



Market Bosworth Parish Council

Bosworth Vision Planning Group

(A Working Group of the Parish Council)



**Market Bosworth Neighbourhood Plan
2020 – 2039**

Foreword

Foreword

The original Market Bosworth Neighbourhood Plan was officially adopted to become a 'made' Plan by Hinckley and Bosworth Borough Council in September 2015 following a referendum in September 2015. 88% of residents who voted in the referendum voted 'Yes' in response to the question 'Do you want Hinckley and Bosworth Borough Council to use the Neighbourhood Plan for Market Bosworth to help it decide planning applications in the Neighbourhood Area?'

The Market Bosworth Neighbourhood Plan therefore became part of the statutory development plan, with legal weight, and since the Neighbourhood Plan was made it has been used very successfully to help to determine planning applications, and its policies have been used by planning inspectors in their decisions determining planning appeals.

The Parish Council recognises the evolution of the Town as it evolves from its traditional role as an agricultural centre to become proactive in adapting to meet the flourishing number of day visitors and longer stay tourist market that enjoy the local heritage, historic association with the Wars of the Roses and the Battle of Bosworth Field. The opening of a new Marina, a holiday lodge park and the growth of other visitor accommodation and shift from traditional 'local provisions' merchants to provide a niche shopping and eating experience is changing the dynamic of the Town. The amenities and attractions, as well as the recognised and valued rural character, are now of greater significance compared to when the original Neighbourhood Plan was being prepared.



Figure 1 - The west side of the marketplace

Foreword

This is the beginning of a new era in which the community has identified through feedback and consultation how this modified Neighbourhood Plan can shape our current and future needs, balancing the factors that support the growing visitor economy whilst ensuring we can maintain sustainable development to meet local needs.

The review of the Neighbourhood Plan also considered other important issues identified through the ongoing public consultation process such as:

- maintaining, enhancing and conserving the essential character and historic environment of Market Bosworth
- improving pedestrian access to the railway, canal corridor and associated sites
- improving communications through high-speed broadband and better mobile network provision
- better managing traffic flow, congestion and parking at key times

The continued community support to build on the original Neighbourhood Plan resulted in developing a detailed understanding of the key features of the Town. This resulted in the production of a number of documents that will form part of this modified Neighbourhood Plan.

Following the review process the draft modified Neighbourhood Plan was subject to a Regulation 14 Consultation which was managed on behalf of the Parish Council by Rural Community Council (RCC). The consultation opened for comment on 1st September 2023 and the deadline for comments was 5pm on Monday 16th October 2023.

All households and local businesses were notified of the consultation as were other statutory and required consultees; two open days were held and were well attended.

The consultation responses demonstrated considerable support for the Plan, as well as pointing out some minor errors and inconsistencies and including some suggestions for improvement. All the comments which were submitted have been reviewed and addressed.

The feedback from the consultation process is greatly appreciated and this version of the Plan incorporates a number of minor amendments as a result. The comments received and the changes made to the Plan as a result can be seen in the report: 'Market Bosworth Neighbourhood Plan Review Consultation Statement (April 2024)' prepared by RCC.

As well as the support and encouragement provided by the community of Market Bosworth, support to help facilitate the development of this modified Plan has been given by:

- Locality for Grant Funding and support through their Technical Grant scheme.
- AECOM for the preparation of the 'Design Codes' and 'Housing Needs Assessment' Documents.
- Deborah McCann, Jo Widdicombe and Dharmista Patel providing independent advice as Consultants at Design:Midlands.
- Dr David Hickie for the Market Bosworth Landscape Review.
- RCC - Rural Community Council (Leicestershire & Rutland) for their independent oversight and collation of the many engagement and consultation events.

