with other heritage assets associated with the railway and canal corridor BD4. The Neighbourhood Plan seeks to ensure these are retained to support the health and well-being of all ages.

### ***Disabilities***

Policies DC1 and BD3 identify new development to provide for a mix of homes to reflect evidence of need including adaptive as well as affordable housing that can support people with disabilities. However, the lack of evidence to include a specific requirement by reference to type of disability prevents a recommendation by this assessment for modification to the policy and leads to a conclusion that Policies DC1 and BD3 perhaps have only the potential for a neutral impact. There is no evidence, however, that would suggest a negative impact.

Policy BD3 and the Station Field Design Brief – Design Guidelines advocate the creation of footpath links suitable for wheelchair and mobility scooter for safer and easier access to other nearby housing developments away from busy roads. This has the potential for a positive impact on this characteristic although the degree will be dependent on the nature and definition of individual disabilities.

### ***Gender Reassignment***

The potential to secure high quality design under Policy BD3 may benefit the public realm and the opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of recrimination or hate crime. As a result, there is potential for a positive impact on several protected characteristics. However, due to the limited data related to this specific characteristic and the potential for tangible impacts being unknown this assessment concludes the impact to be neutral.

### ***Marriage and civil partnership***

This assessment found no impacts on this protected characteristic.

### ***Pregnancy and maternity***

There are potential benefits for this protected characteristic from the retention of key services such as the health centre and pharmacy, nursery schools, playgroups and schools. These impacts might be considered to be positive but the lack of data for this characteristic and any tangible evidence suggests that the impact should be considered neutral.

### ***Race***

This assessment found no impacts on this protected characteristic.

Religion or belief. There is a potential benefit for this protected characteristic from the protection of key services and facilities including the Parish Hall with potential for multi-use facilities. However, the uncertain prospects for demand and delivery draw the same conclusion that there is only a neutral impact although the potential for positive impacts should again be noted.

### ***Sex***

This assessment found no impacts on this protected characteristic.

### ***Sexual orientation***

The potential to secure high quality design under BD3 may benefit the public realm and the opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of recrimination or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, due to the limited data related to this characteristic the potential for tangible impacts is unknown and consequently this assessment concludes the impact to be neutral.

### **Conclusion**

The MBNP policies respond to the vision for the holistic benefit of the local community including those with protected characteristics. Whilst the very nature of an historic town core which stems from medieval times can present constraints particularly in respect of narrow pavements this Plan through its policies is designed to be as inclusive as practically possible within the parameters of the existing built form.

The MBNP aims to 'ensure the long-term sustainability and viability of the parish', by facilitating a range of new housing to suit the needs of the plan area, support community facilities to enrich the lives of the residents, support existing and new employment opportunities and to enhance and protect the environment.

The MBNP vision and policies provide an opportunity for sustaining and enhancing the vitality of existing communities in the neighbourhood plan area. These improvements will

also serve to reduce existing inequalities and rural isolation for those who do not benefit from public or private transport. For example, for disabled people, older people and young people without access to cars or a limited bus service. The MBNP policies were developed through extensive community engagement and are compatible with issues of age, disability, social inequalities and rural isolation. Encouraging further tourism related development in the neighbourhood plan area is also compatible with the EqIA assessment objectives. Creating further employment opportunities in the Neighbourhood Plan designated area may allow existing residents to find work locally meaning that they no longer need to travel out of the parish for work.

It also seeks to provide a higher quality public realm where people with protected characteristics will be less liable to be subject to hate crime. In conclusion, this assessment has found no negative impacts on any protected characteristic by reference to data or evidence. As a result, no specific recommendations are made, and the assessment finds the MBNP to be appropriate and that the duty of care prescribed by the Equalities Act 2010 is met.

## APPENDIX E

### MBNP Statement of Modification



Market Bosworth Parish Council

**Bosworth Vision Planning Group**

*(A Working Group of the Parish Council)*



Regulation 15 – Submission Version

Statement of Modifications  
in the revised

Market Bosworth Neighbourhood Plan 2020-2039

March 2024

## **1. The Neighbourhood Plan Modification Process overview**

**1.1.** As the legislation governing Neighbourhood Plans came in to force in 2012, there are a growing number of Neighbourhood Plans nationally that, like Market Bosworth, have now been made for several years. Planning Policy Guidance has therefore been updated to recognise this fact and provide guidance for how a Neighbourhood Plan can be updated. The guidance highlights that there are 3 types of modification which can be made to a neighbourhood plan

- Minor (non-material) modifications to a neighbourhood plan are those which would not materially affect the policies in the plan. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

**1.2** Where the independent examiner is satisfied that material modifications do not substantively change the nature of the original Neighbourhood Plan the Plan can be determined without a further referendum. The local planning authority will be required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body (in this case, the Parish Council). Where material modifications do change the nature of the plan, the local planning authority would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan.

**1.3.** The independent examiner may decide that the modifications have substantively changed the Plan and that a referendum will be required to determine support for the modifications. If the referendum is successful, the neighbourhood plan becomes part of the development plan. Whether modifications change the nature of the Plan is a decision to be made by the independent examiner. The examiner will consider the nature of the existing plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.



## **2. The Modification Process for the Market Bosworth Neighbourhood Plan**

- 2.1.** As a 'Qualifying Body', the Market Bosworth Parish Council ("the Parish Council") proposes to modify the made Market Bosworth Neighbourhood Plan ("the Made Plan") of 4 September 2015. The proposed modified Neighbourhood Plan ("the Modified Plan") was subject to Regulation 14 pre-submission consultation between 1st September 2023 and 16th October 2023.
- 2.2.** It is being submitted for examination alongside the Modified Plan, a Basic Conditions Statement, a Strategic Environmental Screening report, a Consultation a Design Codes document and pertinent evidence documents and for examination, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended)
- 2.3.** The Parish Council, and Hinckley and Bosworth Borough Council, the Local Planning Authority "The LPA", consider that the proposals represent material modifications to the Made Plan, but they are not considered so significant or substantial as to change the nature of the Made Plan. It is therefore more in the nature of a material update, which can be made without a referendum in accordance with the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017/1243. Regulation 15 of the amended 2012 Regulations requires: "in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".
- 2.4.** This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):
  - the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons.
  - the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner.
  - the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.

