

**MARKET BOSWORTH  
NEIGHBOURHOOD PLAN REVIEW**

**CONSULTATION STATEMENT**

**April 2024**

**Produced by:**

**RCC (Leicestershire & Rutland)**



***On behalf of:***

***Market Bosworth Parish Council Neighbourhood Plan Steering Group Colloquially known  
as Bosworth Vision Planning Group***



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## 1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:

- a) *Detailing the persons and bodies who were consulted about the proposed neighbourhood plan;*
- b) *Outlining how these persons and bodies were consulted;*
- c) *Providing a summary of the main issues and concerns raised;*
- d) *Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.*

### **The Consultation Process**

1.2 The first Market Bosworth Neighbourhood Plan was ‘made’ by Hinckley & Bosworth Borough Council following a majority vote held on 3rd September 2015. During this time Market Bosworth Parish Council (MBPC) and the Bosworth Vision Planning Group (BVPG) have been continually monitoring and evaluating the Plan and decided to undertake a major review and modification of the Plan because:

- *The Neighbourhood Plan was originally set for the period 2014 –2026 but changes in national government policies and local authority plans means that the Neighbourhood Plan can from time to time require updating.*
- *Recent changes at national level meant that the National Planning Policy Framework (NPPF) 2012 which was the context for our plan was updated in 2019 and again in 2021.*
- *Hinckley and Bosworth Borough Council (HBBC) is now consulting on its draft new Local Plan.*
- *The review has shown that updating the Plan and implementing some modifications will ensure the plan is in compliance with the updated national and local guidance.*

1.3 The review of the Market Bosworth Neighbourhood Plan has been undertaken alongside three main consultation events including the Pre-Submission consultation on the Draft version of the modified Neighbourhood Plan. The aims of the review consultation process were to:

- *Ensure that the modified Market Bosworth Neighbourhood Plan was fully informed by the views and priorities of residents, businesses, and key local stakeholders.*
- *Ensure that consultation has built upon the community engagement that has taken place throughout the preparation of the first Market Bosworth Neighbourhood Plan.*
- *Engage with as broad a cross-section of the community as possible.*

1.4 Consultation was undertaken by BVPG with independent professional support from RCC (Leicestershire & Rutland). Members of the BVPG were present at each consultation event to answer questions, listen to views and report back to subsequent meetings of the group.

1.5 Both the MBPC and BVPG websites and the published ‘Graphic Magazine’ have been used to provide information and updates on the Plan progress and is a source of material and evidence used in the Plan’s preparation.

1.6 The programme of consultation undertaken throughout the preparation of the Neighbourhood Plan Review, is summarised below.

<b>Activity</b>	<b>Date</b>
Community Engagement Drop-in Event	Friday/Saturday 8th, 9th October 2021
Stakeholder Consultation	Tuesday 23rd November 2021
Pre-Submission Consultation on the Draft Modified Plan	Friday 1st September to Monday 16th October 2023

1.7 This Consultation Statement provides an overview of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.

1.8 It should be noted that throughout the process, the Parish Council has received advice and assistance from Hinckley & Bosworth Borough Council, in accordance with the Neighbourhood Planning Protocol.

## **2. Neighbourhood Plan Area**

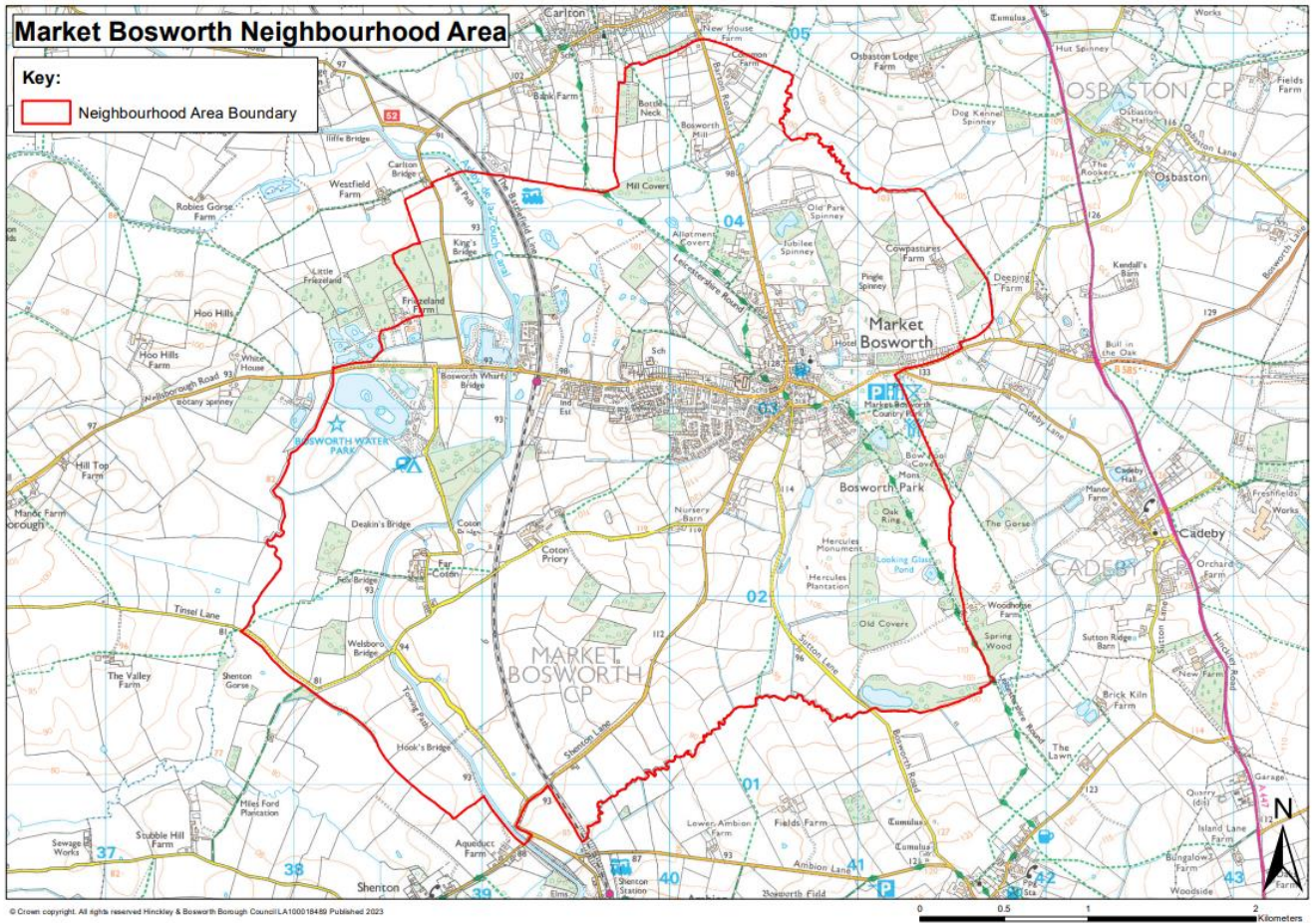
### **Designation**

2.1 Since the designation of the previous Neighbourhood Plan area, the Market Bosworth parish boundary had been amended because of a Community Governance Review in 2015.

2.2 As part of the Neighbourhood Plan review, Market Bosworth Parish Council, as the 'Qualifying Body', made a request to Hinckley & Bosworth Borough Council on 25th April 2023, for the old neighbourhood area to be de-designated under The Neighbourhood Planning (General) Regulations 2012 (as amended) and for the amended parish boundary to be designated as the Neighbourhood Plan Area in the Modified Neighbourhood Plan, under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012/2015

2.3 In accordance with Regulations 5/5A of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Market Bosworth Neighbourhood Area was formally designated by Hinckley & Bosworth Borough Council.

2.4 A map showing the designated 'Market Bosworth Neighbourhood Area' is set out below.



### 3. Community Engagement Drop-in Event

Date	Friday 8 <sup>th</sup> & Saturday 9 <sup>th</sup> October 2021
Venue	Bosworth Hall Hotel and Spa
Facilitator	RCC (Leicestershire & Rutland) & Bosworth Vision Planning Group
Format	Public Drop-in event
Publicity	Articles in the local Magazine, Parish Council website, Flyers delivered to households, Posters, and banners
Attendance	165

#### Overview

- 3.1 The aim of this event was to inform the community on the Neighbourhood Plan review process and gain some initial feedback from residents on specific areas of the current plan. The Drop-in event was held over two days at the Bosworth Hall Hotel and Spa from 10am – 4pm to help engage as many residents as possible.
- 3.2 A series of display boards were placed around the room, each of which focused on a different subject area related to planning and development as listed below. These were supported by some background information and printed materials:
  - *Vision*
  - *Aims & Objectives*
  - *Character & Environment*
  - *Building & Development*

- *Heritage & Conservation*
- *Market Bosworth - a place to visit*
- *Living in Market Bosworth*

3.3 Having read each of the displays, attendees were able to make general comments and answer any specific questions in relation to each topic area.

#### **Issues, priorities and concerns raised**

3.4 The following key themes arose from the issues, priorities and concerns raised at the event.

#### **Vision, Aims & Objectives**

3.5 There was strong agreement that the current vision, aims, and objectives were relevant.

#### **Character & Environment**

3.6 People valued the rural character, its views, and vistas the open spaces and close access to the countryside for walks and that this needs to be protected and preserved. Trees, hedgerows, flora, and fauna were all recognised as rural assets in helping to protect and support wildlife and eco systems.

#### **Building & Development**

3.7 While there were some comments opposing the development of the south side of Station Road as a mixed use sustainable development. The majority of respondents were still in support of this. There was also general consensus that the current planned developments would be enough to fulfil the required housing and that the plan should not look to increase development capacity.

- The production of a Design Code for Market Bosworth was seen as helpful and a positive move.
- Respondents identified that 40% - 50% was an appropriate percentage of new housing being designated as first homes or affordable housing.
- There were few responses to the question of whether to include more adaptive housing to meet the needs of the disabled or elderly, but those that did were supportive.
- With regards a continual increase in housing to meet the criteria for sustainable development in Market Bosworth, concerns highlighted were around infrastructure and current services already being stretched and that any development should be incremental.
- Additional comments identified opposition to any building development taking place particularly on Shenton Lane.

#### **Heritage & Conservation**

3.8 Respondents identified a wide range of historic buildings as well as trees, vistas, green spaces and features, particularly the Square and the conservation area that all need protecting as heritage assets. The character, heritage and conservation were seen as important to Market Bosworth both as a tourist destination and for residents.

3.9 The current conservation area was seen as adequate but there were suggestions as to whether this could be extended. Concerns were also expressed that the maintenance of buildings and lighting and signage of businesses needs to be managed to protect the character of the conservation area.

### **Market Bosworth - a place to visit**

- 3.10 Respondents acknowledged that Market Bosworth’s unique character and historic links makes it a tourist destination that in turn helps to sustain the local economy, but that traffic and parking can be an issue and any actions to address this would enhance the experience for visitors and residents.

### **Living in Market Bosworth**

- 3.11 The rural feel, the natural and historic environment, access to the countryside and the community spirit were some of the key points that respondents valued as a resident living in Market Bosworth. The downsides were mainly around parking, traffic, and transport, with parking being the most common issue identified as needing to be considered in reviewing and updating the Neighbourhood Plan.
- 3.12 There were some suggestions to also consider the provision of EV chargers for the town and heat pumps and solar panels in new homes to address climate change, sustainability, and the wellbeing of future generations.

## **4. Stakeholder Consultation Event**

Date	Tuesday 23rd November 2021
Venue	Bosworth Hall Hotel and Spa
Facilitator	RCC (Leicestershire & Rutland) & Bosworth Vision Planning Group
Format	Short presentation followed by table discussions and open questions from the floor
Publicity	Article in the local Magazine, Parish Council website, Personal invitations
Attendance	In person 18 - Online responses 3

### **Overview**

- 4.1 The aim of this event was to inform stakeholders on the Neighbourhood Plan review process and gain some initial feedback from them on specific areas of the current plan. In addition to this consultation event, an online survey was also created for stakeholders to complete if they were unable to attend the event or had any further comments to make.

### **Who was consulted**

- 4.2 Stakeholders that work and do business within the Neighbourhood Area including landowners, businesses, statutory agencies, and community groups.

### **How people were consulted**

- 4.3 Each Stakeholder Group was asked to consider five Key areas and questions as used in the community drop-in event and to think about the issues and opportunities for them as a business, club, agency, council, or landowner.

### **Issues, priorities and concerns raised**

- 4.4 The following key themes arose from the issues, priorities and concerns raised at the event.

### **Character & Environment**

- 4.5 The rural setting, the approach to the town and the historic core were key characteristics that delegates identified that they, their colleagues, clients, and visitors most valued about Market Bosworth.
- 4.6 A lack of standards and control as well as development of open countryside, loss of vista and increased traffic are what delegates identified as harming the character and environment of the town.
- 4.7 With regards heritage and conservation, the historic buildings, the market square and the towns links to Bosworth Field and the Battlefield Line were identified as important aspects for the town along with the conservation area which they felt was adequate within its current boundary.

### **Building & Development**

- 4.8 There was overwhelming support for the original plan policy for development on the south side of Station Road as a mixed-use sustainable development. The majority did not want to see an increase to development capacity other than this allocated site although some did indicate that there should be an increase if needed and if it came with infrastructure support.
- 4.9 Regarding the inclusion of all the proposed new areas on the Station Field site, there was for against with some supporting this proposal only if the infrastructure was right and further detail provided.

### **Market Bosworth -a place to work / visit**

- 4.10 A pleasant environment, sense of community, good shops, facilities, and easy access were common points highlighted by delegates as the benefits of working in Market Bosworth. The key drawbacks identified were parking and traffic congestion, limited public transport, poor broadband, and unaffordable housing and that addressing these key issues would improve the town as a place to work and as a visitor destination.
- 4.11 Delegates identified the historic nature of the town, battle of Bosworth, Country Park, pretty village square, heritage, nice buildings and being in the heart of the country as some of the key reasons the town is a visitor and tourist destination and that this increases income for businesses and supports the local economy, although it can impact on traffic and parking.

### **Sustainability in Market Bosworth**

- 4.12 With regard a continual increase of housing to meet the criteria for sustainable development, delegates highlighted the lack of infrastructure, increased traffic and destroying the valued historic and environmental setting that increased housing would bring.
- 4.13 Addressing issues like parking, short term parking and EV charging were mentioned as helping the sustainability of businesses and organisations.



## 5. Pre-Submission Consultation

Date	1st September - 16th October 2023
Facilitator	Market Bosworth Parish Council supported by RCC (Leicestershire & Rutland)
Format	Representation form
Publicity	Posters, flyers, banners, Parish Council and BVPG websites, community magazines and notification letters to agencies and statutory stakeholders.  A copy of the Draft Pre-Submission of the modified Neighbourhood Plan and supporting documents were available to download, along with supporting information, on the Parish Council and BVPG websites and hard copies were also available to view in the community library.
Responses	75

### Overview

- 5.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council undertook a pre-submission consultation on the proposed draft modified Neighbourhood Plan.
- 5.2 Within this period the Parish Council supported by the RCC (Leicestershire & Rutland):
- a) Publicised the draft modified Neighbourhood Plan to all that live, work, or do business within the Parish.*
  - b) Outlined where and when the draft modified Neighbourhood Plan could be inspected.*
  - c) Detailed how to make representations, and the date by which these should be received.*
  - d) Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft modified Neighbourhood Plan.*
  - e) Sent a copy of the proposed draft modified Neighbourhood Plan to the local planning authority.*

### Who was consulted

- 5.3 Market Bosworth Parish Council publicised the draft modified Neighbourhood Plan to all those that live, work, or do business within the Parish and provided a variety of methods for people to both view the plan and to make representations.
- 5.4 A copy of the Draft Pre-Submission of the modified Neighbourhood Plan and supporting documents were available to download, along with supporting information, on the Parish Council and BVPG websites and hard copies were also available to view in the community library.
- 5.5 The Parish Council with the support of RCC Leicestershire & Rutland, also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. Appendix 2 sets out the bodies and organisations that were invited to make representations.
- 5.6 Representations from 72 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 3 and 4.

## How people were consulted

- 5.7 A leaflet publicising the Pre-Submission Draft of the modified Neighbourhood Plan was delivered to all premises in the Parish. It provided a background to the Neighbourhood Plan, a summary of the new draft modified Neighbourhood Plan and the revisions proposed to the current Neighbourhood Plan and how to make representations.
- 5.8 The proposed content of the modified Neighbourhood Plan, along with details of its revisions proposed to the existing Neighbourhood Plan, contained within the summary leaflet are detailed below:
- **Generic changes in plan**  
*Page layout, images, data and Appendices and References*
  - **Content changes in plan**  
*Foreword, introduction, consultation, Planning Framework and The context*
  - **Changes to policy section**
    - *Inclusion of a new Design Code Policy, including new paragraphs and map referencing.*
    - *List of plans, documents and strategies supporting the proposed update of the Plan is updated.*
    - *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”.*
    - *Policy CE4 now includes reference to the evidence document ‘A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth’.*
    - *Policy CE5 now includes updated text reference to the relevant paragraph and year of the National Planning Policy Framework.*
    - *Policy CE6 new text introduced to make provision for the protection of wildlife.*
    - *Updated text to reflect the current housing needs requirement identified in the Independent Housing Needs Assessment carried out by AECOM Dec 2022.*
    - *New Policy BD4: Heritage Asset Protection.*
    - *Aspirational projects updated to identify progress in respect of original aspirations and identifies new ideas provided by the community.*  
[NP Modification Proposals Statement \(Reg 14\) \(bosworthvision.org.uk\)](https://www.bosworthvision.org.uk)
- 5.9 Statutory consultees were contacted individually by e-mail and/or letter, sent a direct web link to the draft modified Neighbourhood Plan, and invited to make representations via e-mail or by returning a standard written comments form.
- 5.10 Posters, flyers, banners, Parish Council and BVPG websites, community magazines were all used to publicise the Regulation 14 Pre-submission consultation in order to bring it to the attention of people who live, work or carry on businesses in the Parish.
- 5.11 A copy of the Draft Pre-Submission of the modified Neighbourhood Plan and supporting documents were available to download, along with supporting information, on the Parish Council and BVPG websites and hard copies were also available to view in the community library.

### **Issues, priorities and concerns raised**

- 5.12 The representations received have been reviewed and the detailed summary of representations Appendix 4, provides an explanation of why changes have or have not been made to the draft modified Neighbourhood Plan.
- 5.13 This consultation required changes to the Draft Neighbourhood Plan in relation to a small number of issues. These have been incorporated into the Submission version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals. The changes made can be summarised as amendments to policies, supporting paragraphs and mapping to provide detail, clarification, flexibility and the most up to date information.

### **How the Issues, Priorities and Concerns have been considered**

- 5.14 All comments received were considered and used to develop and improve the draft modified Neighbourhood Plan the detailed summary of representations (Appendix 4) provides an explanation of why changes have or have not been made to the Plan.

## **6. Conclusion**

- 6.1 The publicity, engagement and consultation undertaken to support the preparation of the new draft modified Market Bosworth Neighbourhood Plan has been open and transparent, with opportunity to provide for those that live, work and do business within the Neighbourhood Area to contribute to the process and make comment.
- 6.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 6.3 This Consultation Statement along the supporting Appendices has been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

## **Appendices**

### **Appendix 1: Consultation Results / Reports**

Full copies of all the consultation results and reports referred to within this Consultation Statement are available as follows:

- Community Engagement Drop-in Event: [mb-np-community-drop-in-event-report-oct-2021-\(4\).pdf \(marketbosworth-pc.gov.uk\)](#)
- Stakeholder Consultation: [mb-np-stakeholder-consultation-event-report-nov-2021-\(3\).pdf \(marketbosworth-pc.gov.uk\)](#)

## **Appendix 2: Pre-submission Market Bosworth Neighbourhood Plan Review – Consultees**

### **Statutory Stakeholders:**

Action Deafness

Action for Blind People merged with RNIB

Age UK Leicestershire & Rutland

Ancient Monuments Society

Arriva Bus 153

British Gas Connections Ltd

British Gas Business

BT Openreach

Cadeby Parish Council

Carlton Parish Council

Carter Jonas on behalf of St Peter's Parochial Church Council

Cllr Cook HBBC

Cllr Harrison-Rushton LCC

Country Land & Business Association

Cow Pastures Farm

CPRE Leicestershire

EE Corporate and Financial Affairs Dept

East Midlands Chamber

East Midlands Ambulance Service NHS Trust

Federation of Muslim Organisations Leicestershire

Federation of Small Businesses

Fisher German on behalf of Richborough

Gladman Developments

Gypsy and Traveller Services

Health & Safety Executive

Hinckley & Bosworth Borough Council (HBBC)

Historic England

Homes England

Homes and Communities Agency

Interfaith Forum for Leicestershire

Leicestershire County Council

Leicestershire Fire & Rescue  
Leicestershire Police  
Leicestershire Centre for Integrated Living  
Leicester-Shire & Rutland Sport  
Leicester & Leicestershire Enterprise Partnership  
Leicester, Leicestershire & Rutland NHS  
Dr Luke Evans MP  
Market Bosworth Parish Council  
Market Bosworth Surgery  
Midlands Rural Housing  
Mobile Operators Association  
Mosaic 1898  
Nailstone Parish Council  
National Farmers Union  
National Grid  
National Gas Transmission  
National Highways  
Natural England  
Network Rail  
nineteen47 on behalf of Miller Homes  
Osbaston Parish Council  
Severn Trent Water  
Sheepy Parish Council  
Sport England  
Stagecoach Service 7  
St. Peter's CE Primary Academy  
Sutton Cheney Parish Council  
Three  
The Canal & Rivers Trust  
The Dixie Grammar School  
The Environment Agency  
The Market Bosworth School  
Vista Blind

Vodafone and 02

Voluntary Action LeicesterShire

West Leicestershire CCG

Western Power Distribution

**Community Organisations:**

Our Lady & St Gregory's Catholic Church

Market Bosworth Free Church

Market Bosworth Community Library

Market Bosworth Parish Hall

The Market Bosworth Society

Rotary Club of Market Bosworth

Market Bosworth & District Bridge Club

Market Bosworth and District Natural History Society

Market Bosworth Flower Club

Bosworth in Bloom

The Market Bosworth Business Group

**Businesses:**

Alexanders Estate Agents (estate Agents)

Ambion Veterinary Centre

B&B at No.3 (B&B)

Barrett Corp & Harrington Ltd.