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Introduction

1. Introduction

1.1. The Planning Context

- 1.1.1. The Localism Act introduced Neighbourhood Planning, giving communities in England the right to shape their future development at a local level.
- 1.1.2. A steering group was constituted by Market Bosworth Parish Council in 2012 to undertake all the required Neighbourhood Planning activities. This working group, originally colloquially known as the Neighbourhood Forum, is now known as the Bosworth Vision Planning Group (BVPG) and has worked with the Parish Council to support regular monitoring and evaluation of the made Neighbourhood Plan and to actively work on elements such as those identified as community aspirations, the production of supporting documents and the major review and modifications required to bring the original up to date.
- 1.1.3. The intention of the Plan is to reflect community - wide comments, observations, and concerns about Market Bosworth's future in the context of local and national planning requirements. It aims to reflect the community's overwhelming desire to make the Town an even better place to live and work, now and for future generations.
- 1.1.4. The original Market Bosworth Neighbourhood Plan took the hopes, aspirations and concerns of the community about the Town to create a vision for the future and establish the aims and objectives for sustainable development for the plan period up to 2026. The original Plan provides a solid foundation and the modified Plan is a relatively modest update to the original Plan, building on it and bringing it up to date to reflect the changes which have taken place both within the Town and more widely. Hinckley and Bosworth Borough Council (HBBC) is in the process of producing an updated Local Plan so now is an appropriate time to modify this Neighbourhood Plan, which will also extend our plan period up to 2039. This modified Plan continues to reinforce the need for development of the number of new dwellings identified in the Market Bosworth Housing Needs Assessment – 2022 on the Allocated Site [Page 63].



Figure 2 Marketplace shops

Introduction

1.2. Why do we need a modified Neighbourhood Plan for Market Bosworth?

- 1.2.1. The Plan has generally served us extremely well since it was adopted in September 2015, but time has moved on.
- 1.2.2. The passage of time and external circumstances including national planning laws and guidance as well as local plans all impact on the efficacy of our Plan some 7 years later. As Hinckley and Bosworth Borough Council (HBBC) is now in the process of producing an updated Local Plan it is an appropriate time to update the Neighbourhood Plan and extend the time period of the Plan to 2039.
- 1.2.3. The BVPG has worked with the Parish Council to regularly monitor and evaluate the made Neighbourhood Plan and to actively work on elements such as those identified as community aspirations, leading to the production of supporting documents and the major review and modifications required to bring the original Plan up to date.
- 1.2.4. Market Bosworth has been described as ‘the Jewel in the Crown of the Borough’. Set in a rural environment, it is one of the smallest towns in England. It has for centuries been a focus for commerce and services for the surrounding area and is identified in the Local Plan as a Key Rural Centre. It has the services and facilities to serve the local community as well as many of the smaller outlying villages. In addition, the longstanding reputation for excellent schools attracts pupils (and parents) who travel in from a wide catchment area.



Figure 3 - The Town gateway on Shenton Lane

1.2.5. The attractiveness of the Town makes it a key local tourist destination and the increasing number of visitors, whilst providing economic benefits, adds to existing parking and congestion pressures on the medieval infrastructure of the Town. It is important to the future of the Town that the different needs and aspirations of those who live in, work in and visit this historic Town are reconciled.

1.2.6. This version of the Plan endeavours to respond to these challenges by encouraging investment which will provide a basis for harmonious developments which will sustain local jobs and businesses, improve housing to meet local needs and enhance the accessible social and physical infrastructure.

- 1.2.7. HBBC (the local planning authority) is producing a new version of its Local Plan, covering development strategy throughout the Borough up to 2039. To meet the requirements identified in the Local Plan, this Plan identifies a site chosen by local residents during the production of the original Neighbourhood Plan to be developed to provide mixed housing and employment. It demonstrates the importance of green spaces to the character of the Town now and for the future. It aspires to enhance social and physical infrastructure and improve short and long term Town centre car parking for visitors and residents alike.
- 1.2.8. The overall intention of this Plan is to reflect community-wide comments, ideas, observations and concerns about Market Bosworth’s future in the context of local and national planning requirements. It aims to reflect the community’s overwhelming desire to make the Town an even better place to live in, work in or visit now and in the future. This modified Plan extends the community vision to 2039.

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1.2.9. The benefits of adopting this Plan are:

- i To provide housing to meet the needs of the local community
- ii To encourage sustainable design and construction of new developments
- iii To improve traffic management
- iv To preserve and enhance green infrastructure
- v To encourage employment development with associated job creation and economic growth
- vi To maintain and develop services to support the existing population and accommodate growth
- vii To enhance cycling and walking routes

1.2.10. The Plan aims to prevent or minimise any adverse effects of development on:

- i Landscape and biodiversity - by ensuring that new development is sensitively located and takes account of indigenous wildlife and local green infrastructure networks
- ii The loss of greenfield land to development by incorporating previously used land into allocations wherever possible
- iii The overall character of the Neighbourhood Area by clearly identifying the natural and built features, heritage and cultural development that should not be spoiled by obtrusive development.