**2.5.** In accordance with the requirements of the PPG as stated above, this document is therefore setting out the background to modified Plan, what the modifications are and the reasons as to why the Council believes that this modification of the plan is not so significant or substantial as to change the nature of the plan.

### **3. Background**

**3.1.** The Market Bosworth Neighbourhood Plan was made in 2015 and was continuously monitored and evaluated by the Bosworth Vision Planning Group “BVPG”, a working group of the Parish Council, who report to the Parish Council monthly. In 2019 following updates to The National Planning Policy Framework the planning group triggered a full review of the Plan.

**3.2.** The following synopsis illustrates the continuous evaluation and monitoring processes, reviews and modifications that meet NPPF requirements identified in Planning Practice Guidance:

- BVPG host regular meetings to monitor and evaluate the Neighbourhood Plan and policies and their use in the decision-making process
- BVPG provide updates at every Parish Council meeting
- BVPG provide regular updates to the community via local magazines The Graphic and Aspect and the Bosworth Vision Planning Group Website [www.bosworthvision.org.uk](http://www.bosworthvision.org.uk)
- MBPC and BVPG implemented and achieved outcomes identified as part of the community aspirations including:
  - o Early adoption for High Speed Broadband in a rural area
  - o Provision of a permissive path to the west of the canal bridge through the sports ground and installation of a new public footpath from permissive path end on Station Road to the Coton Lane junction
  - o Introduction of free wi-fi in the Market Place
  - o Memorial Gardens improvements
  - o Collaboration with the LHA to consider road safety and traffic management improvement schemes for the town centre
- To engage and collaborate with the Local Authority, landowners and a consultancy to produce a Masterplan for the designated site for mixed use development identified in the MBNP. This was adopted by the LPA as a Supplementary Planning Document 18th May 2021

- To undertake a review of the MBNP in 2020 and subsequently commissioning an Independent Housing Needs Assessment when the Local Planning Authority were unable to provide a Housing Needs Requirement
- Undertaking an independent assessment of the modification and commissioning an independent revised Basic Conditions Statement to support the application of the modified plan as a minor modification. This was adopted by the LPA in March 2021
- Engage consultants to support a full review in readiness for a major modification of the MBNP. This was considered appropriate as a result of conformity with the emerging Local Plan, revisions to NPPF 2021 and other impending national planning priorities and strategies which indicated a major modification would be likely at this stage in the MBNP evolution
- MBPC and BVPG have worked extensively since 2021 with community support, to undertake a further review both through community consultation and in collaboration with HBBC and external consultants.

#### **4. The Modification Process**

- 4.1.** The made Neighbourhood Plan (2015) was reviewed in 2019 and whilst the review identified the policies remained in conformity with Local Plan and other strategic policies, the Parish Council wished to review the Housing Needs Requirement (HNR) following the adoption of the Masterplan for Market Bosworth SPD. The LPA were unable to provide a HNR figure and encouraged to apply for an independent Housing Needs Assessment (HNA). A grant was obtained from Locality acting for MHCLG and the HNA was completed in July 2020. The HNA identified no change to the HNR but provided an up to date evidence base including the methodology as to how the HNR was derived. This was submitted to the LPA as a minor Modification to the MBNP. In October the LPA requested a new Basic Conditions also be submitted before the Modification could be considered. This was carried out independently and the new Basic Conditions statement submitted to the LPA in January 2021. The Minor Modification was adopted by the LPA on March 17<sup>th</sup> 2021.
- 4.2.** Simultaneously as the minor modification proposal to the LPA was being finalised, announcements in respect of the Planning for the Future Consultation and proposed White Paper were announced. The proposed introduction of the Design Codes and other national priorities as well as news of an imminent LPA Local Plan review the Parish Council agreed a further full review of the Neighbourhood Plan should be carried out and modifications that would ensure alignment with proposed national policies and conformity with an emerging Local Plan should be undertaken.

**4.3.** Whilst Covid prohibited the BVPG to meet face to face the working group with the Parish Council successful in obtaining further technical grants from Locality to commission a Design Code and to revise the Housing Needs Assessment for the proposed new Local Plan period to 2039. These were subsequently approved. The review identified that whilst the core policies were robust the Neighbourhood Plan could be made more resilient with up to date and more detailed evidence documents as an evidence base. The proposals to modify the Neighbourhood Plan and the draft evidence documents were shared at various stages of development with the community, the LPA and then the final versions approved by the Parish Council prior to the Regulation 14 Consultation which commenced on Sept 1<sup>st</sup> 2023.

**4.4.** MBPC and the LPA believe that the material changes proposed to the Neighbourhood Plan are not considered so significant or substantial as to change the nature of the Made Plan. The Inspector will decide whether the Plan can, with further the adoption of his comments be ‘made’ or whether it will be required to go referendum.

## **5. The Proposed Modifications**

**5.1.** The purpose of the Statement is to explain the reasons why the Parish Council considers the proposed modifications to the Made Plan do not ‘change the nature’ of the Plan. It should be read alongside the separate Modified Plan document.