Batter of Bosworth (Fish n Chip Shop)

Big Paws 4 Thought

Black Dog Therapy

The Black Horse (Bar & Restaurant)

The Bodyworks

Bosworth Aesthetics/Evlaser (Skincare & Beauty)

Bosworth Art Hub

Bosworth Court Care Home

Bosworth Dental Practice

Bosworth Garage Ltd. (Car Repairs & Servicing)

Bosworth Hall Hotel & Spa

Bosworth Homecare

Bosworth Lakeside Lodges  
Bosworth Marina  
Bosworth Pharmacy  
Cafe Torte (Coffee Shop)  
Central Metals (Metal Processors)  
Cemblend  
Clock Shop (Retailer)  
JJ Churchill Ltd. (Engineering)  
The Co-op (Food Store)  
County Associates Limited  
The Dixie Arms Hotel (Pub)  
The Dorchester Clinic  
Dressini  
Endeavour Transport Limited  
Epsilon Financial Solutions  
Flat Technologies Ltd.  
Thomas Flavell & Sons  
Friezeland Christmas Trees  
Flying Spares (Car Spares)  
The Graphic Print (Printers)  
Fox Country Properties (Estate Agent)  
Hames Partnership Ltd. (Accountants)  
Hive (Hairdressers)  
Istanbul BBQ Kitchen (Restaurant)  
Jarvistech Limited  
Jaspers Coffee Shop  
Stephanie Jones (Hairdressers)  
Kimpol Ltd.  
Lily & Mabel (Clothes Shop)  
Logical Storage  
Maison Rose (Cafe)  
Market Bosworth Day Nursery  
Market Bosworth Farm Sales

McCabe Financial Planning (Financial Advisors)

Mercury News (News Agent)

Michaelmas House

Next Gen Refill Station (Shop)

NFU Mutual (Insurance Brokers)

Now & Then

Option One

Orchard House (Care Home)

Pink Gin Boutique (Clothes Shop)

Platinum Financial Services

Pro-Tech CNC Engineering

Reglaze Glasses Direct Ltd.

Reuben Heaton Ltd.

Rose & Radish (Green Grocers)

Ye Old Red Lion (Pub)

Silk House Design

Simla Peppers (Indian Restaurant)

Softleys (Restaurant)

The Speakers Agency

Swan Corporate Limited

Swift Commissioning Management Ltd.

Tin Tin (Takeaway)

Ventura Hair Group

### **Appendix 3: Pre-Submission Market Bosworth Neighbourhood Plan Review – Representors**

G. Baker-Adams

M. Arnold

Avison Young obo National Grid

A. Barber

N. Brewster

T. Brooke

A. Brooks

R. Brooks



V. Burdette  
J. Burton  
M. Burton  
Canal & River Trust  
Carlton Parish Council  
Carter Jonas obo St Peter's Parochial Church Council  
B. Cole  
D. Chamberlain  
J. Darby  
J. Durnin  
F. Farquharson  
I. Farquharson  
Fisher German obo Richborough Estates  
Flying Spares Ltd  
S. Garrett  
S. Garrett  
Gladman Developments Ltd  
J. Glennon  
E. Griffiths  
G. Hargreaves  
S. Hayes  
C. Herd  
E. Herd  
Hinckley & Bosworth Borough Council  
Historic England  
C. Hooker  
M & R. Howard  
B. Johnson  
D. Johnson  
F. Kay  
L. Kay  
W. Kirk  
L. Kinnis

A. Leggatt  
Leicestershire County Council  
Leicestershire Police  
T. Madkins  
J. Manley  
Market Bosworth Society  
H. Morris  
Natural England  
NHS Leicester, Leicestershire & Rutland  
nineteen47  
J. Pattinson  
N. Palmer  
C. Peat  
M. Penton  
J. Pepper  
M. Pepper  
D. Pickard  
P. Pickard  
J. Pope  
D. Rogers  
Severn Trent Water  
G. Shaller  
M. Shaller  
S. Taylor  
The Environment Agency  
A. Walker  
H. Walker  
J. Wasteneay  
J. Watson  
H. Whitehead  
A. Wood  
J. Wood

**Appendix 4: Pre-submission Market Bosworth Neighbourhood Plan Review – Summary of Consultation Responses**

<b>Representor</b>	<b>Policy/ Paragraph etc</b>	<b>Representation (excluding appendices etc.)</b>	<b>Draft Response</b>	<b>Proposed revision to Market Bosworth Neighbourhood Plan</b>
<b>Resident 1</b>	General Comments	Increased housing will impact on various services and amenities need to be addressed in the plan. -Waste water sewerage capacity and treatment location -Doctors and dentists -Education and schools -Road traffic – increased usage of commuter volumes ‘school runs’ and home deliveries congesting access and flow. Traffic calming controls to reduce careless speeds. -car parking insufficient – paid limited needed in square and Parish Fields, Bosworth Park and Bosworth Hall to be investigated.	The context of the Plan identifies the constraints within the settlement, and some of these incorporated as aspirations. The examples identified relate to statutory authorities and Neighbourhood Plans cannot make provisions that other bodies must undertake.	No revision required
<b>Resident 2</b>	General Comments	Support the plan. Need something doing about parking. 1. Need more parking places (i.e. car parks) so people can use pubs/restaurants or just want to walk to shop. 2. Parking in square and road adjacent needs to be limited to 1 hour so people don’t stay there all day. All shops are losing custom as nowhere to park.	MBPC is working closely with the highways authority to resolve these issues. See para 7.2.2 of the draft modified Plan.	No revision required
<b>Resident 3</b>	General Comments	Support. 1. More parking needed. 2. Time limits on parking in square and road there, as people stay all day. Limit of 1 hour, meters maybe so people can come and shop, longer stays need extra off-road parking.	MBPC is working closely with the highways authority to resolve these issues. See para 7.2.2 of the draft modified Plan.	No revision required
<b>Resident 4</b>	General Comments	Yet again this document uses percentages to justify some of its conclusion’s e.g. 88% and 64%. This is totally misleading. 88% of 10 people? Is 8 people or 88% of 100 people or 880 of 1,000 people? Numbers must be used. This is deliberate misinformation!	Unclear of the confusion. Not identified as a problem by any other respondent or at face to face meetings.	No revision required

<b>Resident 5</b>	General Comments	The amended policies indicate a thorough understanding of the situation of the current day. Hard work and determination to enhance the relevance of the plan to Market Bosworth, particularly in the landscape assessment.	Positive supportive response	No revision required
<b>Resident 6</b>	General Comments	We totally support the content and philosophy of the plan, particularly the issues relating to the character, vista, natural environment, and environmental issues relating to Bosworth. We hope the proposals will be agreed and passed.  N.B. The proposed document was very lengthy and wordy. A summary of the document on perhaps 2 sheets of A4 with bullet points would be more user friendly.	Recognise that the document is lengthy but the modification statement does summarise the Plan	No revision required
<b>Market Bosworth Society 7</b>	Character & Environment Page 31	Conclusion: 74 listed areas + 53 under review = 127 access in 2023? Criteria for 2039?	The conclusion Page 31 references a minimum number. The Plan cannot speculate on numbers under review. The evidence for Heritage is identified in the Review of Designated and Non Designated Assets jointly prepared with the Market Bosworth Society.	No revision required
	Aspirational Projects Page 54 7.22	a) Pedestrian Safety – The pavements in the village are reclining too much, their angle in many cases make pushing a walker dangerous and falls a possibility. Pushing the walker along the road is not really helping a person’s wellbeing or safety.  b) 20mph through Town – Good idea. Street parking hazardous to pedestrian/traffic mobility.  c) One Way System (Market Place/Main Street) – Good idea.  d) Echelon parking in Market Place (see model) – driving in to the market place as present bus route. Right hand cars to BACK into parking spaces to allow easy one-way exit. NOT CLEAR about left hand parking in square. Model doesn’t	Matters will be addressed by Local Highways Authority in accordance with regulation/legislation and/or as part of the Town Centre redevelopment scheme to shortly be implemented as a joint project with all the relevant authorities.	No revision required

		show entry/exit. This needs clarifying to avoid perceived confusion as is now on parking. e – g) dealing with parking – Highways and byways law 2039?		
	Aspirational Projects Page 54 7.2.4	G.P Practise not in remit – needs serious planning overview by all concerned.	This is a matter for statutory authorities The aspirations of the Neighbourhood Plan reflect the community concern.	No revision required
	Market Bosworth Society Booklet	Tree and hedgerow Survey – does this include working with Tiny Forests (Burbage Common and Ashby Road 9/10 <sup>th</sup> September 2023 etc)	Tree and Hedgerow survey is specific to Market Bosworth	No revision required
<b>Resident 8</b>	General Comments	Fully supported. Policies agreed with. The plan is acceptable to me.	Positive supportive response	No revision required
<b>Resident 9</b>	General Comments	I agree with the revised market Bosworth Neighbourhood Plan.	Positive supportive response	No revision required
<b>Resident 10</b>	General Comments	Fully supported. Policies agreed with. The plan is very acceptable to me.	Positive supportive response	No revision required
<b>Resident 11</b>	General Comments	I was very happy with the original plans, so the changes and amendments made to the modified are fantastic. It was great looking at visual aspects of the landscape review.  I Thank all the persons concerned with these modified plans for all their hard work.	Positive supportive response	No revision required
<b>Resident 12</b>	General Comments	I know a great deal of work has been put into the plans. However, I am aware that there is not enough infrastructure at present in Market Bosworth to cover anymore new builds. Market Bosworth is a very pretty town and has been built on enough. Thank you for your hard work.	Positive supportive response	No revision required
<b>Resident 13</b>	General Comments	Suggested editorial notes on the Draft Neighbourhood Plan that might be considered when the final text is prepared.	Helpful editorial suggestions	Changes made to: text para 1.2.9 legend figure 10 text 6.5.9 section A

				<p>text 6.7.1  image Figure 13  add legend Figure 14  amend final sentence 6.9.1  add legend Figure 16  add Level 4 in 6.16.2  Address font size in  Objective for 6.21</p>
<b>Resident 14</b>	General Comments	<p>"I am pleased that the plan has been updated and clarified and continue to support both the overall content and specific policies contained with it. Market Bosworth should change and grow in ways that its inhabitants as a whole support and not be ruined by external vested interests. "</p>	Positive supportive response	No revision required
<b>Resident 15</b>	General Comments	<p>"We gave a great deal of time and thought to the original Neighbourhood Plan and whole heartedly supported it, especially its provision for affordable housing within the village.</p> <p>The modified plan still seems to support the original objectives and so it has our support. "</p>	Positive supportive response	No revision required
<b>Resident 16</b>	General Comments	<p>I think the Neighbourhood Plan is wholly a good plan. The concern I have is that there is no guarantee that the ideas stated in the plan will happen. I feel the neighbourhood plan has been used in the past (and will be used again in the future) to object to any new housing developments in the area. I feel any housing developments should be judged on merit and not blanket rejected just because they're not "in the plan". With that said, all non-housing related issues in the plan are excellent.</p> <p>The plan for housing is very good, but it was in the previous plan and never happened. The "plan" gives no timescale on when the new development will be built and is reliant on an external party having intensions to build on the proposed area. If no developer is interested in developing the intended site, it will never happen.</p>	<p>The designated site has been adopted in the 'Masterplan for Market Bosworth' Supplementary Planning Document by the Local Planning Authority. A developer is already in place and has brought forward first stage outline plans to public consultation 06/02/24</p>	No revision required
<b>Resident 17</b>	General Comments	<p>Very happy with the modifications to the original Local Neighbourhood Plan and fully support the Plan's content and vision.</p>	Positive supportive response	No revision required

		Pleased to see policies on future developments and views and vistas defined and included. Well structured, detailed with clear representation of the town's historic core and identification of future suitable development area.		
<b>Resident 18</b>	General Comments	"A well developed plan which has clearly evolved from the 18years of experience in the application of the current plan. There are no further comments I could make which would provide any benefit."	Positive supportive response	No revision required
<b>Resident 19</b>	General Comments	The overall plan represents the views of the community to where development is best suited to maintain the rural character and historic environment of the town, which attracts many visitors both locally and further afield.	Positive supportive response	No revision required
<b>Ben Handford Flying Spares Ltd. 20</b>	General Comments	Very simple comments - a very thorough document which represents a huge amount of work by all involved. I can only commend it and recommend that it is adopted. I have read a number of policies and agree with all of them. It was overwhelmingly accepted in 2015 and I see no reason for that to change	Positive supportive response	No revision required
<b>Resident 21</b>	General Comments	A really sound plan - will be great once it is tidied up a little.	Positive supportive response	No revision required
<b>Resident 22</b>	General Comments	Agree with overall plan, but need to address the lack of parking in town... The Parish field could be turned into a car park.	Positive supportive response. Some parking improvements will be included in the Town Centre Redevelopments and the concerns and aspirations will be addressed as an aspirational project as identified in section 7.2.2	No revision required
<b>Resident 23</b>	General Comments	Great plan and good to see Views Vistas and Landscape included. Great work team.	Positive supportive response	No revision required
<b>Resident 24</b>	General Comments	Having read through the proposed amendments, I am in agreement with them all and fully support the Neighbourhood Plan, as revised. The Market Bosworth Parish Council have regularly kept the community updated on its objectives for the village and I am in full agreement with those. I believe that the Plan, as	Positive supportive response	No revision required

		amended, provides a fair and balanced approach to the future development of Market Bosworth.		
<b>Resident 25</b>	General Comments	Happy with the new neighbourhood plan. Feel it's good to keep this NP as it identifies the designated site for development which the community voted for. It's great	Positive supportive response	No revision required
<b>Resident 26</b>	General Comments	This is a great piece of work to take forward the community plan. I fully support its contents.	Positive supportive response	No revision required
<b>Resident 27</b>	General Comments	I am delighted to see this Plan coming to fruition and hope this might give residents new confidence in stopping unsolicited and speculative development which has been a huge worry over the past few years.	Positive supportive response	No revision required
<b>Resident 28</b>	General Comments	The Neighbourhood Plan provides a sensible, practical and acceptable outline of future development in Market Bosworth. It looks similar in content to the original plan. The updated plan provides a sensible future vision for Market Bosworth in terms of new housing needs balanced with protecting the unique aspect of the town. I am in complete agreement to its approach and detail.	Positive supportive response	No revision required
<b>Resident 29</b>	General Comments	I support the policies set out in the new plan. The format is much easier to read than the original plan.	Positive supportive response	No revision required
<b>Resident 30</b>	General Comments	More than happy to agree with all the proposals.	Positive supportive response	No revision required
<b>Resident 31</b>	General Comments	I supported the original plan and participated in the Hedgerow Survey The updated plan is consistent with the original version and therefore I support it.  Parking remains an issue and it maybe that a modest area of green space, given that Bosworth is lucky enough to have a significant country park, should/might be given over to relieve the problem. I supported an earlier proposal for both timed and echelon parking in The Square/in front of the shops.  Local representatives have devoted a great deal of time and effort to this plan and their proposal seems sound and carefully considered over a great number of years. There needs to be a resolution.	Positive supportive response	No revision required
<b>Resident 32</b>	General Comments	Many thanks to everyone involved in producing the Modified Neighbourhood Plan. I support its proposals.	Positive supportive response	No revision required



<b>Resident 33</b>	General Comments	I support the plan. In particular I am in favour of development being in the station field site. Good overall, right site for development. We need to do something about parking and about traffic on Station Rd.	Positive supportive response	No revision required
<b>Resident 34</b>	General Comments	Generally, I am impressed by the thorough work in the plan. I feel it represents a balanced view of our village's needs.	Positive supportive response	No revision required
<b>Resident 35</b>	General Comments	Fully support all aspects of the Plan. Fully support all Plan policies. Fully support the Plan.	Positive supportive response	No revision required
<b>Resident 36</b>	General Comments	I wish to express support for the plan. I fully support all the policies. Agree with the update of the plan as indicated.	Positive supportive response	No revision required
<b>Resident 37</b>	General Comments	We viewed the amended plan (post Gladman refusal) and we feel as though the revised one is more in keeping with the development and expansion of the village.  The location of proposed new developments is better able to be served by existing infrastructure i.e. along the main artery road along Station Road. Small minor country roads will not be affected like the proposed Shenton Road Development would.  "This plan allows for sustainable housing development with low impact on the village and environment. (I noted the detailed vegetation survey indicated this) I fully endorse this neighbourhood plan."	Positive supportive response	No revision required
<b>Resident 38</b>	General Comments	I supported the original plan and I feel that the modified version is a very reasonable update of that document. I participated in the tree and hedgerow survey of a few years ago and I welcome the continued emphasis on protecting and enhancing green spaces and protecting the natural environment. I am not opposed to further house building, particularly in the light of a national shortage of affordable housing, and also because reasonable housing growth will support the retention of the range of retail outlets, restaurants, pubs and community facilities in the town.	Positive supportive response	No revision required
		Car parking remains a major problem for the town. A better arrangement for short stay parking in the central area, and additional paid car parking spaces are essential to maintain both the vibrant tourist and retail facilities of the	Some parking improvements will be included in the Town Centre Redevelopments and	No revision required

		<p>town. With a large public park adjacent to the centre, the loss of green space by converting the little used Parish Field, and/or a corner of the hotel grounds would be acceptable.</p> <p>Consultation on this plan has been good. The open day at the local library was informative and an opportunity to meet and discuss issues with local councillors.</p>	<p>the concerns and aspirations will be addressed as an aspirational project as identified in section 7.2.2</p> <p>Positive supportive response</p>	No revision required
<b>Resident 39</b>	Station Fields Design Brief	<p>There are a number of references to a regular bus service being within easy walking distance on Station Road, but I do not believe this is still the case - should such references be removed/amended?</p>	<p>Agreed, references to the bus service on Station Road to be addressed.</p>	<p>Design Brief page 2 Remove reference to Public Transport as this service has been discontinued.</p>
		<p>Reference is made regarding the design of the eastern part of the site to be sensitive to the existing and adjoining properties - should this be amended to "north-eastern part of the site" to ensure it includes the impacted Heath Road properties (53-93)?</p>	<p>The statement embraces all adjoining properties.</p>	No revision required
		<p>Should/could an additional item be included to reflect a "secure and maintained land break" between the proposed development and existing residential properties?</p>	<p>The 'Masterplan for Market Bosworth' Supplementary Planning Document and Design Brief for Station Field identify requirements for amelioration.</p>	No revision required
		<p>Could an item be added to reflect no weekend working for any construction activities?</p>	<p>This will be dealt with as a planning condition.</p>	No revision required
		<p>Comments relate to the Master Plan for the Station Fields site; There are a number of references to the Market Bosworth Water Trust - should such references be removed?</p>	<p>The Masterplan is a LPA document and not within MBPC control</p>	No revision required
	General Comments	<p>We are wholeheartedly against this development. Our properties will be devalued as a consequence of the development. Our beautiful views of open countryside will be destroyed. Our lives will be ruined from the noise, dust etc</p>	<p>The Allocated site to the south of Station Road</p>	No revision required

		that will be created during a lengthy construction process. I do not understand how this proposed development will address many of the concerns that were raised on the Market Bosworth Community in Action crowd funding page re the Gladman proposal North of Shenton Lane: Infrastructure issues; surrounding countryside needs to be preserved; doctors, dentists, schools etc will be overwhelmed; stop overbuilding; safeguarding agricultural land. The community has spoken, please don't ignore them!	received substantial support from the community during consultations. This Designated site was later adopted as the Masterplan for Market Bosworth in 2021 and a full public consultation was held before it could be adopted as a supplementary planning document.	
<b>Resident 40</b>	E1a	E1a states that "Innovative or outstanding design will be supported if it raises the overall quality of the Character Area." This is contradictory with the rest of the policy which calls for "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." It is difficult to see a solution where a developer or builder declares innovative in a medieval setting. I think this policy is at risk of a definition.	Policy CE1a is framed within the detailed context provided within the draft modified Neighbourhood Plan as well as the guidance provided with the NPPF.	No revision required
	Policy CE2 Page 35	CE2 omits many wide verges along Shenton Lane and Barton Lane which make the transition into the Conservation Area a gentle slide from rural to urban. Several smaller spaces have not been mentioned, such as Warwick Lane Bank, Heath Road Play Area etc.	Although welcome features, the verges on Shenton Lane and Barton Lane are typical rural verges and do not exhibit the significant green space character, of those on Sutton Lane.	No revision required
	Policy CE3 Page 37	CE3 The wording needs to be clearer. Development which harms important views and vistas must be given maximum weight and the benefit of the development can never be greater than the loss of the view or vista to the community. A recent hearing backed the importance of the Conservation Area and the views toward it and refused a development. The importance of the protection of views and vistas is not fully encapsulated here.	The phrasing of the policy "Development that harms important views into or vistas out of Market Bosworth will be resisted" is clear and supported by	No revision required

			context and 6.9.1 policy justification.	
	Policy CE4 Page 38	Policy CE4 The wording again requires attention. The mature trees and hedges MUST be protected not should be protected. I believe that a satisfactory scheme for replacement is impossible. How will it be possible to replace mature trees and ancient hedgerows with new planting.	This policy is in line with NPPF Guidance identified in the 6.10.1 Policy Justification	No revision required
	Policy CE5 Page 38	Policy CE5 should not refer to the NPPF 2021 but should state the policy in full. Once the NPPF 2021 is replaced by the NPPF 202X that policy may become outdated and therefore ineffective. I believe that there should also be a comment regarding building outside the settlement boundary and isolated homes.	It is standard practice to refer to NPPF paragraphs and versions, rather than replicate their contents.	All references to the NPPF will be subject to potential updates to the latest version prior to the submission to Regulation 15
	Policy CE6 Page 40	Policy CE6 will be challenged. Who is responsible for the maintenance of the bat and bird boxes and hedgehog runs. D veteran tree retention should be incorporated in CE4 or at least cross referenced.	This policy seeks to encourage biodiversity initiatives in NPPF. Para 6.12.1 Policy Justification provides the rationale. Many conditions are imposed at planning stage that identify how such measures will imposed. CE4 is not a biodiversity policy.	No revision required
	General Comments	<p>The MBNP is too long and unwieldy as a working document. Much of the Introduction is irrelevant or will become immediately so once the MBNP is updated. Having read through the plan I cannot decide for whom it is written. It is trying to be too many things to too many people.</p> <p>I would remove the foreword and much of the introduction as they are repetitive and mostly redundant.</p> <p>The original plan runs to 50 pages, this document runs to 65 pages much of which is simply bloat.</p>	We recognise that the document is lengthy but the modification statement does summarise the Plan.	No revision required