1.3. Process for updating the Market Bosworth Neighbourhood Plan

1.3.1. There is no requirement to review or update a neighbourhood plan. However, planning guidance states policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence.

1.3.2. In March 2021 Hinckley and Bosworth Borough Council made a minor modification to the Market Bosworth Neighbourhood Plan by adopting an interim revised Housing Needs Requirement based on Housing Needs Assessment provided by AECOM (2020).

1.3.3. Market Bosworth Parish Council and the Bosworth Vision Planning Group subsequently agreed that it would be prudent to undertake a major review and subsequently modify the Market Bosworth Neighbourhood Plan, to ensure that it remains in conformity with national and local plans and ensure that the policies remain relevant and appropriate to use for determining planning decisions in the extended Plan period to 2039.

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1.3.4. As the legislation governing Neighbourhood Plans came in to force in 2012, there is a growing number of Neighbourhood Plans nationally that, like Market Bosworth, have now been made for a number of 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.

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1.3.5. The process for modifying a Neighbourhood Plan depends on which type of modification is made and is illustrated below:

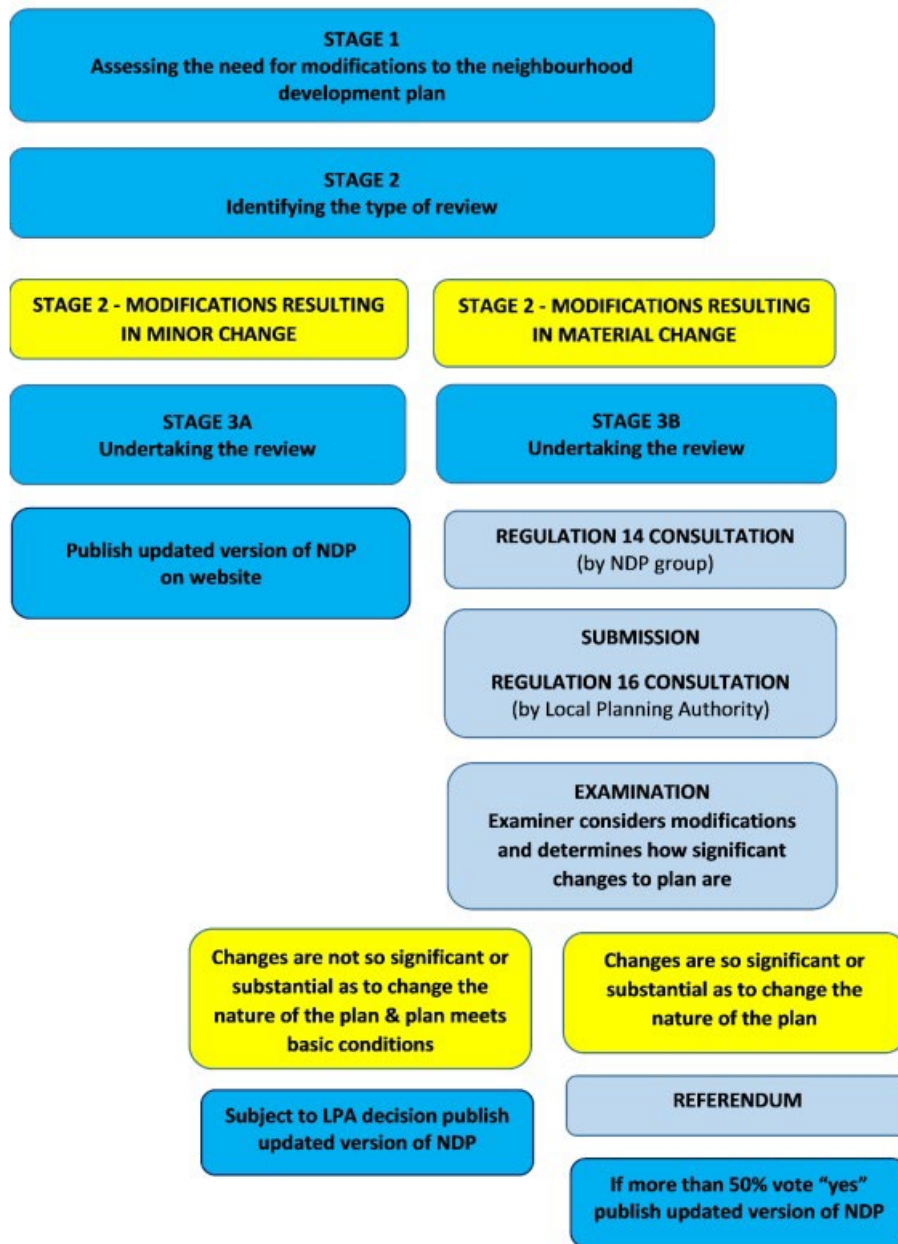


Figure 4 The process for updating the Neighbourhood plan ¹

1.3.6. It is considered that the changes to the original Market Bosworth Neighbourhood Plan are material modifications but do not change the nature of the Plan, and as such require examination but not a referendum. The Parish Council has therefore carried out a ‘Regulation 14 Consultation’ on the proposed changes. Following this consultation appropriate amendments have been made and the updated Neighbourhood Plan will be submitted to Hinckley and Bosworth Borough Council (HBBC). HBBC will then conduct a ‘Regulation 16 Consultation’ on the modified Plan. Following the consultation HBBC will send the plan to an independent examiner, together with the report from the Regulation 16

¹ Source – Daventry District Council Plan Review Toolkit

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consultation, stating whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. Once the examiner has decided whether the modifications proposed change the nature of the plan the Parish Council must decide whether to proceed with the examination.

- 1.3.7. Where material modifications do not change the nature of the plan (and the examiner finds that the proposal meets the basic conditions or would with further modifications) a referendum is not required. HBBC 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.