**5.2.** In judging the ‘change the nature of the plan’ test, the following factors are considered to be the most important:

- the modifications include no new site or area specific policies that contradict policies in the Made Plan
- the proposed new policies either refine policies in the Made Plan to aid their implementation or address issues that have emerged in national planning policy and are consistent with that policy
- the modified policies refine wording in the light of experience to aid their understanding and implementation but do not significantly alter the policy intent

**5.3.** The following table provides a summary of the modifications – identifying generic changes to the layout and presentation of the modified Plan, changes to the introductory content and background and the modified and new policies. The final column headed Rationale identifies why the Parish Council considers they do not change the nature of the plan.

## **6. Tables of Modification**

- 6.1.** Table 1 identifies the overall and where necessary detailed changes made to each section of the original Market Bosworth Neighbourhood Plan 2015. The table identifies the modifications made provides a rationale for the change.
- 6.2.** Table 2 provides a summary of the modifications – comprising the modified and new policies but not those that remain unaltered in any material way – and explains why the Parish Council considers they do not change the nature of the plan.
- 6.3.** Required changes made resulting from the Regulation 14 consultation have also subsumed into the Regulation 15 (Submission) Plan and therefore these Tables of Modification.

<b>Table 1: Overview of modifications to Made Plan 2015</b>			
<b>Generic changes in plan</b>			
<b>Feature</b>	<b>Description of 'Made Plan' original feature</b>	<b>Description of 'Modified Plan' feature</b>	<b>Rationale</b>
Page layout	Landscape orientation	Portrait orientation	Landscape version not popular and difficult to meet accessibility standards
Page layout	Style in appearance of layout and text inconsistent	Consistent paragraph, text and improved paragraph numbering style applied	Minimise any inconsistency and to meet accessibility standards
Images	Images some outdated and do not have alternative text for accessibility	Outdated images replaced and new images all labelled with alternative text	Images to reflect Market Bosworth currently and to meet accessibility standards
Data	The Plan contains data tables based on evidence at the time of writing 2014 and is outdated	To incorporate data based on the most current evidence available	To deliver an updated perspective of Market Bosworth
Appendices and References	The Plan contains references to evidence bases available at time of writing 2014 and is outdated	To ensure all references taken from the most up to evidence base	To deliver the most up to date evidence as realistically can be achieved
<b>Content changes in plan</b>			
<b>Feature</b>	<b>Description of 'Made Plan' original feature</b>	<b>Description of 'Modified Plan' feature</b>	<b>Rationale</b>
Foreword	Focuses on the background to the Plan	Focuses on the history of the Market Bosworth Neighbourhood Plan and how it needs to change to reflect the changes in the town itself	The foreword itself provides a justification to the redrafting of the Plan
Introduction	Outlines the planning context and how the Plan is relevant to planning for the future	Expands on the background to the review of the Plan. How the Plan must reflect the emerging Local Plan produced by the Borough Council and extend to 2039, whilst remaining relevant to the community and town	States the current situation, how the town has evolved since the creation of the current plan

		itself. Provides a summary of changes and the benefits of adopting the Plan. Also provides a graphic image of the Plan review process	explaining the reason and scope of the update
Consultation	Outlining the process	No change, other than to add a summary of the Parish Council's ongoing engagement with the community and stakeholders during the life of the 2020-2026 Plan	Importance of regular contact with the town's community
Planning Framework	Outlines statutory Parish boundary, Hinckley & Bosworth Local Plan and the Local and National planning Framework	The modified Plan identifies the boundary commission changes to the Parish Boundary made immediately prior to examination and referendum. The few additional houses on the Park had supported the boundary change and were incorporated into the referendum area by the Inspector at examination. This Plan reflects the boundary change on the Neighbourhood Area map page 58. Slight changes in wording with a little more up to date detail on the history of the Borough Council's emerging new Local Plan and Site Allocations and Development Management Policies	Reflects the boundary change to the Parish Area. Highlights the coordination of the Neighbourhood Plan with the Borough Council's Local Plan
The Context	Provides a very brief history of Market Bosworth and a summary of the current position as it was at the time of the drafting of the 2020-2026 Plan. Also gives a list of character areas followed by description of each area. Outline of the development needs of the town	Transport issues raised as one significant change. Character areas expanded to include two new areas, and some areas slightly redefined. Detailed descriptions of the character areas is no longer included in the body of the Plan, but now included in the separate and supporting Design Code, which now forms an important part of the updated Plan. The "Development Needs" section is updated to address the current and predicted needs through to 2039	Highlights the introduction of the Design Code which now forms a significant part of the updated Plan

<b>Changes to policy section</b>			
<b>Section / Para in draft Modified Plan</b>	<b>Policy detail in 'Made Plan'</b>	<b>Proposed policy amendment or new wording in the Modified Plan</b>	<b>Rationale</b>
6	Character and Environment – paragraph numbering	Paragraph numbers changed	Changes made for clarity and continuity
6.1	Design Code Policy	New policy heading	New policy for the Design Codes The greater detail provided by the Design Codes refines and does not in any way contradict the design principles of the Made Plan.
6.2	Policy introduction - Design Code not previously included	<p><b>Design Code Policy Justification and Evidence</b></p> <p>The minor modification of Market Bosworth Neighbourhood Plan was agreed by the LPA and the modification notice posted on the 17th March 2021.</p> <p>Following the results of the Government consultations including their proposals for the 'Future Buildings Standard' in preparation for the transition to zero carbon buildings, proposals for a new National Design Code to guide “local standards of beauty, quality and design” were introduced. The National Design Code was available in June 2021 and the NPPF was amended in July 2021 to reflect these proposals.</p> <p>The NPPF para 129 states: “Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to</p>	This section follows principles of the introduction to policy areas in the Made Plan.