		The Planning Framework could be simplified and reduced, simply stating that the plan meets the requirements of the Town & Country Planning Acts together with the National Planning Policy Framework is sufficient. If it did not there would be no point in updating the MBNP. The whole document is far too wordy and should be abbreviated.	Simply stating that the Plan meets the requirements of the Town & Country Planning Acts together with the National Planning Policy Framework is not sufficient as such documents are by their nature generic and provide guidance. This Neighbourhood Plan is specific to Market Bosworth and necessarily includes the required local context and detail.	No revision required
<b>Resident 41</b>	Policy CE4 Page 38	CE4 states that development would not be permitted (should perhaps say supported)	Agreed	Change policy CE4 as proposed
	Town Centre Redevelopment	The town desperately needs the Town Centre redevelopment, in particular the introduction of time limited parking. Even with the Town Centre redevelopment, there will still be too much pressure on parking. The TC development will hopefully go some way to address the need for short-term parking but not the growing need for longer term parking. We need a car park - the obvious sites include: the Parish Field (which is hardly used), in front of the hotel (would need significant landscaping) or the Country Park behind Cedar Drive.	Agree that, although some parking improvements will be included in the Town Centre Redvelopments, the concerns and aspirations will be addressed as an aspirational project as identified in section 7.2.2	No revision required
		The double yellow lines outside the library are a positive development. They need to be enforced.	Positive supportive response	No revision required
	The Context Page 19 4.1.4	4.1.4 the section in brackets should be removed. The CA map doesn't have Alpha labels for the areas.	Agreed	Remove the phrase in brackets at the end of para 4.1.4
	Aspirational Projects Page 54 7.2.2	7.2.2 the final 'sentence' isn't a sentence.	Agreed	Add "need to be considered in the longer term once the Town Centre

				Redevelopment has been implemented.”
	Building & Development Page 46 6.17.4	6.17.4 The opportunity for a safe path should be strengthened. Saying 'there is an opportunity' is meaningless unless there is an aspiration (and ideally a plan) to deliver it and developers won't exactly go out of their way to deliver something like this without strong 'encouragement'. Getting to the canal etc involves walking over a narrow pavement on the 'wrong' side of Station Rd over the railway. We should do whatever it takes to deliver a safe pedestrian (and cycle) route from the Heath Rd area, via the Station Field development and into the Owl Homes development. This will also benefit the inhabitants of the Owl Homes site and visitors from the lodge park.	The Design Brief and The Masterplan for Market Bosworth SPD build on this requirement	Amend the final sentence to “The development should provide safe pedestrian and cycle links to existing residential areas and the rail and canal corridor through this area of land.”
	General Comments	I support this version of the Neighbourhood Plan. I support using the Station Field site for development	Positive supportive response	No revision required
<b>Resident 42</b>	Building & Development Page 43 6.15.2	6.15.2 There is an identification of two sites for consideration for housing however there is no justification for the omission of the site north of Station Road. This could prove a useful allocation to provide any further housing need in the area especially if housing numbers are required to be increased. They are also a minimum so allocating this site too will show how there in acceptance for further housing growth. Should this site however not be viable it needs to be made clear why this is to reduce the need for challenge. One does however consider this a good site for housing due to location etc.	Public consultation for the made Plan supported development on the South side of Station Road but not the north. This was reaffirmed at consultations for this modified Plan. The allocated site provides in excess of the necessary capacity to meet housing requirements since the additional King Richards Wharf development has commenced.	Insert a new sentence immediately before the final sentence - “Community consultation during the development of the original Neighbourhood Plan showed overwhelming support for development to the south of Station Road in preference to developments on the north side. This was reaffirmed at consultations for this latest modification.
	Aspirational Projects Page 54 7.2.2	7.2.2 I think a key project for Market Bosworth is to provide a safety crossing outside of St. Peters Primary School. S106 payments could help pay for this but as a standalone project this is definitely something required for the sake of safety at this important crossing. There is sadly also no longer a school crossing patrol.	This has been put to the LHA who have responsibility for this matter. It is not within the powers or duties for the Parish Council.	No revision required

	Policies	They all seem to make sense and provide detail for anyone interested in the area and its growth.	Positive supportive response	No revision required
	General Comments	Good work.	Positive supportive response	No revision required
<b>Resident 43</b>	General Comments	I agree wholeheartedly with the plan for sustainable development in the designated site.  I have written other comments which are not strictly policy references but relevant to the overall plan.	Positive supportive response	No revision required
	Design Brief	Comments on design brief - the original states that there is a bus service. I didn't see this changed in the updated brief. Paragraph 20 talks about 10% should be bungalows - I think this should be stressed to free up more family housing elsewhere in the village.	The references to the bus service on Station Road need to be addressed.	Design Brief page 2 Remove reference to Public Transport as this service has been discontinued.
		Can we ask that the affordable housing is built with easy access to the road (young families with pushchairs) and isn't the last part of the development.	Affordable housing design and placement will be available for comment at the planning stage.	No revision required
		Paths to the village including station road should be wide enough for double buggies. Permanent Pedestrian crossing (section 106)? on station road close to entrance to the development (village side).	Pavement widths are subject to highways regulations and will be considered as part of the planning process	No revision required
		Play Park on open space should be mandatory not desirable - near affordable homes and away from bungalows.	The Design Brief proposes a 'trim trail' rather than play park as the new development is close to the play parks on Pippistrelle Drive, Heath Road and the development on Sedgemere Road.	No revision required

	Affordable housing	<p>The plan recognises the need for affordable housing and to meet our commitments. However, the plan needs to recognise that to keep the businesses in the town sustainable, over development could stifle the Tourist and day visitor spend which is essential to the spread of businesses in the town.</p> <p>We have a unique heritage of interest to these visitors - once the vistas and approaches are lost, they cannot be recreated.</p>	The draft neighbourhood plan endeavours to provide sustainable development as required in the Neighbourhood Planning Act. The Plan recognises the delicate balance of the historic town and its tourist appeal.	No revision required
<b>Resident 44</b>	Policies	The lack of policies referencing the (potential) impact on public highways appears to be a significant omission. Ahead of any further development, the lack of parking around the centre of Market Bosworth and lack of enforcement of the Highway Code is already a major concern.	The LHA and other regulatory authorities are responsible for these matters. The Parish Council share these concerns with the relevant bodies to address these matters.	No revision required
	General Comments	<p>I can see no mention of the potential impact on road traffic volumes. This appears to be a significant omission.</p> <p>Around Market Bosworth there has been, and continues to be, many "extra" residents. Specifically, I am thinking about residents in (i) Bosworth Lakeside Lodges; (ii) Bosworth Marina; (iii) the Gatehouse Lodges (on Cadeby Lane); and (iv) Bosworth Caravan Park (on Cadeby Lane). In reality these locations now house residents year round. They add additional pressure to our limited infrastructure. How has the plan taken account of this contribution to meeting targets for new housing and the increasing burden on our schools, health services, parking, etc?</p>	The LHA have carried out all the required surveys and traffic monitoring exercises as part of the Masterplan for Market Bosworth. Similarly other statutory bodies have been consulted and the recent new developments and the proposed development in the Neighbourhood Plan are acceptable.	No revision required
<b>Market Bosworth Society 45</b>	Design Code	A resident of Shenton has raised concerns about flooding in that village. Whilst the design code has provision for SUDS no specific policy exists about run off or the danger of altering the water table. Large run off or even soakaway in Market Bosworth will end up in Shenton and can cause flooding.	The Environment agency have no concerns in this respect. They will be consulted again once a planning is made to ensure	No revision required



			that appropriate SUDS are in place.	
	Policies	A specific policy is required to ensure that the actions of developers within the parish of Market Bosworth does not have a negative effect in a nearby parish, in particular the risk of flooding to other villages following a large development.	This is a matter for the relevant statutory authorities who are consulted for each planning application.	No revision required
	General Comments	How the plan knits and meshes with plans and objectives of satellite villages. In particular with regard to flooding, pollution, increase in traffic numbers and similar effects. This is particularly important as Market Bosworth is a hub town.	All contingent parishes are specifically invited to comment on each Neighbourhood Plan. Historically Market Bosworth has had a good working relationship on such matters.	No revision required
<b>Resident 46</b>	General Comments	My comment relates to numerous parts of the Neighbourhood Plan.  The road structure in Market Bosworth makes the town unsuitable for development to its north, east and south. The only road from the north has a junction with the busy ring road which is often obscured by delivery drivers and illegally parked cars, the road from the north east becomes narrow and leads to a blind T junction, the road from the east is a narrow gated road and the only road from the south is very narrow. The effect is that a broken down or blocked vehicle by the Red Lion or by the Rectory would bring the town to a standstill and prevent emergency access.	The LHA are responsible for the overall traffic management throughout the town and the police and enforcement officers for irresponsible driver behaviour which can exacerbate the situation identified.	No revision required
		I support the updated Neighbourhood Plan for the period to 2039.	Positive supportive comment	No revision required
<b>Resident 47</b>	Consultation page 14 Para 2.1.1	Para 2.1.1 Support has been provided by the Borough Council, Leicestershire Rural Community Council, Locality, Planning Aid, and Dharmista Patel Planning and Design.  This is a reference to the original neighbourhood plan so the beginning of the sentence should read "Support was provided by ....."	Point noted this was historic reference to the made Plan.	Revision required as suggested

	Foreword Page 3	<p>The Foreword should include a comprehensive list of all those who have provided support to facilitate the modification of the Neighbourhood Plan. Something along the lines that:</p> <p>Locality for Grant Funding and support through their Technical Grant scheme. AECOM for the preparation of the 'Design Codes' and 'Housing Needs Assessment' Documents.</p> <p>Deborah McCann, Jo Widdicombe and Dharmista Patel providing independent advice as Consultants at Design:Midlands.</p> <p>Dr David Hickie for the Market Bosworth Landscape Review.</p> <p>RCC - Rural Community Council (Leicestershire &amp; Rutland) for their independent oversight and collation of the many engagement and consultation events.</p> <p>The community of Market Bosworth who have provided the support and encouragement to update the Neighbourhood Plan.</p>	Point noted this was historic reference to the made Plan.	Revision required as suggested
<b>Resident 48</b>	Introduction Page 7 1.2.6	1.2.8 The words of the Plan meet the challenges of the differing users of the whether they live in, work in or visit Market Bosworth.	This proposes to change 'and visit' to 'or visit' and shorten end of sentence.	Revision required as suggested
	Introduction Page 8  1.2.9  1.3.3	<p>1.2.9 The benefits of adopting this Plan would be to give structure to the future needs of the town in its the wisest sense and would provide stability until 2039. This will enable the town to move forward with guidelines and parameters that have been approved. It gives boundaries and guidance to any future developments.</p> <p>1.3.3 Updating the MBNP ensures that it conforms with national, regional and local plans and that its policies remain relevant to use it as a tool to determine any future planning decisions.</p>	<p>Attempts to paraphrase the detailed list with generic statements with no perceived benefit.</p> <p>Original wording is not improved by the proposed alternative</p>	<p>No revision required</p> <p>Remove the word 'regional'</p>
	Policies page 24 5.2	<p>The aims of this modified Plan are clearly stated so that any future developments will maintain the character of the Town whilst supporting economic activity with due regard to the flow of traffic and the parking for all users of the Town.</p> <p>5.2 The Neighbourhood Plan Vision for Market Bosworth is laying down a firm foundation for future decision makers, planners and developers on what the residents of Market Bosworth would like for the future of the Town.</p>	Positive supportive response	No revision required

	Character & Environment Page 27 6.2	The design codes and principles for the Station Field Design Brief have been formed by consultations to enhance the character of the Town	Positive supportive response	No revision required
	Aspirational Projects Page 53 7	The Market Bosworth Neighbourhood Plan has looked at what the residents and other users of the Town see as the future aspirations of the Town and put it into this modification of the Plan.	Positive supportive response	No revision required
	Design Code	Design codes - I would like to see the requirement for solar panels on all future housing. DCp90	Design Code encourages renewable and low carbon solutions but these are also dictated by national and local planning requirements and building regulations in respect of working towards Net Zero, which means that in practice most new homes will have solar panels and/or heat pumps.	No revision required
	General Comments	A group of residents has worked hard to move the Neighbourhood Plan forward to ensure that all the designs and policies meet the future requirements of the Town	Positive supportive response	No revision required
<b>Resident 49</b>	The Plan – Vision & Aims page 24	Please consider to add to the ‘Aims’ section regarding maintenance and enhancement of environment and nature.	Aims and vision previously consulted on and agreed.	No revision required
	Character & Environment Policy CE1a Page 34 Policy CE3 Page 37	Agree with policy CE1a  Strong agreement with policy CE3	Positive supportive response	No revision required

	Building & Deelopment	In the building and development section, agree with development south of Station Road. I believe strong consideration should be given to how S106 monies can be properly directed to the MB area, not spread beyond into wider HBBC or other areas.	Section 106 is not within the remit of this Plan	No revision required
	Building & Deelopment Policy BD1 Pag 47	Please look at how to limit the exploitation of loopholes to ensure that affordable housing is provided directly within Market Bosworth. Suggestions have been given that the Owl development has not provided such.	The LPA are the responsible body for final determination of affordable housing. This Plan has provided the required evidence for both local affordable housing needs and implementation of local connection criteria.	No revision required
	General Comments	<p>Positive support for ambition, particularly relating to retaining the characteristic features the of Market Bosworth area.</p> <p>Extremely supportive of the focus on improvement of high-speed broadband provision and reliable mobile phone reception (5G).</p> <p>Extremely supportive of the focus on the natural environment, nature, trees and hedgerow conservation.</p> <p>Consideration for prudent, limited further housing development. In particular, it should be noted that the school of St Peter’s appears to be struggling to meet local need, particularly with high SEND need in the area. This is particularly relevant in particular year groups.</p> <p>Very supportive of the sustainable approach to further development. Please do ensure that prioritisation is given to improvement of infrastructure to assist with those working within the area / maintaining the ability of the industrial areas to attract and retain tenants / users.</p>	Positive supportive response	No revision required
<b>Natural England 50</b>		Natural England does not have any specific comments on this draft neighbourhood plan.	Supportive comment	No revision required

<b>Hinckley &amp; Bosworth Borough Council 51</b>	Introduction 1.1.4	The Local Development Scheme – which was published in December 2022 - indicates that the emerging Hinckley & Bosworth Local Plan will have an end-date of 2041. It would seem appropriate that the Neighbourhood Plan should reflect that anticipated end date.	The change in end date of the emerging Local Plan has changed several times. The Neighbourhood Plan will require several reviews and potential modifications at which the end date can potentially amended. This Plan was produced with full knowledge of the LPA who had not suggested any change in end prior to publication and Reg. 14 consultation of the Plan.	No revision required
	1.2.7	Whilst the draft Neighbourhood Plan identifies a site for new housing development, the 3 additional years of the proposed plan period (or 5 if the end-date is taken to 2041) would seem to suggest that it may have been appropriate to include the identification of additional land for housing.	The allocated site provides in excess of the necessary capacity to meet housing requirements since the additional King Richards Wharf development has commenced.	No revision required
	1.2.9	It may be appropriate to make reference to the provision of affordable housing.	Paras 6.16.2 P44 and paras 6.18, 6.18.1 P47 and 48 relate to provision of affordable housing	No revision required
	1.2.10	Seeking to “minimise any adverse effects” on biodiversity could be read as implying that some adverse effects would be acceptable in principle; it is hoped that this was not the intention and that all adverse effects on biodiversity would be regarded as unacceptable. Some rewording may be required.	Difficult to write absolutes in planning framework but propose change in wording.	Change to ‘Prevent or minimise any adverse effects’
	1.3.3	Reference to Regional Plans should be removed.	Agreed	Remove all references to regional plans
	1.4.2 iii page 11	Wording should be revised to improve clarity; in particular, the status of the documents referred to.	Agreed	The status of the documents to be identified in the

				section References and key Documents in section 8
	1.4.3	Care needs to be taken to ensure that the proposed changes are consistent with the latest national guidance contained in the latest National Planning Policy Framework (2023), which should be overtly stated.	Agreed	All references to NPPF to be updated.
	The Planning Framework 3.1.2 Page 16	The reference to “social, economic and environmental actions” – in the context of a Neighbourhood Plan it might be best to rephrase this paragraph to reflect that these are priorities rather than actions. This could be resolved by a rewrite of the paragraph for greater clarity of meaning.	Agreed	Change actions to priorities
	3.3.2	As far as possible, all references to documents should be specific: the Plan adopted in 2009 was the Core Strategy (cited as the “Local Plan” as cited in para. 3.3.2 and, similarly, the “emerging Local Plan Allocations DPD”).	Agreed	Change para 3.3.2 accordingly
	3.4.2	There is a need to more closely reflect the current iteration of the NPPF	Agreed	All references to NPPF to be updated.
	The Context 4.2.1 Page 20	Needs to be checked to ensure this reflects the most recent relevant TTWA information (reference to 2006 TTWA analysis is outdated)	Cannot locate updated data for Market Bosworth. More recent aggregated rural and urban data for Hinckley and Bosworth Borough council areas does not identify rural differences.	No revision required
	4.2.3	Explicit reference should be made to the need to encourage and facilitate the development of school travel plans.	Travel Plans are to be encouraged	Reference to school travel plans to be included in Para 7.1.1 Aspirational Projects
	Character & Environment 6.5.4 Page 30	It would be useful to acknowledge the role of Tree Preservation Orders and whether or not the trees referred to benefit from that protection.	The background and evidence document “A survey of Important Trees and Hedgerows in the Parish of Market Bosworth 2022” provides clarity.	No revision required
	6.6.2	References to the NPPF should be to its current iteration	Agreed	All references to NPPF to be updated.

