



Market Bosworth Parish Council

**Bosworth Vision Planning Group**

*(A Working Group of the Parish Council)*



**Regulation 15 – Submission Version**

**Statement of Modifications  
in the revised  
Market Bosworth Neighbourhood Plan 2020-2039**

**March 2024**

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

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

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

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

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

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

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

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

### **3. Background**

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

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

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

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

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

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

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

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

## **5. The Proposed Modifications**

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

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

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

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

## **6. Tables of Modification**

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