- 1.3.8. Where material modifications do change the nature of the plan, HBBC would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan. A decision may be made whether to proceed to referendum so that, 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 for 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.
- 1.3.9. Finally, the updated Market Bosworth Neighbourhood Plan will be submitted to Hinckley and Bosworth Borough Council for examination, along with an updated Consultation Statement detailing the consultation which has taken place on the draft updated Neighbourhood Plan, and an updated Basic Conditions Statement highlighting how the updated policies remain in general conformity with local and national policies and how they have contributed to sustainable development.



1.4. The Modified Plan Structure and Outline

- 1.4.1. Apart from the change in timeframe to cover the period up to 2039 and ensuring that the Plan conforms to the latest version of all the policy and planning documents to which it must conform, what are the changes?
- 1.4.2. Before outlining the changes, it is important to stress that the original Plan provides a solid foundation, and the modified Plan is a relatively modest update to the original. Whilst the modified Plan differs in structure and initially looks quite different to the original Plan, the changes are relatively minor. In particular:

- i There are no changes to the Vision, Aims or Objectives of the Plan and there are only minor changes to the Policies.
- ii The two Policy Areas covering Character & Environment and Building & Development are retained but some policies are slightly modified and there will be some additional policies to reflect the changing world we now live in.
- iii Rather than producing a single document which encapsulates everything in the Plan, including all the supporting evidence, this Plan document references the policy document: Market Bosworth Design Codes, and core documents: Market Bosworth Station Field Design Brief – 2024 and Landscape Review for Market Bosworth Neighbourhood Plan – 2023 which must be taken as part of this Plan and read in conjunction with this Plan when planning decisions are undertaken.

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- iv This Plan draws upon evidence and contextual matters from a range of Market Bosworth specific documents which are referenced by name in this document where appropriate. These documents, which provide a substantive evidence base underpinning the Objectives and Policies in the Plan, provide more detailed guidance which can inform planning decisions. They have been produced by independent specialists, are HBBC documents or have been produced by members of the BVPG team and other local volunteers. See page 58 for a full list of plan documents.