	6.12.1 Page 40	Which NPPF is being referred to?	Agreed	All references to NPPF to be updated.
	Building & Development 6.14.7 Page 42	It would have been unsurprising to have seen additional housing land identified as part of the Neighbourhood Plan review, particularly as the plan period is being extended to 2039 (and, arguably, should be extended to 2041). Consideration should be given to a proactive approach to the development of land for housing; specifically, the inclusion of further sites on which such development can take place.	Additional housing has already been agreed (now currently being build out) at King Richards Wharf site Station Road. The identified 'Station Field Site' in the Neighbourhood Plan is sufficiently flexible to address increased need through potential reduction of employment land.	No revision required
	Aspirational Projects 7.1.1 Page 53	The text makes no reference to the need to facilitate modal shift away from car use; similarly, it would be a good opportunity to include the role of travel plans for schools and businesses (see also comments on para 4.2.3).	Given the loss of the 159 bus service and the reduction of the only remaining 153 service to Leicester it is non practical to do so.	No revision required
	Character & Environment Para. 6.2 Page 27	"Development proposals which are in conformity with the policies of this Plan and propose new buildings that are carbon neutral, or as near to carbon neutral as is reasonably possible, shall be strongly" forms part of the introductory text and yet appears to be a policy. Consideration should be made as to whether an additional policy along those lines should be included.	This is supported within the Design Codes document which is itself Policy DC1.	No revision required
	Policy DC1 Page 28	Consider rewording to clarify: "contribute to the features which positively define" is, perhaps, a little onerous and requiring development to 'contribute positively' may be more suitable. Any policies that are perceived to be onerous are likely to be subject to scrutiny and specific evidence for the policy's intent will probably be required.	Agreed	Revise Policy DC1 accordingly
	Para. 6.5.9 Page 31	The statement that these areas "should not be adversely affected by any new development" is worded as a policy – for this to have the appropriate weight, consideration should be given to including this as a Neighbourhood Plan policy.	See Policy CE2 and policy Justification	No revision required
	Policy CE1 page 34	It is difficult to justify the intent that new development that would be "visible from an adjacent Character Area" should be "sensitive to the principal	This key policy was in the made Plan 2015 – 2026. It	No revision required

		characteristics of that area”. It seems likely that this stated principle would be somewhat contested. At the very least, the wording should be clarified, or the principle reconsidered to ensure it is not too onerous (it is not clear whether the policy is expecting that developments outside a character area should be sensitive to their own location, or to those of adjacent character areas ... or both).	has previously been referenced by the LPA in planning applications and tested independently at 3 different appeals.	
	Policy CE2 page 35	It is important to indicate that the evidence available to support the designation of Local Green Space: a) up to date, and; b) sufficiently robust.	The designations were made prior to the Neighbourhood Plan 2015 and no evidence has come forward to challenge these designations. They are also subsumed within the Landscape Review Market Bosworth Neighbourhood Plan 2023 within Views and Vistas areas to be protected.	No revision required
	Policy CE4 page 38	It seems uncertain that mechanisms exist to enforce the policy’s requirements. This may need to be expanded on in the supporting text.	MBPC believe that planning conditions by the LPA can be imposed in respect of new developments in rural locations and open countryside to ensure the principles of this policy can be met.	No revision required
	Policy CE6 page 40	Explicit reference to Biodiversity Net Gain would probably strengthen this policy (see also comments on Para. 1.2.10)	The focus of biodiversity net gain is explicit in the Design Codes (NE3.1 and NE6.1) and NPPF Dec 23 para 180	No revision required
	Policy BD1 page 47	Affordable housing requirements are often expressed as 10 or more dwellings in relation to the requirements put on development proposals – is there a specific reason for the policy to reference “11 dwellings or more” which seems	This was the figure by HBBC when the original Neighbourhood Plan was being prepared and was	Revise Policy BD1 to 10 dwellings or more.  Reference to be corrected



		unusual? Also, the reference to “section 6.16.1” in the policy wording appears incorrect (6.16.2?)	challenged at consultation or examination. Will revise to 10 dwellings.  Agreed, 6.16.1 to be revised for clarity	Revise 6.16.1 to read: The following documents; Market Bosworth Design Codes, Station Field Design Brief and Market Bosworth Masterplan provide more detailed information including: 1. <i>Text as written</i> 2. <i>Text as written</i> 3. <i>Text as written</i> Remove text in para 4
	Policy BD3 page 51	The text appears to have been included from an earlier draft of the plan and will need to be updated with the correct section numbers.	Agreed	Revision to be in line with updated Design Brief
	Policy BD4 page 52	Policy BD4 seems to reiterate existing national guidance and therefore its inclusion may be unnecessary/redundant	The policy objective references non designated local assets in the evidence document Review of Designated Heritage Assets and Non-Designated Assets of Local Value. Many Neighbourhood Plans have similar policies.	Revise policy to include “...Heritage Value, as listed in the evidence document “Review of Designated Heritage Assets and Non-Designated Assets of Local Value” will be resisted”.
	General Comments	In addition to the comments on specific paragraphs and policies as set out above, the following three more general points are apposite:  <b>1. Plan Period</b> There is a good argument to be made for the plan period to reflect the current (December 2022) timeframe envisaged for the Hinckley & Bosworth Local Plan (i.e., having an end-date of 2041). Whilst this would necessitate a number of changes to the Neighbourhood Plan, it appears both practicable and logical to do so ... and may help to make it more robust.	1. The Plan period for the revision of this document has changed twice due to Local Plan not meeting deadlines. All background	No revision required

			and evidence documents have been commissioned on the dates provided by the LPA and would require recommissioning if the Plan dates were to be revised. This would be far too costly and time consuming.	
		<p><b>2. NPPF</b> The NPPF is referenced throughout the document. However, it seems that the version being referred to and cited in support of the Neighbourhood Plan's content is not the most up to date one. The timing of its publication (5 September 2023) was not the most helpful in that it coincided with the preparation of the current version of the Neighbourhood Plan review, however, it is important to update the references to it and understand how its content might be reflected.</p>	2. Agreed	All references to the NPPF will be amended to the revised publication December 2023
		<p><b>3. Identification of Additional Housing Land</b> In light of points 1 and 2 (above), there would be merit in reviewing the lack of additional housing land identified in the Plan with a view to making further provision.</p>	3. There is no requirement for additional housing land. The allocated site provides in excess of the necessary capacity to meet housing requirements since the additional King Richards Wharf development has commenced.	No revision required
<b>Resident 52</b>	General Comments	The Parish Council work extremely hard to develop and maintain an up to date Neighbourhood Plan, and always fully consult with the local residents and community of Market Bosworth to get their buy in and support. This is extremely important within the community because of the unique nature of Market Bosworth as a historic centre with many heritage assets that the	Positive supportive response	No revision required

		<p>community strongly feels, should be protected. In addition, it is essential that any new additional housing developments represent sustainable development for the area, given the medieval infrastructure of the town and market place, and the relationship between the urban centre and rural surrounding areas. To that end, it is particularly noteworthy that the updated plan incorporates an independent housing needs assessment to ensure that Market Bosworth is fulfilling its responsibilities related to the housing needs for Hinckley and Bosworth Borough Council.</p> <p>Therefore, in summary I strongly support the draft modified plan and feel this is a valuable document for the community of Market Bosworth in ensuring that local residents have a say in how the town grows and evolves, whilst retaining its important historic and heritage assets.</p>		
<b>Resident 53</b>	General Comments	<p>I strongly support the Draft Modified Market Bosworth Neighbourhood Plan 2020 -2039. The Parish Council have done a fantastic job updating the plan including commissioning an independent housing needs assessment to ensure that Market Bosworth is fulfilling its responsibilities related to the housing needs for Hinckley and Bosworth Borough Council.</p> <p>The Parish Council have worked extremely hard to develop and maintain an up to date Neighbourhood Plan, and they always fully consult with the local residents and community of Market Bosworth to get their buy in and support. This is extremely important within the community because of the unique nature of Market Bosworth as a historic centre with many heritage assets that the community strongly feels, should be protected. In addition, it is essential that any new additional housing developments represent sustainable development for the area, given the medieval infrastructure of the town and Marketplace, and the relationship between the urban centre and the rural surrounding areas.</p> <p>Therefore, in summary I strongly support the draft modified plan and feel this is a valuable document for the community of Market Bosworth in ensuring that local residents have a say in how the town grows and evolves, whilst retaining its important historic and heritage assets.</p>	Positive supportive response	No revision required

<p><b>The Environment Agency 54</b></p>	<p>General Comments</p>	<p>Within the Plan area there is a limited amount of those environmental constraints for which the Environment Agency has a statutory remit. For example, there is only limited Flood Zone 2 and 3 (located away from the existing settlement), nor any Main Rivers. Nevertheless, the revising of the Plan is an opportunity to acknowledge, demonstrate and prepare for future, as well as current environmental challenges. We don't consider that full use of this opportunity has been taken. For example, there is a lack of attention to issues regarding pluvial and fluvial flood risk within the area; nor is there acknowledgement of the requirement for new development to deliver biodiversity net gain of at least 10%.</p>	<p>Research for the modified Neighbourhood Plan did not find any concerns in respect of flood risk from the allocated site for new development. Biodiversity is an essential component of the NPPF 2023 (Dec) and is referenced in policies CE4, CE5 and CE6 as well as a core component of the Design Codes policy.</p>	<p>No revision required</p>
	<p>Policy CE6 page 40</p>	<p>Policy CE6: Provision for wildlife in new development</p> <p>This Policy could be strengthened by:</p> <ul style="list-style-type: none"> <li>. stipulating a requirement for all new development to include biodiversity net gain of at least 10%.</li> <li>. replacing the wording 'green landscaping and wetland habitat' with 'green and blue infrastructure'.</li> </ul>	<p>Net gains for biodiversity are explicit throughout the modified Neighbourhood Plan and supporting documents. The Plan encourages development to consider biodiversity rather than stipulating a quantitative minimum which is non-enforceable. Accept change of terminology</p>	<p>Policy CE6 replacing the wording 'green landscaping and wetland habitat' with 'green and blue infrastructure'.</p>
	<p>Policy DC1 page 28</p>	<p>We welcome the inclusion of a Design Code policy and the accompanying 'Market Bosworth Design Codes' (June 2023). We wish to draw your attention to the Nature chapter of the National Model Design Code Part 2: Guidance Notes. The section (p18, p30) states that development should enhance the natural as well as built environment. We would encourage the consideration and appropriate inclusion of the following aspects, in particular, but not exclusively to the Station Field allocation site: Open spaces, SuDs, Green Infrastructure, Biodiversity.</p>	<p>Policies relating to open countryside CE4, CE5 and in particular policy CE6 all reference the importance of the natural environment. Station Field is the only available designated site not in open countryside.</p>	<p>No revision required</p>

<p><b>National Gas Transmission</b> 55</p>	<p>General Comments</p>	<p><b>About National Gas Transmission</b> National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed by or in close proximity to National Gas Transmission Assets. Following a review of the above document we have identified the following National Gas Transmission assets as falling within the Neighbourhood area boundary: Asset Description - <b>Gas Transmission Pipeline, route: BLABY TO ALREWAS</b></p> <p>A plan showing details of National Gas Transmission's assets is attached to this letter. Please note that this plan is illustrative only.</p> <p>National Gas Transmission also provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></li> </ul> <p>Please see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p><b>Distribution Networks</b> Information regarding the gas distribution network is available by contacting: <a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a></p>	<p>Information statement</p>	<p>No revision required</p>
<p><b>National Grid</b> 56</p>	<p>General Comments</p>	<p><b>Proposed development sites crossed or in close proximity to NGET assets:</b> An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p>	<p>Information statement</p>	<p>No revision required</p>

		<p><a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></p> <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p> <p><b>Distribution Networks</b> Information regarding the electricity distribution network is available at the website below: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p>		
<b>Canal &amp; River Trust 57</b>	Building & Development Policy BD4 at paragraph 6.211 Page 52	<p>Within the plan area, the trust owns and manages some 4 kilometres of the Ashby canal. We have reviewed the policies set out in the plan and although there are no specific policies relating to the canal and no proposed site allocations which appear likely to directly affect the canal, the Plan does appear to give scope to ensure that the character and appearance of the canal corridor will be adequately protected from inappropriate development, but without being likely to prevent appropriate water-related development to support the use of the canal as a valuable recreational and leisure asset.</p>	Information statement	No revision required
		<p>The plan acknowledges the value of the canal as a leisure and recreational asset for the local community as well as a tourist attraction bringing in visitors into the area. We would comment that the canal is also an important reminder of the industrial heritage of the area and is designated as a conservation area along its route through the plan area (and indeed the wider Borough). The canal network is also a prime example of a historic asset that is widely used, and a major aspect of its value is that it is both usable and accessible, for boaters and to path users, as a piece of working heritage.</p>	Information statement	No revision required
		<p>In general terms, we consider that policy BD4 is appropriate and should assist in protecting the historic character and setting of the canal from inappropriate new development in proximity to it. However, we note that the plan does not clearly acknowledge the heritage value of the canal and does not make any explicit reference to its status as a designated heritage asset. We further note</p>	Information statement	No revision required

		<p>that the Review of Designated Heritage Assets and Non-Designated Heritage assets of Local Value document which forms part of the supporting evidence base for the plan also fails to include the canal in the list of designated heritage assets within the parish.</p> <p>We, therefore, recommend that the review document is updated to include Ashby Canal as a designated heritage asset and suggest that the canal's status as a conservation area also be referenced within the Draft Plan, probably most appropriately within the supporting text to Policy BD4 at paragraph 6.211.</p>	Agreed	The review of heritage assets will be updated and policy BD4 amended as suggested.
<b>Resident 58</b>	General Comments	<p>The modified plan has been formatted in a much-improved manner by cross referencing to the relevant sections in the main report.</p> <p>I fully support the principal of the Neighbourhood Plan in establishing guidelines that set out a vision for the future of the Parish and the planning policies to determine planning proposals locally. I am pleased that it has been effective in preventing a number of recent speculative development proposals.</p> <p>I feel that the modified plan will continue to provide this vision for the future of Market Bosworth</p>	Positive supportive response	No revision required
<b>Resident 59</b>	Character & Environment 6.8 Policy CE2 page 35	<p>The Parish Field has been excluded from the local green space list, it seems to me it meets the requirements of a local green space.</p> <p>Has it been excluded because it is a designated future car park?</p>	The Parish Field is not a designated green space.	No revision required
	Aspirational Projects 7.1 page 53	<p>We should be bolder in our plans for redevelopment of roads and parking in Market Bosworth. The whole system is geared around making life easy for car drivers, without any real support for disabled users, and excludes any thought or consideration of wheelchair users, people with pushchairs or mobility scooters, or even just people with small children. Pavements are very narrow in many places.</p> <p>The country park car park is underused, while the local streets are jammed with cars of people visiting the park with their dogs. Cars meeting in traffic gridlock the main road at peak periods.</p>	Statement of information. This section clearly states some of the problems faced and outlines progress. The Town Centre redevelopment is not focussed solely on cars, but on pedestrian and other users' safety.	No revision required

<p><b>Resident 60</b></p>	<p>General Comments</p>	<p>I have been very impressed by the amount of work that has been put into the plan and feel that the additional/amended policies have enhanced its relevance to Market Bosworth. The modified plan itself is a well-structured and it is easier to access the relevant sections by means of the cross references.</p> <p>I have been particularly interested in the landscape characterisation, landscape assessment, visual impact assessment and landscape ecology in the Landscape Review. I feel that this is a valuable enhancement to the plan.</p> <p>I feel that the landscape is an aspect that has uniquely identified Market Bosworth in the local area.</p>	<p>Positive supportive response</p>	<p>No revision required</p>
<p><b>Severn Trent Water 61</b></p>	<p>General Comments</p>	<p>Thank you for the opportunity to comment on your consultation, we do not currently have any specific comments to make on your plan. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p> <p><b>Position Statement</b> As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure.</p> <p>Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient</p>	<p>Information statements</p>	<p>No revision Required</p>



		<p>confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.</p> <p>For your information we have set out some general guidelines and relevant policy wording that may be useful to you.</p>		
<b>Carlton Parish Council 62</b>	Character & Environment 6.5.9 Page 31	<p>A. It is suggested that this area be defined as the wedge of land between public footpaths S68 and S70, part of which is known locally as Silk Hill.</p> <p>There are errors in the description of Silk Hill – land at the northern foot of the hill has well-preserved ridge and furrow so was clearly ploughed.</p>	This text is from the original Neighbourhood Plan and not challenged previously. However, will change description to reflect this comment.	Description A page 31 MBNP to include: <i>"Possible pre-medieval land use with evidence of ploughed ridge and furrow and presumably used as grazing land since that time"</i>
	Character & Environment 6.5.10 Page 32	<p>There is confusion about the terms 'view' and 'vista'. Strictly, a 'vista' was originally defined as a long, narrow view as between hedges, rows of trees or buildings, and is still used in this sense by English Heritage. Landscape gardeners strove to create vistas with hedges, avenues of trees and blocks of woodland. However, the term is now commonly used to indicate a wide prospect.</p> <p>We recommend that the term 'vista' be dropped in favour of 'view', a term which may easily be qualified as wide, extensive or constrained.</p>	The definition for the use of view and vista were provided by the LPA for the original Neighbourhood Plan. Para 6.5.10 reiterates the original principles and map. This use of the terminology has been recognised and reinforced as valid by the planning officers and Inspectors at several appeals.	No revision required
	Character & Environment 6.6.5 Page 33	<p>This list does not include: Landscape Review for Market Bosworth Neighbourhood Plan and Market Bosworth Landscape Character Assessment Report 2017 (referred to in 6.9) A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth (referred to in Para 6.10)</p>	These are referenced in paras 6.6.3 and 6.6.4. However, they can also be included in the overall list of references.	Incorporate as suggested
	Building & Development 6.14.5 to 6.14.7	These paras appear to be duplicated in paras 6.15.1 to 6.15.3 and could be omitted.	Agreed	Remove paras 6.14.5 to 6.14.7

	Page 42			
	Building & Development 6.21 Policy BD4 Page 52	This page does not read easily, and parts of it do not make sense.	Considered and agreed	Changes required e.g. There are a couple of 'typos' and font changes which can be addressed and wording reorganised to clarify.
	Aspirational Projects Page 54	<p>Carlton Parish Council proposes the addition of the following aspirational policy.</p> <p>7.25 - Improved permeability and access to services</p> <p>The creation of off-road routes linking residential areas to the Town centre, the Ashby Canal towpath, Sustrans Route S52 and the adjoining hamlets of Carlton and Cadeby for use by walkers, cyclists and users of motorised wheelchairs.</p> <p>There are several reasons for this suggestion:</p> <ul style="list-style-type: none"> <li>(i) electric buggies are becoming more widely used with longer ranges, and as local bus services decline their use is likely to increase, particularly in an ageing population;</li> <li>(ii) (ii) it is desirable for new developments to be linked to each other and to the service centre by safe routes;</li> <li>(iii) (iii) existing footways along Station Road are narrow, and there is no footway along the southern side between the canal and Cedar Drive; (iv) links to the Ashby Canal and Sustrans S52 would encourage access to this recreational corridor and the wider countryside.</li> </ul>	Interesting suggestion	Consider this proposal at a later revision on the Plan.
	General Comments	Carlton Parish Council strongly supports this plan and the policies therein.	Positive supportive response	No revision required
<b>Resident 63</b>	Page 2 para 3 b4	remove "new"	Positive supportive response	No revision required
	b5	Add "new" before holiday lodge park.	Not required	No revision required

		The picture is well out of date.		
	P3	Last paragraph of forward has too many long words.	Agree to simplify	The continued community support to build on the original Neighbourhood Plan resulted in developing a detailed understanding of key features of the Town. This resulted in the production of a number of documents that will form part of this modified Neighbourhood Plan
	Introduction P6 1.1.4	“our” hopes...	These were the identified hopes, aspirations and concerns identified by the community. ‘Your’ represents that collective.	Re word 1.1.4 to say The original Market Bosworth Neighbourhood Plan took the hopes, aspirations and concerns of the community about the Town to....
	P8	The beginning of each line needs to start with “To provide.....	Agreed, they should all be same tense	Revised as exemplified in the comment e.g. ...this Plan are to: Provide... etc etc
	General Comments	We are looking to downsize to a bungalow in the Square so as an alternative how about bungalows in the walled garden with a small estate of bungalows on the land behind the tower. It is a flat walk from there to the shops.	This land has not been offered in SHELAA so outside the remit of this Plan	No revision required
<b>Resident 64</b>	Character & Environment Policy CE1 (b) Page 34	Having reviewed the inspector’s conclusions on the Sutton Lane appeal I have proposed some additions and editorial changes to NP Policies CE1 and CE5 although it may be more appropriate to include the 3rd item given below in the policy for views and vistas.	The BVPG and Parish Council believe the Neighbourhood Plan policies are robust and require no additional changes.	No revision required

		CE1 (b) Planning applications for any development that would harm the setting and significance of the Conservation Area will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.		
	Character & Environment Policy CE1 page 34	CE1 Planning applications for any development that would harm the character and appearance of that part of Market Bosworth within which it is located shall be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.  CE1 Any off-site highway works, associated with a development that would cause significant harm to the character and appearance of approaches into or out of Market Bosworth will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.	The BVPG and Parish Council believe the Neighbourhood Plan policies are robust and require no additional changes. The wording is similar to that in the made Plan and have been tested and proven to be effective at planning appeals.	No revision required
	Character & Environment Policy CE5 Page 38	CE5 All development outside the settlement boundary shall be will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.	The wording is similar to that in the made Plan and the BVPG and Parish Council believe the Neighbourhood Plan policies are robust and require no additional changes.	No revision required
<b>Resident 65</b>	General Comments	In general, the plan is a good document that clearly tries to address the protection of all that is good about MB. Well Done. However, there is one area that it does not adequately address in my opinion, and that is the traffic/parking situation. This seems to be confined to “aspirational” objectives, whereas the need is much more than aspirational-it is a matter of public safety every day! Lower speed restrictions throughout the town should be a priority, especially on Station Rd where few people seem to keep to the limit. Cameras should be deployed much more to “encourage” compliance. It would be good to see some police enforcement at peak school times so that parents are “dissuaded” from parking on zebra crossings or on pavements.  Timed parking restrictions in the Marketplace should be introduced to encourage people to use the other car park near the Black Horse.	Due to the parish council not having any legislative powers or duties on these matters they cannot be included as policies but are included as community aspirations to provide the parish council with evidence to share with the relevant authorities.	No revision required

		Given the amount of tourist activity in the town as well as the resident population, it is important to create a safe environment for all. Waiting until there is an occurrence that makes everyone regret not acting sooner is not the way to make good community policy. Thanks for listening.		
<b>Resident 66</b>	General Comments	<p>Thank you for the opportunity to comment on the draft modifications to the Market Bosworth Neighbourhood Plan.</p> <p>The information is clear about the issues involved and the changes proposed, and I support them all.</p> <p>Specifically:</p> <ul style="list-style-type: none"> <li>- the emphasis on development keeping the character of the area</li> <li>- the consideration of adjacent roof lines</li> <li>- preserving the diverse architectural styles of the town</li> <li>- the need to integrate different areas of land usage</li> <li>- the importance of avoiding spread into the surrounding open countryside</li> </ul> <p>The objective of ensuring an inclusive community is welcomed and the analysis of social housing needs and the housing needs of the local population is particularly welcome.</p>	Positive supportive response	No revision required
<b>Resident 67</b>	General Comments	The amount of work that has been completed is truly amazing and the documents in the plan will act as a valuable historical source for future generations. As now modified it reflects a better and more easily read and absorbed work. We endorse and support it's aims and objectives.	Positive supportive response	No revision required
<b>nineteen47 on behalf of Miller Homes 68</b>	General Comments	nineteen47 is instructed by Miller Homes to submit representations pursuant to the current consultation on the draft modified Market Bosworth Neighbourhood Plan 2020-2039 (PreSubmission Version) in accordance with The Neighbourhood Planning (General) Regulations 2021 (Regulation 14).	Information statement	No revision required
		As you will be aware, Miller Homes has an option on the land that is identified as an allocation for mixed-use development on land to the south of Station Road [“the Allocated Site”] in Policy BD2 (Site allocation south of Station Road and Heath Road) of the Market Bosworth Neighbourhood Plan (2014-2026) as was adopted at referendum in September 2015 – this site also forming an allocation	Information statement	No revision required