		<p>develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.”</p> <p>The modified MBNP recognises the focus upon Market Bosworth as a growing settlement hub as well as visitor attraction and the need to conserve and enhance the local distinctiveness, character and cohesion of all the character areas within the Parish.</p> <p>MBPC and BVPG engaged AECOM with the support from a Locality ‘Technical Grant’ to produce a Design Codes document for the parish of Market Bosworth. This document was updated in March 2023. The Market Bosworth Design Codes build upon the principle from the National Design Code that design, local character, layout, and scale of development are community concerns. It embraces the Vision, Aims and Objectives of the MBNP that successful development will be sensitive to and be suitably located within its surroundings.</p> <p>The Market Bosworth Design Codes therefore becomes a new policy in this modified Plan. The Design Codes principles and guidance must be used in conjunction with the Character and Environment policies and the Building and Development policies to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character and preferences. They should provide a framework for creating high-quality places, with a consistent and high-quality standard of design to inform development proposals.</p>	
6.2	Policy not previously included	<p><b>Objective – Provide a planning framework for development</b></p> <p>The Design Codes in conjunction with Character and Environment and the Building and Development policies provide the guidance for any new development to meet the desired high standards of design whilst being</p>	Provides the policy objective prior to the Policy wording. This is consistent with format of policies in the Made Plan.

		sensitive to and respecting the character areas within the parish of Market Bosworth	
6.3	Policy not previously included	<p>Policy DC1: Design Codes</p> <p>Development proposals must demonstrate how they contribute to the features which positively define the following 10 character areas, and will be supported where they are in conformity with the essential design considerations for the relevant character area, the general design principles set out in the Market Bosworth Design Code and other Neighbourhood Plan policies as applicable.</p> <ul style="list-style-type: none"> <li>A Leisure &amp; Tourism</li> <li>B Industry</li> <li>C Education &amp; Community</li> <li>D Suburban Residential</li> <li>E Historic Core</li> <li>F Ancient Parkland</li> <li>G Country Park</li> <li>H Post-2000 Development</li> <li>I New Development</li> <li>J Rural Land</li> </ul>	<p>Policy wording for the Design Codes policy</p> <p>The greater detail provided by the Design Codes refines and does not in any way contradict the design principles of the Made Plan.</p>
6.3.1 and 6.3.2	Not previously included	A neighbourhood plan can provide clarity for developers on what is expected in an area. It is an opportunity to clearly articulate design principles that will ensure buildings and places reflect local identity, create a sense of pride and work well for people's needs now and into the future. Ensuring good design through the use of Design Codes is now at the forefront of planning policy, as reflected in the NPPF 2021	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance
6.5.5	6.1e Market Bosworth has retained its historic origins; the compact centre, shown as area E in the Character Areas Map has remained largely unchanged for	Market Bosworth has retained its historic origins; the compact centre, shown as area E in the Character Areas Map [page 58] has remained largely unchanged for centuries	The map referenced in the paragraph is changed to aid clarity. The historical map has been removed as its accuracy cannot be validated

	centuries. (c.f. Historical maps page 11)		
6.6.1	6.1k The list of features numbered 1-10 have had the references in brackets	The relevant information has been simplified by providing evidence in sources which can provide greater clarity. i.e. for all character areas the reader is informed – More details, including relevant images and context can be found in the evidence documents listed on page 57. See also maps pages 58 to 61.	Simplification for the reading of the Plan and greater clarity through additional evidence
6.6.2	New paragraph	The Policy modifications reflect the changes not only in respect of community feedback through consultation in relation to the changes locally, but also to ensure the modified Plan embraces the National Planning Policy Framework and Planning Practice Guidance. NPPF December 2023 paras’ 114 and 134. Para 129 states: “Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents”.	Text added to assist the reader’s understanding of the background to the proposed Plan update and the latest National Planning Policy Framework and Planning Practice Guidance
6.6.3	New paragraph	The Market Bosworth Design Codes and Landscape Survey are therefore core documents and must be taken as part of this Plan and read in conjunction with this Plan when planning decisions are undertaken	Text added to assist the reader’s understanding of the background to the proposed Plan update and highlight the inclusion of new reference documents, i.e. The Market Bosworth Design Code and Landscape Survey documents

6.6.5	The list of plan documents and strategies identified in the original Plan have been replaced by the latest versions where possible	6.6.5. Character and Environment Policies CE1- CE5 are supported by the following updated plans, documents and strategies: 1. Hinckley and Bosworth Landscape Character Assessment Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2017) 2. Leicestershire County Council: Leicester, Leicestershire and Rutland Historic Landscape Characterisation Project (2019) 3. The Open Space, Sports and Recreational Facilities Study (Oct 2016) 7. Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth (2023)	The list of plans, documents and strategies supporting the proposed update of the Plan is updated, with publication dates changed where appropriate
6.7	6.1m Policy CE1a:  The final sentence of this policy changed to reference the evidence base and location of maps of the character areas. i.e.  The boundaries of the Character Areas are shown on the Character Areas Map on page 3 and described in Section 4.3	Policy CE1: All new development within Market Bosworth All new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area. Innovative or outstanding design will be supported if it raises the overall quality of the Character Area. The boundaries of the Character Areas are shown on the Character Areas Map (see Appendix 1 – Maps) and described in Section 5 of the Market Bosworth Design Codes.	The only change to this policy is in respect of the final sentence in CE1a which points to the relocated reference.
6.7	6.1m Policy CE1b:	Policy CE1b: New development should respect adjacent rooflines  Within any Character Area the roofline of any new development must respect adjoining areas and neighbouring buildings and not harm important views and vistas	This policy has been made generic, rather than applying specifically to Character Areas D and E
6.7.1	New paragraph	Policy Justification. Unlike many historic towns Market Bosworth is not dominated by a particular architectural style or particular building materials. The growth and development of the Town from a settlement in the early medieval period has reflected its adaptation from rural centre, enjoying market charter status, to developing a cattle market and becoming a thriving agricultural centre, as well as having a long-established tradition as a provider of education. The Victorian	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance

		<p>era brought a canal and railway close to the Town opening new opportunities. The historic core of the Town remains much the same in terms of layout with development of different sorts generating the distinctive character areas that define the Town today. It is the blend of different character areas, that reflect the historic and heritage both in the conservation area and throughout the Parish, which, together with the sharp transition from rural to built environment through an extensive canopy of trees, provide a real sense of identity. It is not that any specific area might be deemed of greater value than another but the integration and relationship between the areas that endears the Town for those who live, work and visit Market Bosworth. Recognition of the identity and distinctiveness of the different character areas is of significant importance when new development is being considered.</p>	
6.8	<p>6.1n POLICY CE2: Local Green Space</p> <p>The policy wording simply referenced a green spaces map</p>	<p>Policy CE2 Local Green Space</p> <p>The policy has been amended to reference the Green Spaces Map [page 61]</p>	<p>To ease identification of the Green Spaces in Market Bosworth by identifying Green Spaces map on page 60 of the Plan</p>
6.8.1	<p>New paragraph</p>	<p>Policy Justification.</p> <p>Local Green Space designation is a “restrictive and significant policy designation” equivalent to Green Belt designation. It is essential that, when allocating Local Green Space, plan-makers can clearly demonstrate that the requirements for its allocation are met in full.</p> <p>The NPPF (December 2023) states:</p> <p>“105. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services. Local Green Spaces should only be designated when a plan is</p>	<p>New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance</p>

		<p>prepared or updated and be capable of enduring beyond the end of the plan period.</p> <p>106. The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c) local in character and is not an extensive tract of land.</li> </ul> <p>107. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”</p> <p>Given that the Framework is not ambiguous in stating that a Local Green Space designation is not appropriate for most green areas or open space, it is entirely reasonable to expect compelling evidence to demonstrate that any such allocation meets national policy requirements.</p> <p>The areas proposed as Local Green Spaces have been identified for designation by the community through consultation and meet the requirements of the NPPF in full.</p>	
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6.9	<p>6.1o POLICY CE3: Important Views and Vistas Development that harms important views into or vistas out of Market Bosworth will be resisted. The location and direction of these views and vistas are indicated on the Views and Vistas map and described in Section 6.1p New development will not be supported if it has a significantly adverse impact on an important view or vista</p>	<p>Policy CE3: Important Views, Vistas and Landscape Character Development that harms important views into or vistas out of Market Bosworth will be resisted. The location and direction of these views and vistas are identified and described in the core document Landscape Review for Market Bosworth Neighbourhood Plan. New development will not be supported if it has a significantly adverse impact on an important view or vista or the landscape character of the Parish. Proposals should include an assessment, appropriate to the scale of development, of the impact on the landscape character of Market Bosworth with reference to the core document Landscape Review for Market Bosworth Neighbourhood Plan and Market Bosworth Landscape Character Assessment Report (2017).</p>	<p>Policy CE3 now provides a greater description of the scope of this policy, referencing the new core document “Landscape Review for Market Bosworth Neighbourhood Plan”, which identifies all the views and vistas, describing in greater depth the importance of the identified views and vistas. The Landscape Review document forms part of the updated Plan and largely replaces the narrative included in the original Made Plan. These features together with the other rural characteristics help define Market Bosworth within the setting of the parish</p>
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6.9.1	New paragraph	<p>Policy Justification</p> <p>The setting of Market Bosworth is considered to be its most striking characteristic. Located at the top of a hill and bound in all directions by a mature wooded landscape, parkland and farmed countryside with green fingers of land penetrating in towards the marketplace, the settlement is hidden from view except for an occasional glimpse of the spire of St Peter’s Church. The combination of natural landscape and parklands provides dramatic approaches into Market Bosworth as the centre appears unexpectedly with a sharp transition from rural to built form. The identification and protection of important views and vistas is essential to ensure that the landscape is protected for future generations.</p> <p>The Landscape Character of the Parish has been shaped by the relationship between the settlements and open countryside, the historic use of the land and its topography. To ensure that this character is protected and respected into the future it is important to assess proposals not just on their local appearance but also on their impact on the wider landscape.</p>	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance
	6.1p The following views have been identified as important in defining the characteristics of the town. They highlight the transition from rural landscape to the town centre and create the sense of place.	Individual description and images of 15 separate views and vistas throughout the parish are no longer included in the proposed new Plan	Photographs and a full description of each of the valued views and vistas are now included in the comprehensive report “Landscape Review for Market Bosworth Neighbourhood Plan”
6.10	6.1r Policy CE4: Trees	<p>Policy CE4 : Trees and Hedgerows</p> <p>The policy has been updated to include hedgerows in addition to trees and woodlands. The policy includes more detailed evidence in an evidence document.</p>	Policy CE4 now includes reference to the evidence document ‘A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth’. The report followed a large scale survey of all trees and hedgerows throughout the



			parish and was published after the publication of the first Plan.
6.10.1	New paragraph	<p>Policy Justification</p> <p>The protection of trees and hedgerows, where ever possible and the planting of new ones is essential if we are to meet the challenges faced by climate change, increase biodiversity and protect our important landscapes. The value of such assets not only in their own right but as habitats providing biodiversity opportunities for many other species. This is recognised in the NPPF 2021 paras 131, 174 and 180</p>	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance
6.11	6.1s Objective: Conserve and enhance the distinctive landscape outside the settlement boundary	<p>Policy CE5: Landscape of the wider Parish</p> <p>Outside the settlement boundary, new development will only be supported where it meets national and development plan policy requirements including:</p> <ul style="list-style-type: none"> <li>a. where it contributes to the local economy</li> <li>b. for the re-use or extension of an existing building or</li> <li>c. for sport or recreation or</li> <li>d. For new dwellings in the circumstances identified in paragraph 84 of the NPPF 2023 (December). In all cases development will only be permitted where it does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated</li> </ul>	The text in CE5 now includes updated reference to the relevant paragraph and year of the National Planning Policy Framework
6.11.1	New paragraph	<p>Policy Justification</p> <p>Our landscape and countryside are finite resources and the decision on the appropriate location of development is a difficult one. To avoid the spread of development into the open countryside development outside the settlement boundary will be strictly controlled in accordance with national policy and the development plan.</p>	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance
Page 41	New paragraph	<p>Objective - Maintain and enhance biodiversity.</p> <p>There is a rich biodiversity associated with the rural landscape which hosts many ancient hedgerows and veteran trees providing many established habitats which should be maintained and enhanced</p>	Objective for a new policy