	(MKBOS02) for mixed-use development under Policy SA5 (Land South of Station Road and Heath Road, Market Bosworth) of Hinckley & Bosworth Borough Council's Site Allocations & Development Management DPD (adopted July 2016) ["SADM DPD"] and a draft allocation (MKBOS01M) for mixed use development in its Pre-Submission Local Plan, which was consulted on in February/March 2022.	Information statement	No revision required
	Miller Homes anticipates the submission of a hybrid application for the Allocated Site in February 2024 and with this comprising full details for the proposed residential element and outline details for the proposed commercial element of the scheme.	Information statement	No revision required
	Miller Homes also has an option on the adjacent site ["the Adjacent Site"] to the south and east of the Allocated Site, extending to approximately 10.8 hectares, which forms a draft allocation (MKBOS02H: Land south of Station Road – Phase 2) for residential development in Hinckley & Bosworth Borough Council's aforementioned Pre-Submission Local Plan, which was consulted in February/March 2022.	Information statement	No revision required
	Whilst the Pre-Submission Version of the Neighbourhood Plan is referred to as part of a major review, we note that there are no changes to its overall Vision, Aims or Objectives. We also note that the Pre-Submission Version has become a more streamlined policy-focused document, with detailed design related guidance provided within separate supporting documents, such as the Landscape Review (2023), the Station Field Design Brief (2023) and the Market Bosworth Design Codes (2023) and other housing-related evidence documents including A Detailed Investigation into the Housing Needs of Market Bosworth (2022) and the Market Bosworth Housing Needs Assessment (2022). We comment on the landscape and design-related documents later on in these representations.	Information statement  Information statement	No revision required  No revision required
	We trust our client's representations pursuant to the current consultation on the Pre-Submission Version of the Neighbourhood Plan 2020-2039 will be	Information statement	No revision required


		afforded due consideration and we would be grateful to be kept updated on future progress with the development of the Neighbourhood Plan. Should you wish to discuss any of the matters raised within these representations, please do not hesitate to get in touch.		
	Building & Development Policy BD2 Page 49	Our client welcomes the continued policy support for the development of the Allocated Site in Policy BD2 of the Pre-Submission Version of the Neighbourhood Plan.	Positive supportive response	No revision required
	6.17 Proposed site – key Considerations page 45	We note the Key Considerations included for the Allocated Site as included in Section 6.17 of the Pre-Submission Version remain largely faithful to those included in the adopted version.	Positive supportive response	No revision required
	Building & Development Policy BD2 Page 49	We note Policy BD2, as included in Section 6.19 of the Pre-Submission Version of the Neighbourhood Plan remains largely faithful to that included in the adopted version of the Neighbourhood Plan, albeit with reference in its Criterion 2 to a minimum yield of 77no. dwellings on the Allocated Site, which is itself representative of the need identified in the Market Bosworth Housing Needs Assessment of December 2022 – representing an increase from the minimum yield of 55no. dwellings as identified in the adopted version of the Neighbourhood Plan. In this respect, our client welcomes the inclusion of an increased yield for the Allocated Site in the policy, though highlights that this very much represents a minimum figure, with a yield of approximately 140no. proposed dwellings anticipated for the forthcoming hybrid planning application, taking into account its opportunities and constraints and good urban design practice.	The minimum 77 dwellings is based on the HNR 2023 provided by AECOM as a requirement for Neighbourhood Plans when the LPA are unable to provide the HNR. The Masterplan identifies the site capacity as 100+ which could reach 130 as identified by developer Miller Homes at the consultation 06/02/24	No revision required
	Building & Development Policy BD2 Page 49	With regard to the requirement of Policy BD2 for the development of the Allocated Site to include between 0.5 to 1.0ha of employment land, we note reference to B1 use, though are mindful that this use class ceased to exist following its revocation in September 2020. The former B1 use class included offices, research and development of products or processes and any industrial processes which can be carried out in a residential area without causing	Agreed	No revision required

		detriment to the amenity of the area, though all such uses now fall within Criterion (g) (i) and (ii) of Class E.		
	Building & Development Policy BD3 page 51	We note the more succinct wording for Policy BD3, which sub-references the requirement to adhere to 17no. specified design-related matters as are now proposed to be encapsulated in the Station Field Design Brief v2 2023, rather than those matters being included in the wording of Policy BD3 itself.	Agreed	No revision required
	4.3 Character Areas page 22	We note reference in Section 4.3 to the Allocated Site being defined as a new specific character area, namely 'Character Area I: New Development' and with the Design Code for this defined character area being set out in Section 13 of the Market Bosworth Design Codes document (2023).	Agreed	No revision required
	Market Bosworth Landscape Review (v3 10.03.2023)	With regard to the various supporting documents associated with the current consultation on the Pre-Submission Version of the Neighbourhood Plan, we comment as follows.	Information statement	No revision required
		<p>We note this document defines a number of views &amp; vistas, which go beyond those established in the 2015 adopted version of the Neighbourhood Plan. We note in particular that the management recommendations proposed in the document for Vistas J, K and L seek to prevent the vistas from future encroachment of development both within settlement and in open countryside and those for Vistas J and K also specifically state that development outside the Allocated Site should be prevented to allow for the protection of the long views from those vistas. Our client disagrees with the blanket nature of these management recommendations, which effectively preclude development of the Adjacent Site included as draft allocation MKBOS02H in Hinckley &amp; Bosworth Borough Council's aforementioned Pre-Submission Local Plan, the associated Site Selection Paper of February 2022 for which stated that the Adjacent Site would constitute a sensible extension to the Key Rural Centre of Market Bosworth.</p> <p>Whilst the various views and vistas identified in the Market Bosworth Landscape Review document are noted, any future application for development of the Adjacent Site will be supported by a detailed Landscape &amp;</p>	Information statement	No revision required



		Visual Impact Assessment, which will inform a carefully masterplanned approach.		
Design Brief Modification Statement (2023)		We note the proposal to change reference on Page 1 from a yield for the Allocated Site of 55no. dwellings to a yield of 77no. dwellings and, as explained above in respect of the proposed update to Policy BD2 of the Pre-Submission Version of the Neighbourhood Plan, whilst our client welcomes the inclusion of an increased yield for the Allocated Site in the policy, they consider this very much represents a minimum figure.	Information statement	No revision required
		We note the proposal to insert a new page at Page 7 with the heading Site Design Principles and with this listing 17no. such principles for the Allocated Site, which are similar to those currently embedded in the 2015 adopted Neighbourhood Plan. Our client considers that several of these principles appear to be unnecessarily and overly prescriptive, with particular regard to No. 4, which seeks to reduce densities to the edge of the site and No. 14, which seeks the creation of a 'gateway' for the development. Whilst the various site design principles identified in the Design Brief Modification Statement document are noted, any future application for development of the Allocated Site will be subject of a carefully considered masterplanned approach, which will be informed by a comprehensive suite of supporting technical information that will address local and national planning policy requirements, as appropriate, as will be set out in detail in a supporting Design & Access Statement.  Furthermore, the modifications proposed under the heading of Site Design Principles seek the delivery of a BMX/skatepark on the Allocated Site, which our client considers to be unnecessary for a development of this scale and which, in any case, would also be inappropriate in this location, particularly as such a facility would be better located where more accessible to the settlement as a whole.	The Design Brief was commissioned to provide specific guidance that would mitigate concerns identified as potential liabilities when developing this site.  The aspiration for a BMX/Skate park was identified at public consultation.	No revision required  No revision required
		With regard to the modifications proposed for Page 20, we note the continued requirement for 10% of the yield to be bungalows appears to be questioned by	This data came forward as many older residents in	No revision required

		<p>the Parish Council. Our client does not agree that such a requirement is warranted or can be justified on the Allocated Site.</p> <p>With regard to the modifications proposed for Page 21, relating to sustainability and construction, we note the continued requirement for 10% of the energy requirement for the development to come from renewable sources appears to be questioned by the Parish Council. Our client does not agree that such a requirement is warranted or can be justified on the Allocated Site.</p>	<p>houses with 4 or more bedrooms wish to downsize to a bungalow in Market Bosworth, thus freeing existing larger properties.</p> <p>The community of Market Bosworth is very supportive of sustainable development and best practice. The original guidance for 10% was identified by consultants in 2016 as being realistic. The query is should it be more rather than less.</p>	No revision required
Design Codes Final Report (updated June 2023)	<p>We note, as referenced above, that the Allocated Site is now the subject of its own character area (Character Area I: New Development) in Section 4.3 of the Pre-Submission Version of the Neighbourhood Plan and with Section 13 of the Design Codes Final Report document detailing a number of design codes specific to this character area. Our client is concerned that several of these design codes appear to be unnecessarily and overly prescriptive, with particular regard to the overall corridor/carriageway widths and front and rear garden depths identified in Design Code BE.1.1 (Blocks, Streets &amp; Cycling) and the parking arrangements identified in Design Code BE.1.5 (Parking &amp; Servicing), which will lead to an over-engineered form of development.</p>	<p>The community of Market Bosworth is very supportive of sustainable development and best practice. The government funded the consultancy AECOM to produce the Design Codes to deliver on this basis.</p>	No revision required	
	<p>Whilst the various design codes identified in the Design Codes Final Report document are noted, any future application for development of the Allocated Site will be subject of a carefully considered masterplanned approach, which will be informed by a comprehensive suite of supporting technical information that will address local and national planning policy requirements, as</p>	<p>Information statement</p>	No revision required	

		appropriate, as will be set out in detail in a supporting Design & Access Statement.		
<b>Fisher German 69 on behalf of Richborough</b>	Introduction	<p>These representations are prepared on behalf of Richborough in respect of their land interests at Station Road, Market Bosworth.</p>  <p><i>Figure 1: Site Location Plan</i></p> <p>Officers have previously considered development of this site is acceptable, having recommended the grant of planning permission for the erection of 64 dwellings in 2014, subject to S106 agreement and conditions (Ref: 14/00674/FUL). In the report to Planning Committee, Officers concluded that the scheme would contribute to a “housing shortfall which would enhance the quality, vibrancy and health of the local community”. In assessing the impact of the proposed development, Officers advised that the “site is not a traditional, 'typical' and open countryside location, as it is located in close proximity to the existing pattern and grain of development to the west of Market Bosworth. As such, it is considered that the proposed residential development would occupy a natural 'infill' to the north of Station Road”. Officers considered that any loss of views and vistas (which have sought to be protected through the current</p>	<p>The alternative options for development including the site identified in these comments were rigorously consulted on by the community of Market Bosworth during the preparation of the Neighbourhood Plan; n.b. Examiners Report para 22. The Examiner also noted importance of views and vistas to the character of the town notably in this location.</p> <p>The Examiners viewpoint has been reaffirmed by several Inspectors at Appeals including the Richborough Appeal for a development on this land in 2022. See Appeal Ref: APP/K2420/W/21/3279808. 2 appeals for Kyngs Golf and Country Club have also recognised the importance of the views and vistas to the</p>	<p>No revision required</p> <p>No revision required</p>

		Masterplan) were “not considered to be significantly harmful in environmental terms to detract from the overall social and economic sustainable benefits of the scheme”. Despite this, Members overturned the Officer recommendation and refused the application.	character are of this part of town.	
		Officers also recommended a subsequent application for 63 dwellings, submitted in 2020, for approval, subject to S106 agreement and conditions (Ref: 20/01021/OUT).” Once again, Members overturned the Officer recommendation and refused the application.	Subjective interpretation of an application before the Neighbourhood Plan was made.	No revision required
		This inconsistency in approach demonstrates that there is no fixed position in respect of this site, and updated circumstances may become pertinent and recontextualise the most recent refusal, as discussed within these representations.	See previous comment re Appeal Ref: APP/K2420/W/21/3279808  Market Bosworth Parish Council have been consistent in respect of providing sites for development that are appropriate and in locations supported by the community.	No revision required
	Policy Framework	The NPPF confirms at Paragraph 29 that “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies”.  Paragraph 30 confirms that “Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in	Market Bosworth Parish Council believe they have and will continue to meet all the necessary requirements in respect of providing sustainable development in line with strategic policies.  Statements of fact	No revision required  No revision required

		<p>conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”.</p> <p>The Planning Practice Guidance (PPG) (Paragraph: 065 Reference ID: 61-065-20190723) confirms that when updating Plans consideration can be given to “whether issues have arisen that may impact on the deliverability of key site allocations”.</p>		
		<p>In order to pass an Examination and proceed to referendum, the Neighbourhood Plan must pass a number of basic conditions. Whilst for reviews a Neighbourhood Plan may not need a referendum, clearly it must still satisfy the basic conditions. The basic conditions applicable to Neighbourhood Plans are set out below;</p> <p>a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</p> <p>d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</p> <p>e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p>	<p>Agreed, the Neighbourhood Plan will undergo an independent basic conditions test prior to submission for Regulation 15</p>	<p>No revision required</p>

		<p>Footnote 18 of the NPPF confirms that “Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area”.</p> <p>Paragraph 66 states that “strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations”.</p> <p>Paragraph 67 continues “where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority”.</p> <p>The PPG confirms that where strategic policies do not set out a housing requirement figure, and where they are otherwise disinclined to provide a figure for whatever reason, exceptionally Neighbourhood Plan Groups may opt to determine its own housing need figure. There is a provided Government toolkit to undertake this work. Such a self-generated housing requirement must take account of relevant policies, the existing and emerging spatial strategy, and characteristics of the neighbourhood area.</p> <p>The Development Plan within Market Bosworth consists of the Hinckley and Bosworth Core Strategy Development Plan Document (Adopted December 2009), the Hinckley and Bosworth Site Allocations and Development Management Policies Development Plan Document (Adopted July 2016), and the Market Bosworth Neighbourhood Development Plan (Made 2015).</p>	<p>This has been fully dealt with by the independent Housing Needs Assessment (AECOM Dec 2022) due to the inability of LPA to provide an indicative figure. The HNA considers all the factors identified in the next section.</p> <p>Statements of fact taken from the LPA Core Strategy and SADMP have been duly considered and are referenced in this modified Neighbourhood Plan.</p>	<p>No revision required</p> <p>No revision required</p>
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		<p>The Core Strategy identifies Market Bosworth as a 'Key Rural Centre'. The Core Strategy sets out that Key Rural Centres are "villages that have populations over 1,500 people, have a primary school, local shop, post office, GP, community/leisure facilities, employment and a 6 day a week bus service (hourly). Key Rural Centres that provide localised provision of facilities permit access by foot, cycle and local bus and can minimise car journeys".</p>		
		<p>Policy 11 (Key Rural Centres Stand Alone) of the Core Strategy sets settlement specific policies for a number of the Key Rural Centres, which do not relate to the Leicester Urban Area or the National Forest. In respect of Market Bosworth, the Council set out that to support local services and maintain rural population levels, the Council will:</p> <ul style="list-style-type: none"> <li>• Allocate land for the development of a minimum of 100 new homes. Developers will need to demonstrate the housing proposed meets the needs of Market Bosworth, having regard for the latest Housing Market Assessment and local housing needs surveys.</li> <li>• Support the improvement of GP facilities in Market Bosworth to support the increase in population.</li> <li>• Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Market Bosworth.</li> <li>• Implement the Strategic Green Infrastructure Network detailed in Policy 20.</li> <li>• Deliver safe cycle routes.</li> <li>• Protect the fingers of green open land which penetrate towards the market place as these are important to the rural setting of the town.</li> <li>• Seek improvements to the high school indoor sports facilities, outdoor pool and the playing fields near Bosworth Water Trust.</li> <li>• Require new development to respect the character and appearance of the Market Bosworth Conservation Area by incorporating locally distinctive features of the conservation area into the development.</li> </ul>	<p>Market Bosworth Neighbourhood Plan has to be in conformity with all relevant strategic policies. These are tested as a requirement of basic conditions. The original Plan Basic Conditions demonstrate that it met the requirements and the modified Neighbourhood Plan builds on the strengths of that basis.</p>	<p>No Revision required</p>

		<p>Hinckley and Bosworth Council have commenced work on a review of their current Development Plan, which will set out the development strategy from 2020 to 2041. A consultation on the Draft Reg 18 Planning Strategy and Emerging Local Plan was undertaken in June 2021. In February 2022 the Council published and consulted on a Draft Reg 19 Local Plan. Market Bosworth remains a Tier 2 Key Rural Centre in the Draft Settlement Hierarchy. According to Draft Policy, Key Rural Centres (including Market Bosworth) are expected to deliver 2,600 dwellings.</p> <p>Since the publication of the Draft Reg 19 Plan in February 2022, the Office for National Statistics (ONS) released data for 'Housing Affordability in England and Wales: 2021', referred to as the 'affordability ratios', meaning the annual figure for new houses to be provided in the Local Plan rose from 444 per annum to 472 under the Standard Methodology calculation. The ONS data for 2022 has now been released.</p>	<p>Until such time as the LPA can put forward a new local plan that has been consulted upon, Market Bosworth Neighbourhood Plan has to work with independent consultants. This was also advocated by the LPA as when they unable to provide housing needs requirement data. As a small Market Town with extremely limited infrastructure the evidence gathered for the Housing Needs Assessment addresses exactly how and why the Housing Needs Requirement is derived.</p>	<p>No revision required</p>
		<p>In addition to the above and following the publication of HBBC's Draft 19 Plan in February 2022, the quantum of unmet need from Leicester City has been finalised (Leicester City and Leicestershire Statement of Common Ground relating to Housing and Employment Land Needs (June 2022)). This has further delayed Hinckley and Bosworth's local plan review process. The Leicester and Leicestershire Statement of Common Ground has been produced to agree and distribute the unmet housing and employment land needs of Leicester City across the Leicester and Leicestershire HMA.</p> <p>The share of the unmet need apportioned to Hinckley and Bosworth within the SoCG has been calculated to be an additional 187 dpa, to be added to the Council's annual housing figure of 472 dpa equating to 659 dpa. Hinckley and Bosworth however do not agree to this. The Housing and Economic Needs Housing Assessment Distribution Paper (2022) methodology assigns 102 dpa to the borough as part of the initial distribution of unmet needs, having regard for evidence such as functional relationship. However, due to a cap on the level of</p>	<p>There is no requirement for additional housing land. The allocated site provides in excess of the necessary capacity to meet housing requirements since the additional King Richards Wharf development has commenced.</p> <p>Information statement.</p>	<p>No revision required</p> <p>No revision required</p>



		<p>growth an area can deliver based on existing housing stock, Charnwood Borough Council’s quantum of unmet need was reduced to only 78 dwellings per annum from an initial 289 dwellings, with the remaining dwellings redistributed to the remaining Authorities with capacity. This led to Hinckley and Bosworth’s growth being increased from 102 dwellings per annum (based on evidence on functional relationship), to 187 dwellings (an additional 85 dpa) once the need arising from the cap and its impact on Charnwood’s redistribution had occurred. The Borough Council object to the additional 85 dpa. This objection is an ‘area of disagreement’ contained within an updated Statement of Common Ground (SoCG) between all of the Leicestershire district and borough councils together with the City and County Council. The other authorities do not agree with Hinckley and Bosworth and consider the apportionment of 187 dwellings per year as justified by the evidence. Regardless, the Council will need to find at least a further 102 dwellings per annum.</p>		
		<p>In relation to this issue, it is relevant to note Charnwood’s Local Plan is currently being examined. Whilst Charnwood’s Regulation 19 Plan made no provision for meeting Leicester City’s unmet need, instead deferring this to an early plan review, on the opening day of the Examination Hearing Session’s Charnwood advised that they were willing to meet their 78 dwelling per annum contribution as part of the emerging Plan. The result of the examination is currently unknown, but will have impacts on the ongoing development of the Hinckley and Bosworth Local Plan, as if the apportionment is agreed within Charnwood, it will clearly have implications for the emerging Hinckley and Bosworth Local Plan if they do not advance the higher figure in the SoCG, as that approach would lead to a shortfall within the housing market area. Should Charnwood’s Local Plan be accepted with the proposed Local Housing Need, Hinckley and Bosworth would be required to justify why this need should not be met in full.</p> <p>In the Local Development Scheme published in December 2022, the Council have confirmed they will need to find additional sites to accommodate an</p>	<p>This is not yet finalised and recent changes in NPPF and political shift to built sustainable developments close to well served transport infrastructure rather than greenfield site in open countryside where there is no or extremely limited public transport must also be considered. The HNA is up to date and relevant to this Plan.</p> <p>Speculative interpretation</p>	<p>No revision required</p> <p>No revision required</p>

		<p>increased local housing need and distribution of Leicester City’s unmet need (initial distribution) and will need to ensure that the evidence base including the transport modelling, Infrastructure Delivery Plan (IDP), viability modelling and the sustainability appraisal all reflect and support these additional sites. However, there are delays to this as the evidence base modelling cannot be commenced until the Council has identified all the proposed sites to accommodate the new housing numbers. The Local Development Scheme document estimates that the transport modelling will take around 12 to 15 months to complete and the IDP and viability modelling can only be completed once the transport modelling is in near completion (draft report stage), so it is anticipated that it will be around 18 months before all these parts of the evidence base could be completed prior to submission of the plan for examination.</p> <p>However, on the basis of the above, it is reasonable to assume that additional growth will be directed throughout the spatial hierarchy, which will likely result in additional growth to Market Bosworth given its spatial standing and sustainability in the next Regulation 19 consultation (Spring 2024), when compared to the previous consultation which is now in effect out of date. It is noted that the previous strategy endorsed a reliance on strategic allocations, and it was the failure of such allocations to deliver which has led to current issues of housing supply. For example, the West Of Barwell SUE which was identified in the 2009 Core Strategy, and for which there was an outline planning application submitted in April 2012 (12/00295/OUT) which remains to this day undetermined, let alone in a positive position to begin delivery. As such, when meeting this increased need it will not be sound to simply try and ‘tack-on’ the additional supply to such allocations, instead, to ensure delivery, they should form new deliverable freestanding allocations that will deliver efficiently.</p>	Assumption	No revision required
	Nature of the Neighbourhood	Whilst the Draft Plan shows an understanding of the requirements of Neighbourhood Plan Review process, it is not clear that the Neighbourhood Plan has followed said requirements.	The Neighbourhood Plan, the Modification statements and the pre consultation	No revision required

	Development Plan Review	<p>This Plan Review does not meet the requirements of Neighbourhood Plan Review Regulation 14 consultation as it is not explicit whether the modifications are significant or substantial as to change the nature of the Plan with reasons (PPG Paragraph: 084 Reference ID: 41-084-20190509 and 41-085-20180222). In particular as set out within the PPG, which states that if a qualifying body wants to update a neighbourhood plan in a way which does “materially affect the policies in the plan, they should follow the process set out in guidance on updating a neighbourhood plan, with the following additional requirements:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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”</li> </ul> <p>Whilst the Plan does clearly explain this process, there is no explicit statement identifiable in the Plan or other supporting documents which confirms the nature of the modifications. This opinion is explicitly required by the PPG at Regulation 14 (the pre-submission publicity and consultation stage, and thereafter following submission (Regulation 16)). The Neighbourhood Plan Group should assure themselves that the Plan is safe from judicial challenge prior to advancing further.</p>	<p>notices have addressed these matters.</p>	
	Housing Need	<p>It is understood that the Neighbourhood Plan Group requested, and were not provided, a housing requirement to form the basis of the Plan’s strategy. The</p>	<p>The LPA clearly stated they could not provide a HNR and</p>	<p>No revision required</p>

		<p>NPPF and PPG are clear that where possible the Local Planning Authority should assign a housing need to Neighbourhood Plan areas within Strategic Policies, or where not possible, should provide an indicative figure. In exceptional circumstances when neither is possible, then the Group may derive its own housing requirement. This is the approach endorsed by the Group.</p> <p>The Neighbourhood Plan Review is supported by a Housing Needs Assessment, which derives a housing requirement for the Plan utilising the Standard Method for calculating Local Housing Need at a district level (472 dwellings per annum (dpa)), and then using a percentage based on population to distribute growth to Market Bosworth, equating to 9.4 dpa. We consider the HNA fails to adequately reflect the likely Hinckley and Bosworth housing requirement, which will be inclusive of Leicester City's unmet needs. Whilst we appreciate the group has made efforts to secure such a figure, we consider it better for all parties for this to be rectified in the short term through further continued engagement with the LPA who will be refining the spatial strategy and distribution of development. The risk is should the group continue on the above basis, any figure or approach adopted through this Neighbourhood Plan could immediately be superseded by the Local Plan if they are not aligned.</p>	<p>advised external consultancy approach.</p> <p>This interpretation does not show a full appreciation of the holistic nature of Neighbourhood Planning. The Neighbourhood Plan cannot wait indefinitely for a LPA plan when repeated deadlines have been missed. The Neighbourhood Plan required a full review and this had to be done with the LPA unable to provide data for a HNR for Market Bosworth. The LPA advised and supported engaging an external consultancy to do this work.</p>	<p>No revision required</p>
		<p>The HNA acknowledges that the emerging Plan is potentially relevant. It also confirms that the Plan is at an advance stage but is under review due to issues that touch directly on the quantity and distribution of development. This is not false as written but fails to acknowledge that Hinckley and Bosworth have agreed to taking a sizeable share of housing from Leicester City. Whilst there remain matters not agreed between H&amp;B and the wider HMA, it is not that H&amp;B shouldn't take any of Leicester City's unmet needs, instead it is how much should H&amp;B take. This quantum is either 102 dpa (H&amp;B position), or 187 dpa</p>	<p>This appears to challenge the methodology used by AECOM for the Market Bosworth HNA. AECOM were funded directly by DfLUHC and worked collaboratively with the LPA to agree the document.</p>	<p>No revision required</p>

		<p>(HMA position), or somewhere between the two, resulting in a more accurate housing requirement of 574 dpa (H&amp;B position) or 659 dpa (HMA position). The fact the HNA does not even reference the Leicester and Leicestershire Statement of Common Ground and the impact of Leicester City's unmet need is worrying. Even assuming the lowest case scenario, 102 dpa, this is an increase of 22% to the LHN of 472 dpa, or if the HMA position of 187 dpa is confirmed, this would be an increase of 40%. The Statement of Common Ground agreeing at least 102 dpa should have as a minimum come into the HNA calculations as a matter of clear logic, as it forms the position the emerging H&amp;B Local Plan is being prepared on. In the Local Development Scheme published in December 2022, the Council have confirmed they will need to find additional sites to accommodate a distribution of Leicester City's unmet need (initial distribution).</p>		
		<p>Acknowledging the assumptions made in the HNA, applying the additional unmet need apportionments (22% and 40% increase) to the 179 dpa from the HNA, this would result in a housing requirement of 218 dwellings at the lower end of the range (which H&amp;B has agreed to) or 250 dwellings at the upper end (which is the HMA position in the SoCG). Failure to address Leicester City's unmet need will mean that the emerging Hinckley and Bosworth Local Plan will need to find additional allocations in the settlement, having regards for its sustainability and spatial standing.</p> <p>In accordance with the methodology adopted within the HNA, this would leave outstanding requirements as per the below table. No lapse rates are assumed in the remaining commitments, which would need to be considered. The table shows in the latter two scenarios that additional housing allocations to be identified within Market Bosworth.</p>	<p>Subjective interpretation</p>	<p>No revision required</p>

		<table border="1" data-bbox="488 204 1442 576"> <thead> <tr> <th>(DPA)</th> <th>Market Bosworth Housing Needs Assessment Figure</th> <th>+ H&amp;B Agreed Distribution of unmet need</th> <th>+ Leicester and Leicestershire Statement of Common Ground Agreed Distribution of unmet need</th> </tr> </thead> <tbody> <tr> <td>Requirement</td> <td>179</td> <td>218</td> <td>250</td> </tr> <tr> <td>Completions and commitments</td> <td>102</td> <td>102</td> <td>102</td> </tr> <tr> <td>Residual Requirement</td> <td>77</td> <td>116</td> <td>148</td> </tr> </tbody> </table> <p data-bbox="477 632 1442 914">If the Charnwood Local Plan Examination confirms that the 78 dwelling per annum commitment to Leicester City's unmet need is correct, it can be reasonable to assume that such delivery transferred from Charnwood as part of the cap agreed by the SoCG (minus H&amp;B) will be anticipated to occur in Hinckley and Bosworth, thus the 148 housing requirement figure would then be applicable to Market Bosworth. If the Group fail to address this as part of this Plan, then it will be necessary for the emerging Local Plan to deliver any shortfalls.</p>	(DPA)	Market Bosworth Housing Needs Assessment Figure	+ H&B Agreed Distribution of unmet need	+ Leicester and Leicestershire Statement of Common Ground Agreed Distribution of unmet need	Requirement	179	218	250	Completions and commitments	102	102	102	Residual Requirement	77	116	148		
(DPA)	Market Bosworth Housing Needs Assessment Figure	+ H&B Agreed Distribution of unmet need	+ Leicester and Leicestershire Statement of Common Ground Agreed Distribution of unmet need																	
Requirement	179	218	250																	
Completions and commitments	102	102	102																	
Residual Requirement	77	116	148																	
	Policy BD1: Affordable housing Page 47	<p>Whilst we accept that the policy broadly reflects the current requirements of the Core Strategy in terms of affordable housing rates expected, it is noted that there have been significant changes since 2009, particularly in the past 2 years, in relation to matters such as build costs, material costs, labour costs, ecological requirements (BNG) and other forms of essentially development taxation, combined with likely stagnation or decline in house prices. The Plan provides a caveat for such cases, but this seems to be linked to a criterion specifically in relation to 'pepper-potting' and schemes under 11 dwellings. Whilst it is not sure if that was the intention, such a caveat should be added to the policy to reflect that exceptions to this rule may be allowable wherein there is robust viability evidence outlining that 40% cannot be delivered on sites over 11 dwellings also. To make this clear, this should be added as its own criterion or as its own paragraph. Currently criterion b does 3 different things, which is</p>	Not required as it is a matter for consideration at various stages of the planning process.	No revision required																

		confusing and could lead to potential misinterpretation. It is also noted that the Core Strategy affordable housing policy provides for wider reasons wherein full affordable housing may not be met in full on site and this should be reflected within the Policy. Without this, the policy is not in accordance with Core Strategy Policy 15: Affordable Housing, which allows for such deviation, on the grounds of viability, but also need, location and site characteristics for example.		
	Policy BD2: Site allocation south of Station Road and Heath Road Page 49	The approach adopted by this Plan is to mirror the allocation of land south of Station Road, as per the extant Neighbourhood Plan, with no additional allocations proposed.	Inaccurate comments which do not reflect the status quo.	No revision required
		<p>In respect of the allocation south of Station Road, it has been an allocation within the Development Plan for 8 years now, and there is yet to be an application submitted. Whilst the Council has adopted the Land South of Station Road, Market Bosworth Masterplan Supplementary Planning Document (2021), we remain concerned that crucial elements of the scheme, particularly access and impact on existing businesses, remain unresolved, directly impacting the sites deliverability.</p> <p>A number of existing employments units will need to be demolished to facilitate the access and whilst there is an ambition to deliver replacement units, it is not clear whether they can be delivered prior to the demolition. It is not clear where the existing businesses will operate from or what impacts this forced relocation will have on the businesses and employees. There is no information provided in relation to the nature of tenure held by existing businesses, for example whether land is freehold or leasehold. If the latter, it is not clear when contracts are to expire or whether break clauses or agreements exist to facilitate their removal. These are fundamental elements that are fundamental to the soundness of the allocation, given no acceptable current access exists to the public highway.</p> <p>The lack of a preferred access is also concerning, as this long after an allocation we would have expected such fundamental elements of the allocation to have been established. The two access solutions are clearly needed due to a lack of</p>	Comments noted, however the development is progressing and at delivery stage as evidenced by public consultation on Miller Homes proposals 06/02/24	No revision required

		<p>clarity on land ownerships. It is also clear that significant works are required on Station Road itself to deliver traffic calming measures to ensure the visibility splays provided are appropriate for the speed of traffic.</p> <p>The Neighbourhood Plan Review does not demonstrate any advancement in position beyond that, thus it remains unclear whether a viable and deliverable scheme can be achieved south of Station Road.</p> <p>Until compelling evidence relating demonstrating that an access can be achieved to serve the proposed development South of Station Road, then additional land should be allocated to ensure any shortfall arising through non-delivery can be ameliorated.</p> <p>It is noted that the previous Regulation 19 H&amp;B Local Plan provided a phase 2 of development here, however it is not clear that this fixes any problems as highlighted above, instead it simply compounds issues as a second access would now be required on highways grounds.</p>		
	Policy BD3: Design guidelines for site allocation south of Station Road Page 51	This Policy suggests that there is an updated Station Field Design Brief v2 2023, however in relation to the above concerns, it does not appear from the modifications proposed that there are any positive or substantive solutions to the above issues and thus the objections raised continue to apply to the site as a matter of principle of delivery.	Comments noted, however the development is progressing and at delivery stage as evidenced by public consultation on Miller Homes proposals 06/02/24	No revision required
	Policy CE3: Important Views and Vistas and Landscape Character Page 37	This Policy essentially seeks to protect every route into and out of Market Bosworth from development. It is clearly not proportionate for a complete moratorium for development on main arteries of a key sustainable settlement, and given the increased housing need likely applicable to Market Bosworth, uncertainties relating to the Group's preferred allocation, there should be a recontextualisation of this policy, as ultimately it will become apparent that it is unworkable in its current form. It is not reasonable that there will be no new development to occur in Market Bosworth having regard for the settlement's	The Neighbourhood Plan Policy is supported by a by a balanced and independent review. An additional new site for development of 73 dwellings to the south of Station Road was supported by MBPC and the Bosworth	No revision required



		<p>spatial standing and increasing housing need, as demonstrated above. Whilst Market Bosworth is an attractive settlement, it is not entirely washed by a Conservation Area and there needs to be reasonable avenues for growth. Our opinion, likely shared with the community, is that the southern, eastern and northern parts of the town, which align with historic assets, public open space and other key views and vistas, are considerably more sensitive than the west, which is already the key growth direction.</p> <p>In this context, should the Group not wish to jeopardise these areas through speculative applications in these locations, which will benefit from the above arguments should look at this designation and the way it contains developments to the west of the town, which is less constrained by historic assets, and is the key direction of growth through committed and proposed developments, particularly Vista 11 and View 1.</p> <p>That is not to say that these are not important, but our view is that it would be in the better long-term planning of Market Bosworth to look how development can positively work with these views, rather than them being a complete restraint on development which will undoubtedly put pressure on other areas.</p>	<p>Vision Planning Group. Work commenced early 2023 and some dwellings already occupied.</p> <p>There is opportunity for appropriate growth in appropriate place. That is the crux of neighbourhood planning, the community determine the forward planning for their area based on sound local policies which are backed up by evidence and can be justified. The work of the review to produce this modified Plan has been comprehensive and has had support of the community as evidenced by the consultation responses.</p>	<p>No revision required</p>
	<p>Land West of Station Road, Market Bosworth</p>	<p>Having regard for the significant justification for further residential allocations within Market Bosworth, as discussed above, these representations seek the positive allocation of Land North of Station Road, Market Bosworth. There is a clear need to allocate additional land in Market Bosworth having regard for the increase in housing need applicable to H&amp;B through Leicester City's unmet need, which even H&amp;B concede they will need to meet at least 102 dwellings per annum of. Furthermore, there are wider benefits through additional allocation, including to provide contingency for the land south of Station Road.</p>	<p>The identified site allocation has sufficient flexibility to meet additional needs as evidenced by the consultation held by Miller Homes for a proposal of 130 dwellings. This is in addition to the 73 dwellings under</p>	<p>No revision required</p>

			construction on the additional site.	
		We consider the land north of Station Road is the most appropriate site within the town, as demonstrated by the recent planning application which saw no objection from technical consultees. Whilst we understand following the appeal dismissal there will be a sense that the land should not be positively allocated, however there are numerous examples of sites being dismissed at appeal, only to then be allocated thereafter (e.g. APP/X2410/W/18/3214382: Melton Road, East Goscote, Leicestershire). This is because applications are snapshots in time and are decided on circumstances relevant to that site only. Development Plan documents meanwhile must take a holistic view, and that means on occasion allocating sites that Plan makers may not prefer, to pragmatically protect land that is more valued and valuable. The refusal of the Gladman schemes on Shenton Lane do recontextualise the development opportunities in Market Bosworth, and whilst there are some identified harms in relation to the land north of Station Road, it is considered to still be a less valuable site with lower harms than such alternatives.	The community of Market Bosworth do not hold this view.	No revision required
		The Council's Officers have previously approved the principle of development of the application site, having recommended the grant of planning permission for the erection of 64 dwellings in 2014 (which subsequently received a resolution to grant at committee) and 63 dwellings in 2021. In assessing the former (Ref: 14/00674/FUL), Officers "considered that the proposed residential development would occupy a natural 'infill' to the north of Station Road". There is residential and employment development to the west, east and south.	The committee view (refusal of permission) was justified, as demonstrated at appeal.	No revision required
		The proposed development will deliver a highly sustainable residential development with positive social, economic and environmental benefits, whilst also assisting the Neighbourhood Plan in boosting the supply of housing and the delivery of housing in future years. The site, beyond the identified views, is free from constraint. It is within Flood Zone 1, away from Market Bosworth's Conservation Area and key listed buildings. It is sustainably located close to the	The developers subjective view and not supported by community of Market Bosworth and does not meet sustainable development in the context of this	No revision required

		<p>key services and facilities of the town, employment and local bus stops. Spatially the site is equally, if not more, sustainable as the current allocation. Given the lack of objection by statutory consultees and officers in respect of previous applications, it is clear that the site is entirely acceptable and preferable to other sites within the town and in the context of additional housing being required in Market Bosworth, should be viewed in this context.</p> <p>There is a willingness on behalf of the promotor Richborough to work with the Neighbourhood Plan Group to advance a scheme which addresses the key views, and/or if possible, helps delivery of the Group's current allocation south of Station Road, including pooled public open space or land take for road realignment/junction design etc.</p> <p>Any proposals advanced will adopt a landscape driven approach having regard for the key views and vistas and will include significant levels of high quality public open space. This will include a new equipped play area with further natural play areas, trim trail, amenity space and a number of attenuation and biodiversity ponds, embracing the site's ecological assets as a setting for new family homes. This will provide betterment for existing residents, as well as creating a high-quality development for new residents.</p> <p>The site will be able to deliver a policy compliant level of affordable housing and will be able to make appropriate contributions to infrastructure and services, including education. There are no known issues with viability or deliverability and the site could be brought forward quickly to respond to a lack of housing land supply.</p> <p>Given the inherent need for further housing within Market Bosworth for the reasons discussed within these representations, we believe the site should be positively allocated through the Neighbourhood Plan.</p>	community. All points addressed by the appeal.	
<b>Gladman Developments Ltd 70</b>		I am writing on behalf of Gladman Developments to provide our comments on the Market Bosworth Neighbourhood Plan Review Draft 2020-2039 under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.	Information statements	No revision required

		<p>Gladman appreciate the opportunity to comment on the updated Neighbourhood Plan and welcome the Parish Council’s commitment to ensuring the NP remains in alignment with local and national policy.</p> <p>As you are aware, Gladman are promoting two sites within Market Bosworth; Land North of Shenton Lane (up to 125 dwellings) and Land South of Market Bosworth (up to 90 dwellings). Should the Parish Council wish to discuss these sites further in the context of the Neighbourhood Plan, we would welcome the opportunity to work collaboratively with the community to determine how the sites could be developed in line with the NP’s aspirations. Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the Neighbourhood Plan preparation process, having made representations on numerous planning documents throughout the UK alongside participating in many Local Plan and Neighbourhood Plan examinations. It is based on this experience that this representation is made.</p> <p>Gladman support the community’s initiative to review and update its neighbourhood plan. The following sections respond to some key issues for the neighbourhood plan that Gladman consider should be addressed to ensure that the policies are robust and meet the basic conditions.</p>		
	<p>Settlement Boundaries Policy CE3 Page 37</p>	<p>Policy CE3: Landscape of the Wider Parish determines that outside the settlement boundary, development will only be supported in a set of specific requirements. Gladman consider that the policy should be re-drafted to reflect the presumption in favour of sustainable development and the national policy imperative to significantly boost the supply of housing, allowing the NP to be flexible and respond suitably to any changes in circumstance such as a fall in housing land supply or changes to national policy. Given that Market Bosworth is a significant town within Hinckley and Bosworth, it is likely that the town will need to accommodate more housing over the life span of the plan to assist in meeting the overall housing needs in full, therefore the NP must provide for flexibility.</p>	<p>The Neighbourhood Plan Policy is supported by a by a balanced and independent review. An additional new site for development of 73 dwellings to the south of Station Road was supported by MBPC and the Bosworth Vision Planning Group. Work commenced early 2023 and some dwellings already occupied.</p>	<p>No revision required</p>

			There is opportunity for appropriate growth in appropriate place. That is the crux of neighbourhood planning, the community determine the forward planning for their area based on sound local policies which are backed up by evidence and can be justified. The work of the review to produce this modified Plan has been comprehensive and has had support of the community as evidenced by the consultation responses.	
	Leicester's Unmet Need	Gladman have previously submitted to Hinckley and Bosworth Borough Council (HBBC) that addressing the unmet need arising from Leicester is a significant consideration. When HBBC previously consulted on the Plan, the quantum of unmet need had not been finalised. However, it has now been determined that the Local Plan will need to plan for up to 187 additional dwellings per annum. Though HBBC are disputing this, it is clear, that the housing requirement for the borough will increase and the Market Bosworth Neighbourhood Plan (MBNP) should be drafted to ensure that it can respond to this increase, if needed.	Market Bosworth Parish Council believe they have and will continue to meet all the necessary requirements in respect of providing sustainable development in line with strategic policies through development in appropriate places as evidenced to date.	No revision required
	Relationship to Local Plan	To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted development plan. Whilst it is expected that the review of the NP will be 'made' before the emerging HBBC Local Plan is adopted, it will nonetheless be crucial for Market Bosworth	Market Bosworth Parish Council believe they have and will continue to meet all the necessary requirements in respect of providing sustainable development in	No revision required

		Parish Council to keep abreast of this process and any impacts that this could have on its neighbourhood plan.	line with strategic policies through development in appropriate places as evidenced to date.	
		<p>As currently drafted, the MBNP does not comment on the future adoption of the Local Plan, but Gladman consider that the neighbourhood plan could benefit from a commitment to review when the Local Plan is more advanced in the plan-making process. This will ensure that the neighbourhood plan remains flexible and can remain in accordance with the Local Plan and the Framework. Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p> <p>Fundamentally, Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community, however they must be consistent with national planning policy and the strategic requirements for the wider plan area.</p> <p>Should further clarification be needed on the points raised above, the Parish Council are welcome to contact me.</p>	<p>The draft modified Neighbourhood Plan has been produced in full accord with the LPA and evidence produced by nationally recognised consultancies.</p> <p>This will be considered independently when the basic conditions are undertaken and also at examination.</p>	<p>No revision required</p> <p>No revision required</p>
<b>Carter Jonas 71 on behalf of St Peter's Parochial Church Council</b>	Introduction	<p>INTRODUCTION We are instructed by St Peter's Parochial Church Council (SPPCC) to submit representations to the Draft Reg.14 Market Bosworth Neighbourhood Plan Review (Draft MBNPR).</p> <p>SPPCC owns land south of Station Road in Market Bosworth. The land south of Station Road is allocated in the made Market Bosworth Neighbourhood Plan 2015 for a minimum of 55 dwellings and allocated in the adopted Hinckley &amp; Bosworth Site Allocations and Development Management Policies DPD 2016 for approximately 100 dwellings. It is proposed in draft MBNPR to amend the number of dwellings for the site allocation to a minimum of 77 dwellings. In summary, SPPCC objects to the decision to amend the number of dwellings for</p>	Information statements	No revision required

		the site, on the basis that the proposed number is not in general conformity with the site allocation in the adopted Hinckley & Bosworth Site Allocations and Development Management Policies DPD 2016, which is an approach that would not meet Basic Conditions (a) and (e).		
	Basic Conditions for Draft MBNPR	In due course Draft MBNPR will be examined by an Independent Examiner who will determine whether the basic conditions for a neighbourhood plan, contained in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, have been met. The basic conditions that will be referred to in this response are as follows: (a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order; and (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	Information statements	No revision required
		As explained in these representations, it is considered that Draft MBNPR does not meet Basic Condition (a) in that it is inconsistent with national policy, and Basic Condition (e) in that it is inconsistent with the strategic policies contained in the adopted Hinckley & Bosworth Site Allocations and Development Management Policies DPD 2016.	This is the view of the of the commenter and not the LPA	No revision required
	Policy BD2: Site allocation south of Station Road and Heath Road Page 49	It is proposed to amend the number of dwellings for land south of Station Road in Policy BD2 to a minimum of 77 dwellings. SPPCC objects to the decision to amend the number of dwellings for the site allocation at land south of Station Road. As highlighted below, the more recent adopted development plan document, the emerging development plan document, and adopted guidance all refer to a minimum of 100 dwellings for the site. In addition, it is assumed in the latest housing monitoring data that the site would deliver 100 dwellings. It appears that the findings from the Market Bosworth Housing Needs Assessment have been incorrectly used to inform the site capacity for the site.  It is acknowledged that Policy BD2 in the made Market Bosworth Neighbourhood Plan 2015 allocates the land south of Station Road for a minimum of 55 dwellings. However, the number of dwellings for the site was derived from a housing requirement figure of 100 dwellings for Market	The HNA assessment provides a calculated housing needs requirement as part of the Neighbourhood Planning process. This figure was independently produced by AECOM in the Housing Needs Assessment 2022 as the LPA were unable to provide the figure. The figure of 77 is the housing figure that must be achieved or exceeded. The Miller Homes	No revision required