6.12	New paragraph	<p>Policy CE6: Provision for wildlife in new development Development proposals that incorporate into their design features which encourage wildlife to thrive will be strongly supported. All new housing proposals shall incorporate provision for local wildlife to thrive. Specific examples of such provision include:</p> <ul style="list-style-type: none"> <li>A Bird and bat boxes and hedgehog runs;</li> <li>B Measures to support character species of fauna and flora;</li> <li>C Planting schemes including native species of trees and shrubs and nectar rich plants for bees and other pollinators;</li> <li>D Veteran tree retention;</li> </ul> <p>A Sustainable Drainage System (SuDS) approach to natural water management and flood resilience, including soft, green and blue infrastructure close to where people live. Planting and landscaping and features which encourage wildlife in new development should connect wider ecological networks where possible.</p>	<p>Policy CE6 is introduced into the Plan to make provision for the protection of wildlife which, whilst implicit in the current Plan, required greater detail. Consideration for natural wildlife has been identified by the community as an important area for the Plan to address more overtly.</p>
6.12.1	New paragraph	<p>Policy Justification It has long been recognised that there is significant health and well-being benefits associated with human interaction with nature. Many of the wildlife species common twenty years ago are no longer common and we owe it to future generations to maximise the opportunities for species recovery, address issues created by the climate emergency and increase biodiversity to enable our children and grandchildren to delight in wildlife around us not just confined to nature reserves. NPPF(December 2023) paras 106, 124 and 176 are of relevance to this policy.</p>	<p>New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance.</p>
6.14.1	6.2a This paragraph referenced 958 dwellings in Market Bosworth parish as well as other general descriptors	<p>This paragraph has been changed to update the information and provide a reference to a map on page 58</p>	<p>Paragraph updated to reflect current situation and an independent Housing Needs Assessment by AECOM</p>

6.14.3	This paragraph contained data on housing targets, housing surveys and house prices	The updated paragraph reflects the contemporary position mostly based on externally validated data	This reflects the current housing needs requirement identified in the Independent Housing Needs Assessment carried out by AECOM Dec 2022. The element of comparability of house prices has been removed as factors influencing this data change rapidly and can be readily researched online.
6.14.4	6.2d This paragraph identified the various requirements from a Housing Needs Survey published in 2013	This paragraph identifies the updated requirements from a survey published November 2020	This updates the data collected independently by the Midlands Rural Housing team
6.15	New heading	Community Feedback	Ongoing feedback
6.15.1	New paragraph	The community was concerned that the supply of new homes in the Parish must be realised in accordance with the distinctive features, scale and character of the local area (see Character Area D: Suburban Residential, on the map on page 58 of the draft Modified Plan). New developments shall reflect these principles and must be consistent with the Neighbourhood Plan taken as a whole.  Figure 17 - New housing development by the canal, south of Station Road	Ongoing feedback and comments from consultation events wished this point to be reinforced
6.15.2	New paragraph	Early consultations and representation from land owners and developers identified two potential areas for development. One site to the north of Station Road providing opportunities for housing and a play space. The other site to the south of Station Road providing opportunities to expand the industrial estate and employment opportunities, housing opportunities and community	Evidence in the original Plan consultations

		infrastructure. This Plan identifies an area for mixed use development on land south of Station Road.	
6.15.3	New paragraph	The land identified has the consent of landowners as well as the consultation evidence base. Since the Plan was made in 2015 Market Bosworth Parish Council commissioned a Design Brief for this area of development (revised 2023) and subsequently Hinckley and Bosworth Borough Council adopted a Masterplan for this designated area as a Supplementary Planning Document in May 2021.	This was confirmed in the process of collaboration with the LPA for the preparation of the Market Bosworth Masterplan SPD
6.15.4	6.2h Provided a list of evidence documents	This para references the most recent documents to support the policies	Required updates
6.16.2	Relocated paragraph. New paragraph (previously a footnote reference) Appendices and References [6]	The full connection criteria are now included in the main text.	This is an important part of Policy BD1 and therefore deemed to be worthy of inclusion within the main text
6.17.2	6.2k The extremely long paragraph has been split into two separate paragraphs [part 1]	Landscape features which historically determined the development of the character areas are extremely sensitive to the community (see Character and Landscape section), so visual sensitivity is a key consideration. This is particularly the case for development that is visible from the A444 (long view from the south west). However, visual sensitivity does not mean that development should not take place. The identified site is situated in a location that will not impact significantly on the views identified above. The existing industrial estate is well screened from these approaches and the natural landscape for the proposed mixed development would similarly screen this approach. Large, open fields form the site boundary to the south with limited landscape due to the dense tree planted areas within the Coton Priory Estate.	For ease of reading and understanding

		The land to the north east and east is characterised by open fields, a spinney and the perimeter boundaries of previous developments.	
6.17.3	6.2k The extremely long paragraph has been split into two separate paragraphs [part 2]	The development site is set back and largely hidden from view on the approach road (see photograph below). The site must relate to the landscape and provide a buffer or phased transition to the character of the surrounding areas, every opportunity taken to minimise visual impact from designated views and vistas and adjacent residential developments.	For ease of reading and understanding
6.17.4	This identified connectivity services including bus service provision on Station Road	This paragraph amended to reflect the withdrawal of the bus service	Update information
6.18.1	New Paragraph	<p>Policy Justification</p> <p>The Localism Act 2011 made key amendments in respect of Section 6 of the Housing Act 1996. Of particular importance were the main policy objectives behind the amendments which were to:</p> <ul style="list-style-type: none"> <li>• “enable housing authorities to better manage their housing waiting list by giving them the power to determine which applicants do or do not qualify for an allocation of social housing. Authorities will be able to operate a more focused list which better reflects local circumstances and can be understood more readily by local people. It will also be easier for authorities to manage unrealistic expectations by excluding people who have little or no prospect of being allocated accommodation</li> <li>• make it easier for existing social tenants to move by removing the constraints of Part 6 from those social tenants who apply to the housing authority for a transfer, unless they have reasonable preference. Housing authorities will be able to strike a balance between meeting the needs of existing tenants and new applicants for social housing, while making best use of their stock. Part 6 continues to apply to transferring tenants with</li> </ul>	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance

		<p>reasonable preference, ensuring they continue to receive priority under the authority’s allocation scheme</p> <ul style="list-style-type: none"> <li>• maintain the protection provided by the statutory reasonable preference criteria – ensuring that priority for social housing goes to those in the greatest need”.</li> </ul> <p>Statutory guidance: Providing social housing for local people Published 31 December 2013 para 27 states:</p> <p>“Housing authorities should consider whether, in the light of local circumstances, there is a need to take advantage of this flexibility, in addition to applying a residency requirement as part of their qualification criteria. Examples of circumstances in which the power might be useful would include:</p> <ul style="list-style-type: none"> <li>• dealing sensitively with lettings in rural villages by giving priority to those with a local connection to the Parish, as part of a local lettings policy (section 166A(6)(b) – see paragraph 4.21 of the 2012 guidance)</li> <li>• where a group of housing authorities apply a wider residency qualification test, to give greater priority to people who live or work (or have close family) in any of the partner authorities’ own district.”</li> </ul> <p>As a key rural centre it was felt to be an important element that future development should provide opportunities for those who have lived, been educated or worked in Market Bosworth or contingent parishes and who wish to stay or return to the area should be given high priority under the provisions available.</p>	
6.19.1	New paragraph	<p>Policy Justification</p> <p>This mixed use site was identified as the preferential site for the Neighbourhood Plan 2014-2026. A key factor was the ability to redevelop and increase the ageing industrial area to provide better facilities for existing businesses, provide additional space for new businesses and increase local employment opportunities. Together with the associated land to develop the</p>	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance

		<p>required housing needs for the Plan period was overwhelmingly supported by the community.</p> <p style="text-align: center;">Figure 18 - a potential layout for the Allocated Site</p> <p>Whilst some initial difficulties beset the original developer the landowners and the Local Planning Authority together with MBPC collaborated to produce the Market Bosworth Masterplan SPD, which was adopted by the LPA as a supplementary document in 2021.</p> <p>In the interim the MBPC have supported other developments now exceeding the original Housing Needs Requirement identified in the Neighbourhood Plan Period to 2026. The Allocated Site identified as Character Area I in the Design Code, the Station Field Design Brief and the Market Bosworth Masterplan Supplementary Planning Document cohesively demonstrate the viability and opportunities to provide sufficient housing needs requirement for Market Bosworth. The Housing Needs Requirement, identified in the Housing Needs Assessment 2022, for this Plan period to 2039 is 77 new dwellings. This combined mixed use approach is key to providing sustainable development in a small rural town with reduced public transport and reductions in other public services such as the closure of the bank and post office.</p>	
6.20.1	6.20 The long list of 17 criteria have been removed and replaced by a contextual reference	Development proposals should address the 17 issues identified in section 'Site Design Principles' of the Station Field Design Brief 2024. The Station Field Design Brief (2024) is an integral part of this Policy identifying the Design Principles and should be used in conjunction with the Design Code.	This links the policy to the Station Field Design Brief providing a greater level of detail than can be made in a policy statement. It also references the guidance and requirements in the Design Code for new development in this area.

6.20.1	New Paragraph	<p>Policy Justification</p> <p>Given the level of support for this site at the initial consultations and again and the early consultations for the emerging modified Neighbourhood Plan the Design Brief was originally proposed to set Design Goals that built upon the issues identified and were listed in the original Policy BD3, in the Neighbourhood Plan made in 2015. The subsequent Design Guide was produced in 2016 subsumed these issues within the core text and set out realistic design goals and principles based on achieving high quality outcome. The community supported this proposal on the basis that the issues identified in this policy would meet the requirements set out across the other relevant Neighbourhood Plan polices and ensure the new mixed-use opportunity would bring forward a development that would enhance the character of the Town. The Design Brief has subsequently been updated to reflect changes in the legislation, planning guidance and technical requirements to provide the detailed design principles to ensure the objectives can be realistically achieved.</p>	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance
Page 53	New objective	<p>Objective: To maintain Market Bosworth’s historic character and identify buildings and structures highlighted in the Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth have some local architectural and/or historic interest to the extent that they can be defined as an Asset of Local Heritage Value.</p>	Objective for a new policy
6.21	New paragraph	<p>Policy BD4: Heritage Asset Protection</p> <p>Proposals that will result in harm to, or unnecessary loss of, an Asset of Local Heritage Value, as listed in the evidence document “Review of Designated Heritage Assets and Non-Designated Assets of Local Value”, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.</p>	New policy