		<p>Bosworth from the adopted Hinckley &amp; Bosworth Core Strategy 2009, taking into account 45 dwellings anticipated at another site in the town (referred to as the Sedgemere site). It is noted that in the Examiner for the made Neighbourhood Plan 2015 it was concluded that the site could accommodate substantially more than 55 dwellings, and probably approximately 100 dwellings (see Paragraph 55 of Examiners Report). Therefore, the figure of 55 dwellings contained in Policy BD2 was not based on any assessment of site capacity, and as such it is considered that a different approach is required for Draft MBNPR.</p> <p>Policy SA5 of the adopted Hinckley &amp; Bosworth Site Allocations and Development Management Policies DPD 2016 allocates the land south of Station Road for a mixed-use development including approximately 100 dwellings. Policy SA5 is a strategic policy and remains an adopted development plan policy until it is superseded or deleted by a replacement document. The proposed minimum housing figure of 77 dwellings for the land south of Station Road in Policy BD2 of Draft MBNPR is not consistent with the housing figure of 100 dwellings in Policy SA5 in the adopted Site Allocations and Development Management Policies DPD. It is noted that it is proposed in the Pre-Submission Reg.19 Hinckley &amp; Bosworth Local Plan (February 2022) that the land south of Station Road is allocated for 100 dwellings (see Site Ref. MKBOS01M in Policy HO01). Paragraph 29 of the NPPF states that “Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies”. Policy BD2 is clearly promoting less development at land south of Station Road than proposed in adopted Policy SA5 and draft allocation Site Ref. MKBOS01M, which is an approach that is not consistent with national policy. Therefore, it is concluded that the housing figure of 77 dwellings in Policy BD2 of Draft MBNPR does not meet Basic Condition (e) because it is not in general conformity with the strategic policies contained in the development plan and does not meet Basic Condition (a) because it is inconsistent with national policy. The reference to a housing figure of 77 dwellings should be deleted from Policy BD2 of Draft MBNPR.</p>	<p>consultation 06/02/24 identified a proposal of 130 homes on this site.</p> <p>See comment above.</p>	<p>No revision required</p>
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		<p>The housing figure of 77 dwellings used in Policy BD2 of Draft MBNPR is based on the findings of the Market Bosworth Housing Needs Assessment (AECOM December 2022). The purpose of the Assessment was to determine a housing need figure for the whole of the Neighbourhood Plan area during the plan period to 2039. The Assessment did not assess the dwelling capacity of development sites, and there is no recommendation within the document that suggests the overall housing need figure should be applied to a specific site allocation. It is incorrect for the housing need figure derived from the Assessment to be applied to the site allocation at land south of Station Road in Policy BD2. The reference to a housing figure of 77 dwellings should be deleted from Policy BD2 of Draft MBNPR.</p> <p>There are numerous documents that refer to a site capacity for land south of Station Road of approximately 100 dwellings. The Land South of Station Road Development Brief (HBBC and SPPCC March 2021) refers to adopted Policy SA5, and the 'Development Requirements' (at Chapter 5) refers to a requirement of approximately 100 dwellings for the site. It is predicted in the Residential Land Availability Monitoring Statement for 1 April 2021 to 31 March 2022 (at Appendix 4: Large Sites at 1 April 2022) that the land south of Station Road would deliver 100 dwellings, with completions commencing in 2027/28. The monitoring data demonstrates that at April 2022 the housing land supply was less than five years. The site is included in the housing policy and housing trajectory as an allocation for 100 dwellings in the Pre-Submission Reg.19 Hinckley &amp; Bosworth Local Plan February 2022 (see Site Ref. MKBOS01M in Policy HO01 and Appendix 4: Housing Trajectory). The fact that the land south of Station Road is included in the current and future housing land supply indicates that development at the site for 100 dwellings is needed in order to maintain a sufficient supply. The site is assessed as suitable, available and achievable for 100 dwellings in the Strategic Housing and Economic Land Availability Assessment 2020 (see Site Ref. AS393 in Appendix 2). The decision to refer to a housing figure of 77 dwellings in Policy BD2 of Draft MBNPR is inconsistent with all of these other documents.</p>	<p>It is a Neighbourhood Plan requirement to show the housing needs requirement which is a minimum figure. See first comment in this section. The identified site has capacity for a greater number than the minimum requirement.</p>	<p>No revision required</p>
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		<p>For all these reasons, it is requested that Policy BD2 of Draft MBNPR is amended, with the reference to a minimum housing figure of 77 dwellings for the allocation replaced by a housing figure of approximately 100 dwellings. The requested text changes are provided below.</p>	<p>See first comment in this section.</p>	<p>No revision required</p>
		<p>SPPCC continues to support the allocation of the land south of Station Road for a mixed-use development including housing and employment. SPPCC are in the process of entering into an Option Agreement with the housebuilder Miller Homes to deliver the site allocations in the adopted Local Plan (Policy SA5) and the emerging Local Plan (Site Ref. MKBOS01M). SPPCC and Miller Homes have been working closely with HBBC to secure an appropriate vehicular access off Station Road, which requires the relocation of an existing business and Council tenant. These agreements have now been finalised and Miller Homes are preparing to undertake a series of pre-application meetings with the HBBC, the Parish Council and other key stakeholders before submitting their formal planning application. Miller Homes are targeting the submission of a planning application in Q1 of 2024.</p>	<p>MBPC are fully au fait with this information and have met with Miller Homes and fully aware of and agreement with their proposals to date.</p>	<p>No revision required</p>
		<p>The land south of Station Road remains a suitable location for development, as demonstrated by adopted development plan documents, adopted guidance and site assessments. The site is allocated for a mixed-use development in Policy SA5 of the adopted Hinckley &amp; Bosworth Site Allocations and Development Management Policies DPD 2016. The Land South of Station Road Development Brief (HBBC and SPPCC March 2021) provides guidance for the delivery of development at the site. It is concluded in the Strategic Housing and Economic Land Availability Assessment 2020 that the site is suitable, available and achievable. The Examiner for the made Neighbourhood Plan 2015 concluded that the site could be allocated for a mixed-use development. The following paragraphs of the Examiners Report are particularly relevant: the selection of the site was assessed against an alternative site to the north of Station Road (see Paragraph 61); the impact on landscape, views, and character from development at the site would be acceptable (see Paragraph 62); the site received strong public support at consultation stage (see Paragraph 62); the</p>	<p>Positive comment in support.</p>	<p>No revision required</p>

		site could deliver a mix of uses, including employment uses that could contribute towards the economic objective of sustainable development (see Paragraph 63); and no major constraints to development at the site were identified by statutory consultees (see Paragraph 64).		
		Therefore, the allocation of the land south of Station Road for a mixed-use development is supported, and this site should be retained as an allocation in Draft MBNPR.	Positive comment in support.	No revision required
		<p><u>Requested Change</u> The following change to Policy BD2 in Draft MBNPR is requested by SPPCC:</p> <p><i>“...The development shall provide:....</i></p> <p><i>2. <del>A minimum of 77 identified in the Market Bosworth Housing Needs assessment – AECOM 2022</del> <b>Approximately 100 dwellings</b> with overall housing density, mix and design and developed in accordance with the principles of development set out in the Market Bosworth Design Codes (in particular Character Area I), the Station Field Design Brief and the Market Bosworth Masterplan.” <del>(delete)</del></i></p>	The HNA assessment provides a calculated housing needs requirement as part of the Neighbourhood Planning process. This figure was independently produced by AECOM in the Housing Needs Assessment 2022 as the LPA were unable to provide the figure. The figure of 77 is the housing figure that must be achieved or exceeded. The Miller Homes consultation 06/02/24 identified a proposal of 130 homes on this site.	No revision required
	Policy BD3: Design guidelines for site allocation south of Station Road	Policy BD3 relates to design and refers to the design principles for land south of Station Road contained in an amended Station Field Design Brief. In summary, the design principles relate to the following: location of vehicular access; building design and layout; landscaping at site boundaries; density; visual impact from eastern part of site; affordable housing; housing mix; pedestrian and cycle links; street design; garage sizes; car parking; vehicle and pedestrian access to Station Road; landscape buffer for employment area; design of	There has been a plethora of planning documents that have been introduced and/or updated during the preparation of this modified Plan. The final revisions for Regulation 15 will require	Revisions will be undertaken to ensure up to date references can be incorporated before submission to Regulation 15.

	Page 51	<p>entrance via industrial area; open space and play area; access to adjacent countryside; and landscape design and biodiversity. It should be noted that there is a range of design policies and guidance that would be used to determine a planning application for land south of Station Road. For example the following documents include design policies and guidance: Policy DM10 of Site Allocations and Development Management Policies DPD 2016 sets out general adopted design policies; Section 11 of South of Station Road Development Brief 2021 contains design principles for the site; Policy PMD01 Pre Submission Reg.19 Hinckley &amp; Bosworth Local Plan 2022 sets out draft design policy requirements that would be used to determine an application once adopted; Section 12 of the NPPF (September 2023) provides national policies on design, and refers to the National Design Guide and National Model Design Code; and Section Id:26 of the Planning Practice Guidance provides advice on the key points to take into account on design for development.</p> <p>The design principles for land south of Station Road – referred to in Policy BD3 of Draft MBNPR and contained in the Station Field Design Brief – are appropriate for the proposed development of the site. The proposed development at the site would meet those design principles.</p> <p>Policy BD3 and the reference to design principles for the land south of Station Road is supported. Policy BD3 and the amended Station Field Design Brief provide the local design guidance for the site. However, as set out above, there are other adopted and emerging development plan policies, adopted supplementary documents, and national policy and guidance that address design matters that would be relevant to an application for development at the site.</p> <p><u>Requested Change</u> It is requested that Policy BD3 also refers to design policies in the Site Allocations and Development Management Policies DPD, South of Station Road</p>	<p>checks to ensure the latest references are up to date. In respect of the LPA Pre-submission Local Plan 2022 this is currently under revision and subject to change.</p> <p>Positive supportive response</p> <p>Positive supportive response</p> <p>See comments above</p>	<p>No revision required</p> <p>No revision required</p> <p>Revisions will be undertaken to ensure up to date references can be</p>
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		Development Brief 2021, emerging Hinckley & Bosworth Local Plan, NPPF (September 2023), National Design Guide, National Model Design Code, and the Planning Practice Guidance.		incorporated before submission to Regulation 15.
<b>Leicestershire County Council 72</b>		Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.	Positive supportive response	No revision required
		<p><u>Highways</u> General Comments</p> <p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p>	General comment on LCCs responsibility and that of the developer(s)	No revision required
		<p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such</p>	<p>Planning proposals need to ensure any necessary that S106 funding is available. To be addressed at planning stage.</p> <p>General comment on the need for planning proposals to ensure ongoing funding</p>	<p>No revision required</p> <p>No revision required</p>

	<p>may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum.</p>	<p>for maintenance. To be addressed at planning stage.</p>	
	<p>In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding.</p>	<p>It was never anticipated that development of the Allocated Site would result in improved public transport</p>	<p>No revision required</p>
	<p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p>	<p>General comment on the need to ensure that any necessary highway works are either paid for by third parties or agreed at the time of planning approval. To be addressed at planning stage.</p>	<p>No revision required</p>
	<p><b>Flood Risk Management</b> The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed</p>	<p>General comment that developments must ensures that flood risk to the site is accounted for when designing a drainage solution. To be addressed at planning stage.</p>	<p>No revision required</p>

		<p>in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p>		
		<p>The LLFA is not able to:</p> <ul style="list-style-type: none"> <li>• Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation.</li> <li>• Use existing flood risk to adjacent land to prevent development.</li> <li>• Require development to resolve existing flood risk. When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points: <ul style="list-style-type: none"> <li>• Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)).</li> <li>• Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map).</li> <li>• Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding.</li> <li>• How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff.</li> <li>• Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk.</li> </ul> </li> </ul>	<p>General comment on the extent of LCC's responsibilities and ability to influence developments. The comment adds a list of good practice guidelines for selection of sites for development.</p> <p>The Allocated site is outside known flood risk areas and both the Station Field Design Brief (NE4.1) and the Design Codes (Policy CE2) identify the need for SuDS and incorporation of existing water features into the design.</p>	<p>No revision required</p>
		<p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p>	<p>General comment that developments must ensure that SuDS drainage and be considered as opportunities to improve biodiversity.</p> <p>As above – covered in the Design Brief &amp; Design Codes.</p>	<p>No revision required</p>

	<p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p>	<p>General comment that existing water features be retained as public open spaces. As above – covered in the Design Brief &amp; Design Codes.</p>	No revision required
	<p>LCC, in its role as LLFA will not support proposals contrary to LCC policies.</p>	<p>Statement of fact.</p>	No revision required
	<p>For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage.</p> <p>Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals.</p>	<p>General statement on the importance of adhering to LCC policies. Noted</p> <p>General helpful comment on the source of further local information</p>	No revision required
	<p>Risk of flooding from surface water map: <a href="https://flood-warning-information.service.gov.uk/long-term-flood-risk">https://flood-warning-information.service.gov.uk/long-term-flood-risk</a> Flood map for planning (rivers and sea): <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a></p>	<p>Statement of fact</p>	No revision required
	<p><b>Planning Minerals &amp; Waste Planning</b> The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p>	<p>General statement on LCC's responsibility for waste management</p>	No revision required
	<p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations, or any future development planned for your</p>	<p>The Allocated Site is not associated with any Minerals and Waste Safeguarding Areas,</p>	No revision required



		<p>neighbourhood. You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). These safeguarding areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect minerals resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.</p>		
		<p><b>Property Education</b> Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places. It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p> <p><b>Strategic Property Services</b> No comment at this time.</p>	<p>General comment that planning proposals need to ensure any necessary that S106 funding is available.</p> <p>To be addressed at planning stage.</p>	<p>No revision required</p> <p>No revision required</p>
		<p><b>Adult Social Care</b> It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.</p>	<p>Statement of what LCC would like to see in a Neighbourhood Plan, but note that the Station Field Design Brief calls for 10% of dwellings to be bungalows.</p>	<p>No revision required</p>

		<p><b>Environment</b> <b>General Comments</b> With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of archaeology and the historic and natural environment including heritage assets, archaeological sites, listed and unlisted historic buildings, historic landscapes, climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p>	<p>Heritage assets are explicitly incorporated in the Neighbourhood Plan and its supporting documents and includes policy BD4 (Heritage Asset Protection).</p>	<p>No revision required</p>
		<p><b>Archaeology and the Historic Environment</b> The planning process provides one of the most effective tools to manage the impact of land use change upon the historic environment. This is achieved both through the shaping of development plans (Local and Neighbourhood Plans) and the delivery of development management advice on individual planning applications. In that context, the inclusion of heritage in your Neighbourhood Plan, and the provision of relevant and effective policies, will significantly strengthen the management of these issues, and will be an effective way of the community identifying its own concerns and priorities.</p>	<p>Statement of support</p>	<p>No revision required</p>
		<p>Ideally, Neighbourhood Plans should seek to work in partnership with other agencies to develop and deliver this strategic objective, based on robust local evidence and priorities. We recommend that each Neighbourhood Plan should consider the impact of potential development or management decisions on the conservation and enhancement of the historic environment. The historic environment is defined as comprising all aspects of the environment resulting from the interaction between people and places through time, including all surviving evidence of past human activity, whether upstanding, buried or submerged, as well landscapes and their historic components.</p>	<p>The Neighbourhood Plan has Core Supporting document “Landscape Review Market Bosworth Neighbourhood Plan” and Evidence documents: “Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth and “A Survey of Important Trees</p>	<p>No revision required</p>

			and Hedgerows in the Parish of Market Bosworth”	
		<p>The Leicestershire and Rutland Historic Environment Record (LRHER) can provide a summary of archaeological and historic environment information for your Neighbourhood Plan area. This will include gazetteers and maps describing the locally identified non-designated heritage assets, typically archaeological sites (both earthworks and buried archaeological remains), unlisted historic buildings and historic landscapes (parks and gardens). We will also provide information on medieval ridge and furrow earthworks to help you evaluate the surviving earthworks in your area.</p> <p>Information on Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Battlefields) is available from the National Heritage List for England (NHLE). <a href="https://historicengland.org.uk/listing/the-list/">https://historicengland.org.uk/listing/the-list/</a></p>	<p>Statement of fact, but also note that the Neighbourhood Plan has Core Supporting document “Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth” which addresses this.</p> <p>Statement of fact</p>	<p>No revision required</p> <p>No revision required</p>
		<p>Consideration of the historic environment, and its constituent designated and non-designated heritage assets, is a material consideration in the planning process. While the data held by the LRHER is constantly maintained and updated, it is unlikely that the record represents an exhaustive list of all assets with the plan area. We suggest that information provided by the LRHER should be taken into account when preparing the Neighbourhood Plan and contribute to any list of locally identified heritage assets. Based upon a structured assessment process, this will be the basis of any non-designated heritage assets identified within the plan and given force through the preparation of appropriate heritage policy.</p>	<p>The Neighbourhood Plan includes the Evidence document: “Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth” addresses this.</p>	<p>No revision required</p>
		<p>Contact: her@leics.gov.uk, or phone 0116 305 8323</p> <p>For help with including heritage in your Neighbourhood Plan please see the following guidance:</p>	<p>Information</p>	<p>No revision required</p>

	<p>CBA Toolkit No. 10, Neighbourhood Planning (2017)  <a href="https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/">https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/</a></p> <p>National Trust Guide to Heritage in Neighbourhood Plans (2019)  <a href="https://www.nationaltrust.org.uk/documents/neighbourhood-planning-and-heritageguidance.pdf">https://www.nationaltrust.org.uk/documents/neighbourhood-planning-and-heritageguidance.pdf</a></p>		
	<p><b>Climate Change</b>  The County Council, through its Environment Strategy and Net Zero Strategy and Action Plan, is committed to achieving net zero for its own operations by 2030 and to working with Leicestershire people and organisations to become a net zero county by 2045 or before. Along with most other UK local authorities, the council has declared a climate emergency and wants to do its bit to help meet the Paris Agreement and keep global temperature rise to well below 2 oC  Leicestershire’s Net Zero Strategy and Action Plan is available here:  <a href="https://www.leicestershire.gov.uk/environment-and-planning/net-zero/net-zero-leicestershire-strategy-action-plan-and-reports">https://www.leicestershire.gov.uk/environment-and-planning/net-zero/net-zero-leicestershire-strategy-action-plan-and-reports</a></p>	<p>The Market Bosworth Design Codes incorporates Design Principle SD.2. “Deliver Renewable Energy &amp; Low Carbon Development”</p>	<p>No revision required</p>
	<p>Planning is one of the key levers for enabling these commitments to be met and to meeting the legally binding target set by the government for the UK to be net zero by 2050. Neighbourhood Plans should, as far as possible, align to Leicestershire County Council’s Net Zero Strategy and Action Plan by contributing to and supporting a reduction in greenhouse gas emissions and by increasing the county’s resilience to climate change.</p>	<p>Information</p>	<p>No revision required</p>
	<p><b>Landscape</b>  The County Council would like to see the inclusion of a local landscape assessment taking into account: Natural England’s Landscape character areas; Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments;</p>	<p>The Neighbourhood Plan has Core Supporting document “Landscape Review Market Bosworth Neighbourhood Plan” and Evidence</p>	<p>No revision required</p>

	<p>the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017), which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities.</p>	<p>document “A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth”</p>	
	<p>We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest ‘Streets for All East Midlands’ document (2018) published by Historic England.</p> <p>LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (<a href="https://www.leicestershire.gov.uk/leisure-andcommunity/history-and-heritage/historic-environment-record">https://www.leicestershire.gov.uk/leisure-andcommunity/history-and-heritage/historic-environment-record</a>)</p> <p>Contact: her@leics.gov.uk or telephone: 0116 3058323</p>	<p>The need for care in designing and maintaining attractive street scenes is addressed in the Design Codes, especially regarding, parking, street furniture, refuse storage and window design.</p> <p>This is addressed in the ‘Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth’</p>	<p>No revision required</p>
	<p>Examples of policy statements for Landscape:</p> <p>POLICY X: LOCAL LANDSCAPE CHARACTER AREAS – Development proposals falling within or affecting the Local Landscape Character Areas (LLCAs), where possible, enhance the LLCA’s particular characteristics, important views and local distinctiveness. Proposals having a harmful effect on a Local Landscape Character Area’s character will not be supported.</p>	<p>The Neighbourhood Plan has Core Supporting document “Landscape Review Market Bosworth Neighbourhood Plan” and Evidence documents “A Survey of Important Trees and</p>	<p>No revision required</p>