6.21.	New paragraph	<p><b>Policy Justification</b></p> <p>Whilst Market Bosworth has a significant conservation area in the historic core of the Town with over 60 Grade 2 listed buildings, the evolution of the built form of the town particularly to the west as the town expanded towards the canal and railway gradually forming a linear corridor during the late 19th and early 20th Centuries.</p> <p>The rail and canal corridor became more significant in the late 20th Century. The Ashby Canal was cleaned up and reopened through Market Bosworth to Snarestone, and is now a designated heritage asset and conservation area. The railway line between Shackerstone and Shenton, with Market Bosworth as the mid-point station was restored and operates as a heritage railway. The opening of the Water Park (now Bosworth Lakeside Lodges) in close proximity to these attractions make the western fringe a popular tourism area.</p> <p style="text-align: center;">Figure 19 - A few of Market Bosworth's heritage assets</p> <p>These, as well as other heritage features throughout the Town, help to define the character and appeal of the area and for residents and the growth in the numbers of visitors. Maintaining these heritage features was identified a key feature of the original consultations but the documentation and evidence was not completed in time to develop a policy. This policy is based on the Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth document and readily identifies the Assets of Local Heritage Value that should be afforded the relevant protections in the NPPF.</p>	New paragraph - this provides a rationale for the policy based on whole plan policy context and any relevant Framework requirement or guidance
Section 7	Aspirational projects	<p>This section has been revised and has two main sections</p> <p>7.1 Summary of progress on Aspirational Projects identified in the original Plan.</p> <p>7.2 New Aspirational Projects</p>	This section has been fully updated to identify progress in respect of original aspirations and identifies new ideas provided by the community

Section 8		References and Key Documents	This section has been fully updated to ensure all references appendices and glossary are updated in relation to the modified Plan.
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<b>Table 2: Summary of the 'Change of Nature of the Plan' Test</b>			
<b>Modification reference from Table 1</b>	<b>Summary of Modifications</b>	<b>The Change of Nature of the Plan Test</b>	<b>Y/N</b>
Generic changes in plan	<p>Portrait orientation</p> <p>Consistent paragraph, text and improved paragraph numbering style applied</p> <p>Outdated images replaced and new images all labelled with alternative text</p> <p>To incorporate data based on the most current evidence available</p>	These modifications whilst materially changing the appearance of the Plan do not change the nature of the plan principles, intentions, or intended outcomes.	<b>N</b>
Content Changes in Plan	<p>Outlines the history of the Market Bosworth Neighbourhood Plan and provides a context for the Plan review.</p> <p>Expands on the background to the review of the Plan.</p> <p>Provides a summary of changes and the benefits of adopting the Plan. Also provides a graphic image of the Plan review process.</p> <p>Reflects the boundary change to the Parish Area.</p>	Updates to information reflect the changes within the Parish of Market Bosworth since the original Plan was made. The content builds on the Made Plan and relates changes in content to modification process and the updating of the Plan.	<b>N</b>
Policy Section	Each policy is now followed by a 'Policy Justification'	For each policy the subsequent 'Policy Justification' relates the importance and significance of the Policy to local context and in relation to strategic policy and/or other relevant evidence.	<b>N</b>
Policy DC1 (New Policy)	The policy enables the Modified Plan to better reflect the new approach to design management that the Government wishes the planning system to adopt. The	The greater detail provided by the policy identifies current best practice in all areas relevant to development	<b>N</b>

	new Design Code is cross referenced in the policy as the amalgamation of the design guidance content of the Made Plan policies and other design guidance documents.	within the parish of Market Bosworth that does not in any way contradict the design principles of the Made Plan.	
Policy CE1b	The policy in the Made Plan was limited to one development site. With the subsequent introduction of Design Codes, it became evident that Policy CE1b becomes relevant to all Character Areas.	This modification refines the principle of policy CE1b within the wider context of the built form in the Parish of Market Bosworth.	<b>N</b>
Policy CE3	The Policy wording now reflects that the evidence base provides more detailed and updated evidence located within the document 'Landscape Review for Market Bosworth Neighbourhood Plan'	The introduction of this independent Landscape Review updates the methodology and evidence to support Policy CE3. This evidence base does not contradict the policy in the made Plan.	<b>N</b>
Policy CE4	The policy has been updated to include hedgerows in addition to trees and woodlands. The policy includes more detailed and updated evidence within the document 'A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth'.	This modification includes the word hedgerows which were assumed to be embraced by Policy CE4 in the Made Plan. The subsequent work for the evidence base identified the importance of the hedgerows in the Parish of Market Bosworth many of which are determined 'ancient hedgerows'.	<b>N</b>
Policy CE6 (New Policy)	This policy 'Provision for wildlife in new development' upgrades the implicit references in the Made Plan to the importance of wildlife in the rural community to policy status and is line with NPPF (December 2023)	Although this is a new Policy it is consistent with the principles of the Made Plan.	<b>N</b>

Policy BD2	The Housing Need Requirement of 55 dwellings identified in the Made Plan has been changed to 77 dwellings in line with the requirement identified in the AECOM Housing Needs Assessment evidence base.	This update is based on latest independent analysis for the Housing Need Requirement for Market Bosworth for the Plan period to 2039. It is within the capacity of the designated site and supports further development within Market Bosworth.	<b>N</b>
Policy BD3	The list of 17 issues to be addressed in Development proposals have now been expanded and clarified in the section 'Site Design Principles' of the Station Field Design Brief (2024) evidence base.	The independent Design Brief subsumes and enhances Policy BD3 but does not change the intent.	<b>N</b>
Policy BD4 (New Policy)	This policy 'Heritage Asset Protection' builds on the importance of the heritage assets in the medieval town of Market Bosworth referenced in the 'Made Plan'. The requirement to provide the necessary evidence base to support a policy was not available prior to this modification.	Although this is a new Policy it is consistent with the principles of the Made Plan.	<b>N</b>