			Hedgerows in the Parish of Market Bosworth”	
		<p><b>Biodiversity</b></p> <p>The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Habitat permeability for species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses should be considered.</p>	<p>Policies CE3: “Important Views and Vistas and Landscape Character”, CE4: “Trees and Hedgerows” and CE5: “Landscape of the wider Parish” address this.</p> <p>Policies CE2: “Local Green Space” and CE6: “Provision for wildlife in new development” and Policy CE5: “Landscape of the wider Parish” states that 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”.</p>	No revision required
		The Neighbourhood Plan can be used to plan actions for the parish council on its’ own land (community actions) and guide the actions of others (policy actions).	Statement of fact	No revision required
		<p>For specific advice on species and habitats of importance in the County and actions that can make a difference to their conservation and ways to increase the quality and quantity of these, please refer to the Leicestershire and Rutland Biodiversity Action Plan:-</p> <p><a href="https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity-strategy">https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity-strategy</a></p>	Information and Guidance	No revision required

		<p><a href="https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-and-biodiversity">https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-and-biodiversity</a></p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and ponds with high potential to support great crested newts' and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p> <p>Contact: LRERC@leics.gov.uk., or phone 0116 305 1087</p> <p><a href="https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-and-rutland-environmental-records-centre-lrerc">https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-and-rutland-environmental-records-centre-lrerc</a></p>		
		<p>For informal advice on actions for nature that can be taken forward on parish land please contact <a href="mailto:EnvironmentTeam@Leics.gov.uk">EnvironmentTeam@Leics.gov.uk</a></p> <p>Many species of plants and animals in England and often their supporting features and habitats are protected. What you can and cannot do by law varies from species to species and may require a preliminary ecological appraisal. For information on protected species and the law please visit: <a href="https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications">https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</a></p>	Information and Guidance	No revision required

		<p>Examples of policy statements that can be added to the plan to support biodiversity:</p> <p>POLICY X: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Consideration should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, where appropriate, including:</p> <p>Roof and wall construction should incorporate integral bee bricks, bird nest boxes and bat breeding and roosting boxes. Target species and locations to be based on advice sought from the Local Authority’s Biodiversity Officer (or equivalent).</p> <ul style="list-style-type: none"> <li>• Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals.</li> <li>• Work with landowners to ensure good maintenance of existing hedgerows, gap up and plant new hedgerows where appropriate and introduce a programme of replenishing hedgerow trees.</li> <li>• Avoidance of all unnecessary exterior artificial lighting: there is no legal duty requiring any place to be lit.</li> <li>• Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed ‘curfew’ hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014.</li> <li>• Lighting design, location, type, lux levels and times of use should follow current bestpractice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018.</li> <li>• Natural/semi natural grassland margins adjacent to hedges of up to 5m buffer.</li> <li>• Retain natural features wherever possible.</li> <li>• In creating habitats, consider the underlying geology and allow natural colonisation near local high-quality habitats.</li> </ul>	<p>Design Codes Policy DC1 include Design Principle NE.3.1 “Enhance biodiversity &amp; geological interest”</p>	<p>No revision required</p>
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		<ul style="list-style-type: none"> <li>• Avoid use of topsoil to promote plant diversity, especially in areas of limestone or areas near to heathland - consider exposing sandy soils to encourage acid grassland and heath.</li> <li>• Allow for structural diversity of habitats – for example long and tall grass, to maintain a suitable grassland habitat for wildlife. A management plan should accompany all planning applications.</li> <li>• Avoid development and hard landscaping next to watercourses.</li> <li>• Restore naturalness to existing watercourses for example by retaining some steeper earth banks suitable for Kingfisher and Water Vole breeding.</li> <li>• Retain areas of deadwood within the site to maintain biodiversity.</li> <li>• Plant 30% of trees with a selection of larger native species and create lines of trees.</li> </ul>		
		<p><b>Green Infrastructure</b> Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities (NPPF definition). GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards, allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p>	<p>Statement of fact. Policy CE2: “Local Green Space” addresses this.</p>	<p>No revision required</p>
		<p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promoting good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural and historic environment. Looking at the existing provision of GI networks within a community can influence the plan for creating &amp; enhancing new networks.</p>	<p>Statement of fact</p>	<p>No revision required</p>

		<p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.</p>	<p>Statement of fact. Policies CE1 to CE5: are relevant.</p>	<p>No revision required</p>
		<p>Sites that are designated as Local Green Spaces can form an important strategic part of local Green Infrastructure and can be conserved and enhanced to make an important contribution to the district green infrastructure. Delivery of the conservation and enhancement can be dealt with in Policy and Community Actions.</p> <p><b>Brownfield, Soils and Agricultural Land</b> The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological/heritage value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological or heritage value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological and heritage value of a brownfield site before development decisions are taken.</p>	<p>Statement of fact Policies CE1 to CE5: are relevant.</p> <p>The Allocated site has been selected following extensive community consultation after a number of potential sites were examined. The agreed site is part brownfield.</p>	<p>No revision required</p> <p>No revision required</p>
		<p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, Defra have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p>	<p>The Station Field Design Brief expands on Policy CE4: "Trees and Hedgerows" highlighting the importance of this issue.</p>	<p>No revision required</p>

		<p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification and have produced the following guide.</p> <p><a href="https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land">https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land</a></p> <p>The British Society for Soil Science provide advice on what should be expected of developers in assessing land for development suitability.</p> <p><a href="https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf">https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf</a></p>	<p>The Allocated site meets this criterion and has been selected following extensive community consultation after a number of potential sites were examined.</p>	<p>No revision required</p>
		<p><b>Strategic Environmental Assessments (SEAs)</b>  Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website: <a href="https://neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/">https://neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/</a> and should be referred to. A Neighbourhood Plan must meet certain basic conditions in order to be ‘made’. It must not breach and be otherwise compatible with the Environmental Assessment of Plans and Programmes Regulations SI 2004/1633 (available online). These regulations deal with the assessment of environmental plans and programmes and implement Retained Reference Directive 2001/42 ‘on the assessment of the effects of certain plans and programmes on the environment’.</p>	<p>Information.</p>	<p>No revision required</p>
		<p>Not every Neighbourhood Plan needs a SEA; however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:</p> <ul style="list-style-type: none"> <li>• A statement of reasons as to why SEA was not required</li> </ul>	<p>Information</p>	<p>No revision required</p>

		<ul style="list-style-type: none"> <li>• An environmental report (a key output of the SEA process).</li> </ul> <p>As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply:</p> <ul style="list-style-type: none"> <li>• a Neighbourhood Plan allocates sites for development (for housing, employment etc.); and</li> <li>• the neighbourhood area contains sensitive environmental assets (e.g. a Site of Special Scientific Interest (SSSI) or an Area of Outstanding Natural Beauty (AONB)) that may be affected by the policies and proposals in the Neighbourhood Plan.</li> </ul> <p>In light of these two considerations, it is very unlikely that a Neighbourhood Plan would require SEA if the plan is not allocating land for development. This is because allocating land for development is more likely to generate physical changes which lead to significant effects.</p> <p>As the UK has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance. Changes are also likely to be forthcoming as a result of the Government’s Levelling Up and Regeneration Bill (LURB). This proposes ‘Environmental Outcome Reports’ to replace the current system of Strategic Environmental Assessment (including Sustainability Appraisals) and Environmental Impact Assessment and introduce a clearer and simpler process where relevant plans and projects (including Nationally Significant Infrastructure Projects) are assessed against tangible environmental outcomes.</p>	<p>There are no known changes to the requirements or process</p>	<p>No revision required</p>
		<p><b>Impact of Development on Household Waste Recycling Centres (HWRC)</b> Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district and borough area and the existing HWRC services delivered by Leicestershire County Council. The County’s Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate</p>	<p>General comment that planning proposals need to ensure any necessary that S106 funding is available.</p> <p>To be addressed at planning stage.</p>	<p>No revision required</p> <p>No revision required.</p>

		<p>projects to increase the capacity of the HWRC most likely impacted have to be initiated. Contributions to fund these projects are requested in accordance with the Leicestershire’s Planning Obligations Policy and the relevant Legislation Regulations.</p> <p><b>Public Health</b> Health is shaped by many different factors throughout our lives. Health is affected by the settings in which we live, work, learn and play. These influences start to determine health and opportunities for better health from birth and throughout the whole life course, for example the environment, community, transport, education and income.</p> <p>This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health.</p> <p>When there is a difference in these conditions it contributes to health inequalities- “Health inequalities are the preventable, unfair and unjust differences in health status between groups, populations or individuals that arise from the unequal distribution of social, environmental and economic conditions within societies” (NHS England).</p> <p>Therefore, due to the complex way in which the built environment and communities we live in impact on our health any opportunity to mitigate negative impacts and enhance positive outcomes should be taken. Completing a Health Impact Assessment (HIA) is a good practice to ensure neighbourhood concerns and recommendations are considered.</p> <p>Undertaking a HIA as part of your neighbourhood plans has the potential to influence all these areas, alongside influencing decisions made about access to care through transport and infrastructure.</p>	<p>Statement of fact</p> <p>Statement of fact</p> <p>Statement of fact</p> <p>Comments noted</p> <p>Information</p>	<p>No revision required.</p> <p>No revision required</p> <p>No revision required</p> <p>No revision required</p> <p>No revision required</p>
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		<p><b>Communities</b>  Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> <li>1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community.</li> <li>2. Set out policies that seek to; <ul style="list-style-type: none"> <li>• protect and retain these existing facilities,</li> <li>• support the independent development of new facilities, and,</li> <li>• identify and protect Assets of Community Value and provide support for any existing or future designations.</li> </ul> </li> <li>3. Identify and support potential community projects that could be progressed.</li> </ol> <p>You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at <a href="http://www.leicestershirecommunities.org.uk/np/useful-information">www.leicestershirecommunities.org.uk/np/useful-information</a>.</p>	Sections 4.2.2 and 4.2.3 of the Neighbourhood Plan identifies all the key community facilities. One of the Aims of the Plan is “To maintain and improve local facilities and services for the community” and the Character and Environment Policies identify the importance of maintaining and enhancing them wherever possible.	No revision required

		<p><b>Economic Development</b> We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.</p>	<p>One of the Aims of the Plan is “To strengthen and support economic activity within the Neighbourhood Area” and the Plan and Design Codes recognise the importance of tourism. The Allocated Site includes an area for development of employment development.</p>	<p>No revision required</p>
		<p><b>Fibre Broadband</b> Our ambition is for a Digital Leicestershire. This includes the ambition for everyone to have access to fast, accessible, inclusive, reliable digital infrastructure and we are working to support government targets to achieve gigabit capable, lightning-fast broadband connections to 85% of Leicestershire by December 2025, increasing to 100% by 2030.</p>	<p>Information</p>	<p>No revision required</p>
		<p>A fast and reliable digital infrastructure will open new opportunities for residents, communities and businesses. It will underpin innovation, improve community and social networks and support learning and development for all. It will help to deliver a range of societal benefits including the more effective provision of public services, information and connect people to the support at the point of need.</p>	<p>Statement of fact</p>	<p>No revision required</p>
		<p>The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This work combines three approaches; engaging with commercial operators to encourage private investment in Leicestershire, working with all tiers of government to reduce barriers to commercial investment, and operating intervention schemes with public funds to support deployment of digital infrastructure in hard-to-reach areas that are not</p>	<p>Statement of fact, relevant at planning approval stage</p>	<p>No revision required</p>

	included in broadband suppliers' plans, reaching parts of the county that might otherwise miss out on getting the digital connectivity they need. We are currently providing support throughout the county with our Gigabit and Gigahub programmes.		
	<p>How does this role relate to neighbourhood plans? The UK government has brought into force new laws that require new homes in England to be built with gigabit broadband connections and enables telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK.</p>	Statement of fact	No revision required
	Ministers have amended the Building Regulations 2010 to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband - the fastest internet speeds on the market.	Statement of fact	No revision required
	<p>The updated regulations mean that more people moving into new homes will have a gigabit capable broadband connection ready when construction is completed, avoiding the need for costly and disruptive installation work after the home is built and enabling residents to arrange the best possible internet service at the point they move in.</p> <p>In a further boost to people's access to better broadband, another new law has made it easier to install faster internet connections in blocks of flats when landlords repeatedly ignore requests for access from broadband firms.</p> <p>Both of these new laws came into effect on 26 December 2022.</p>	Statements of fact	No revision required
	The updated building rules mean home developers will be legally required to future-proof new homes in England for next-generation gigabit broadband as standard practice during construction.	Statement of fact	No revision required



		Connection costs will be capped at £2,000 per home for developers and they will work together with network operators to connect developments to the gigabit network. It is estimated over 98 per cent of premises fall within this cap, meaning moving into a new build property without lightning-fast internet speeds will become a thing of the past for the vast majority of people across England.	Statement of fact, relevant at planning approval stage	No revision required
		Where a developer is unable to secure a gigabit-capable connection within the cost cap, developers must install the next fastest connection available.	Statement of fact, relevant at planning approval stage	No revision required
		And even where a gigabit-capable connection is not available within the cost cap, gigabitready infrastructure, such as ducts, chambers and termination points, still needs to be installed. This will ensure that homes are fit for the digital age but may not be connected straight away. The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter.	Statement of fact, relevant at planning approval stage  Information	No revision required  No revision required
		Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire web site to learn more about current and forthcoming full fibre broadband provision for their local area <a href="https://www.thinkbroadband.com/">https://www.thinkbroadband.com/</a> and also BDUK (Building Digital UK) Further Information: <a href="https://digital-leicestershire.org.uk/">https://digital-leicestershire.org.uk/</a> Email: <a href="mailto:broadband@leics.gov.uk">broadband@leics.gov.uk</a> Building Regulations: <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1119957/ADR1.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1119957/ADR1.pdf</a>	Information  Information and guidance	No revision required  No revision required

		<p><b>Equalities</b></p> <p>While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council’s Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: <a href="https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy-2020-2024.pdf">https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy-2020-2024.pdf</a></p> <p>The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to:</p> <p>Eliminate discrimination Advance equality of opportunity Foster good relations between different people</p>	Information	No revision required
		<p><b>Accessible Documents</b></p> <p>In today’s working environment more and more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability.</p> <p>Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things.</p> <p>For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and ‘read out’ the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator. Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating</p>	The Parish Council has taken all reasonable steps to ensure that Neighbourhood Plan and all associated documents produced by the Parish Council since 2018 have been produced in accordance with accessibility guidance and standards.	No revision required
			Information and guidance	No revision required

		<p>accessible Word and PDF documents can be found on the Leicestershire Communities website: Creating Accessible Word Documents Creating Accessible PDFs</p> <p>To enable Development Officers to implement your policies, it is important to make sure that they are clear, concise and worded in such a way that they are not open to interpretation. This Policy Writing Guide has been designed to provide you with a few key points to look out for:</p> <p><a href="https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide-17.pdf?v=1667547963">https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide-17.pdf?v=1667547963</a></p>		
<b>Leicestershire Police 73</b>	General Comments	<p>Leicestershire Police support the creation of the Market Bosworth Neighbourhood Plan 2020-2039, which has a primary objective to reflect the community wide views, comments, observations, concerns and ambitions about Market Bosworth planning in respect to future applications and their implications.</p> <p>Leicestershire Police will always attempt to reflect the aspirations of all the residents and people who work, study and pass through the area in the way that they Police the area, and will continue to do so, taking into consideration the contents of future Market Bosworth Neighbourhood Plans. Neighbourhood Policing is a central part of Policing with resources deployed to provide visible presence and deterrent to potential offenders and contact for members of the public.</p> <p>Future planning applications and any additional demand on Policing resources, will need consideration, as currently resources are deployed from areas outside Market Bosworth. Due to changes in the Policing estate, Police responses will still be maintained through new innovation and technological advances. Neighbourhood Policing will be maintained and continue to provide a close link to the community they serve and effective community consultation.</p> <p>To maintain the current levels and to accommodate future additional demand created by population growth and the resultant new dwellings, and associated</p>	Information	No revision required

		<p>infrastructure of schools, commercial, retail and other facilities such as open space additional Policing considerations should be taken into consideration.</p> <p>Open Space is a key issue for Policing within the planning process of new developments with particular attention to Safer Streets issues. Ongoing government funding has been focused on providing Safer Routes through Open Spaces with attention to trimming of ground level foliage to 1m and trees to have foliage trimmed to 2m from the ground to provide a 1m clear field of vision. Also lighting, signage and CCTV improvements are under consideration. Any new appropriate Open Spaces should consider these issues, to provide safe transit and use of these areas. Women and girls, as well as all vulnerable persons have been subject to crime and would be able to benefit from early consideration via the planning process.</p> <p>Paragraph 92 (a) &amp; (b) of NPPF 2021 specifically provides that: -</p> <p>Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p>(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</p> <p>(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and</p> <p>Paragraph 96 states that: -</p>		
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		<p>To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.</p> <p>Hence the inclusion of a police contribution to Leicestershire Police is a Priority consideration.</p> <p>Policing is a 24/7 service resourced to respond and deploy on an "on demand" and "equal access" basis and is wholly dependent on a range of facilities for staff to deliver this. A primary issue for Leicestershire Police is to ensure that new large-scale developments make adequate provision for the future policing needs that it will generate.</p> <p>At present Market Bosworth has no current Policing facilities. However, where additional development is proposed, Leicestershire Police may seek to deploy additional staffing and additional infrastructures to ensure quality neighbourhood community-based policing.</p> <p>Market Bosworth are requested to work with Leicestershire Police by consulting with them on large-scale applications, firstly to gain their perspective from a design front and secondly to understand whether the associated growth would produce a need for additional Policing infrastructure. If this is the case then Leicestershire Police will assess each application on an individual basis, by looking at the current level and location of available officers and then the demand associated with that development.</p> <p>A request for developer contributions may then be submitted to go towards the additional infrastructure needed to maintain a sustainably high level of policing within the areas covered by Market Bosworth Council.</p>		
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		<p>Section 17 of the Crime and Disorder Act 1998 states all relevant authorities have a duty to consider the impact of all their functions and decisions on crime and disorder. Leicestershire Police will work closely with our partners to design out these risks wherever possible.</p> <p>Areas including public space, shop frontages and appropriate security such as shutters should include sympathetic design and be in keeping with local architecture, whilst still providing effective security.</p> <p>Other key areas where planning can support the local businesses includes the night time economy. Effective planning including lighting and use of CCTV if required will reduce the risk of crime and disorder. In support of managing these requirements providing a 24/7 service Leicestershire Police will continue to provide to residents of Market Bosworth.</p> <p><u>S106 Agreements</u> S106 Applications will be applied for in support of health, education provision, open space and other public services and likewise, Leicestershire Police would look to apply for support as a result of any additional policing demand created. Any such funds would allow consideration of equipment or in support of estate to support responses to Market Bosworth, though Leicestershire Police will consider estate on an ongoing basis. Hinckley &amp; Bosworth Council have S106 Agreements in respect to new developments within the area in support of Policing.</p> <p>Statutory funding via the Policing precept and Government would follow on after occupation of any new dwellings. Also, where new demand is placed on Policing resources due to expansion, Leicestershire Police, Hinckley &amp; Bosworth Council and Market Bosworth Council residents within Market Bosworth would benefit from support of the provision of S106 and future S106 bids being considered in support of Policing provision within the Market Bosworth Council area.</p>		
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		<p><u>Consultations on Planning Applications</u></p> <p>Current planning consultations referred to Leicestershire Police have provided the opportunity to comment on a number of applications. It would be beneficial if further comment was referred in respect to large developments either residential or commercial.</p> <p>Also, where there is an increased risk of public safety via open space and large footfall as well as areas relating to changes to the night economy would be appreciated (Section 17 of Crime &amp; Disorder Act 1998). Traveller provision is another area where Policing considerations are recommended wherever possible for comment and consideration.</p>		
<b>NHS Leicester, Leicestershire &amp; Rutland 74</b>	General Comments	<p>The NHS Leicester, Leicestershire &amp; Rutland Integrated Care Board (ICB) are supportive of the vision set out in your plan and would want to work collectively with you to understand in more details how the local NHS can contribute to its delivery.</p> <p>Many of the themes identified in the plan will impact upon the wider determinants of health and as a result population health outcomes. We would therefore welcome working together to maximise the opportunity for health and wellbeing within the vision outlined in your plan.</p> <p>In particular, we would welcome:</p> <ul style="list-style-type: none"> <li>• Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other. We support your vision to protect and improve the provision of current facilities and assets as well as the promotion of the development of new community facilities to enhance and enrich community life.</li> <li>• Maximise the opportunities and provision of green space and local recreational facilities that actively promote and enable residents to access and undertake physical activity with ease.</li> </ul>	Information and guidance	No revision required

		<ul style="list-style-type: none"> <li>• That any new developments are designed in such a way to encourage and enhance physical and mental health and wellbeing.</li> <li>• A range of options for travel (including active travel) within the plan that enables residents to get to and from work, leisure facilities and health services easily.</li> <li>• Infrastructure for Active Travel should be actively encouraged with provision for high quality cycling and walking routes, good connectivity to surrounding settlements and ease of access to public transport.</li> <li>• Designs that support the reduction in carbon emissions and air pollution, as this has a direct impact on some resident's health.</li> </ul> <p>As well as the comments above, we are pleased to see that the impact of an ageing population has been noted and the housing needs of older people has been considered within the plan.</p>		
<b>Historic England 75</b>	General Comments	<p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (<a href="https://www.heritagegateway.org.uk/gateway/">https://www.heritagegateway.org.uk/gateway/</a>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p>Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and</p>	Information and guidance	No revision required



		<p>how you might go about ensuring that the character of the area is retained. These can be found at:-  <a href="https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/</a></p> <p>You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:  <a href="https://webarchive.nationalarchives.gov.uk/ukgwa/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf">https://webarchive.nationalarchives.gov.uk/ukgwa/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</a></p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at:  <a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</a></p>		
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