1.4.3. The other main changes are:

- i New Policy DC1 (Design Codes) has been added. This policy refers to the Market Bosworth Design Codes, which now contains all the appropriate material to support this policy area, in particular describing the Character Areas and the factors which are important to ensure that future developments maintain and enhance their individual characteristics, including those applicable to developments in the Allocated Site.
- ii Policy CE1b (Rooflines) has been made more general to cover any new developments.
- iii Policy CE3 (Important Views and Vistas) has been expanded to include protecting the landscape character. It refers to the Landscape Review for Market Bosworth Neighbourhood Plan which contains all the details of the important views and vistas, rather than repeating them here. It also adds a requirement to ensure that development proposals take care to ensure that they do not have a negative effect on the landscape.
- iv Policy CE4 (Trees) has been expanded to include important hedgerow features.
- v Policy CE5 (Landscape of the wider Parish) has been added. This policy covers the areas of the Parish outside the settlement boundary and adds a requirement that any developments in these areas does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated.
- vi New policy CE6 (Provision for wildlife in new development) has been added to reflect the growing importance of ensuring that nature has a place in our lives and that we address the decline in biodiversity which has taken place over the past decades.
- vii Policy BD3 (Design Guidelines for the allocated site) has been amended as much of the material is now covered by Policy DC1 and by the Market Bosworth Masterplan and the Station Field Design Brief documents.
- viii A new policy BD4 (Heritage Asset Protection) provides that development proposals in close proximity to a heritage asset will only be supported where the impact on the asset is less than the benefit of the proposed development.
- ix The original Plan identified 8 Character Areas: [map on page 60]
 - A Leisure & Tourism
 - B Industry
 - C Education and Community
 - D Suburban Residential
 - E The Historic Core
 - F Ancient Farmland
 - G The Country Park and
 - H Post-2000 Development.

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Two new Character areas, one covering the Allocated Site, and the other for Rural Land outside the settlement boundary have been added.

- x There are a number of minor changes which reflect the developments and changes in building use since the original Plan was produced. The Plan also records progress made on the aspirations contained in the original Plan, and some more recent Photographs have been included.
- xi The text format and layout has been updated to improve accessibility.



Figure 5 Bosworth Hall Hotel - formerly the home of the Dixie family

Consultation

2. Consultation

2.1. Summary of consultation activities

- 2.1.1. The original Plan was prepared by members of Market Bosworth Parish Council (the qualifying body), residents and stakeholders working as part of the Neighbourhood Plan Steering Group then known colloquially as the Market Bosworth Neighbourhood Forum (now the Bosworth Vision Steering Group – BVPG). Support was provided by the Borough Council, Leicestershire Rural Community Council, Locality, Planning Aid, and Dharmista Patel Planning and Design. The process involved a number of key steps.
- 2.1.2. Following a successful application in 2011 to be a Frontrunner as part of the Neighbourhood Planning Vanguard scheme, the proposed Neighbourhood Area submitted by Market Bosworth Parish Council was designated in February 2013 by Hinckley and Bosworth Council.
- 2.1.3. Extensive engagement and consultation took place with residents and stakeholders throughout the Plan making process. During January 2013 over 100 people attended a public open meeting held in the Parish Hall. They were asked what they liked and disliked about the Parish, how they would want to see it. To ensure the consultation process was as inclusive as possible local businesses and service providers were invited to a stakeholders' event in March 2013.
- 2.1.4. Simultaneously the Market Bosworth Neighbourhood Forum began the process of gathering evidence to support the Plan. This included reviewing national and local documents and reports and gathering key relevant statistics. Additional stakeholder meetings were held with 'education providers' including nursery and play schools as well as primary and secondary schools, and with the Market Bosworth Society to share progress and listen to their views.
- 2.1.5. Once the questionnaire results had been collated, the data, together with the feedback from other public consultation, formed a local evidence base. The data was analysed, and the findings identified a number of key themes which became the Vision, Aims and Objectives of the plan. The policies and implementation plan were then developed on this framework. The draft Neighbourhood Plan was developed between January and May 2014 and published for the six-week period of pre-submission consultation on the 26th of June.
- 2.1.6. The Neighbourhood Plan area for the original Plan was the Parish boundary. Between Regulation 16 submission and the start of inspection the Boundary Commission agreed to a minor boundary change to include 8 houses on the north side of The Park in the Parish. The Plan inspector agreed that these houses should be included for consultation during the referendum stage. HBBC subsequently updated the Parish boundary to reflect the change. That modified Parish boundary is the current Parish boundary and is the Neighbourhood Plan area for this modified Plan.

Consultation

2.1.7. Since the original Market Bosworth Neighbourhood Plan was 'Made' in 2015, its policies, have been subject to continuous review. The Parish Council keeps the community informed of progress and actively seeks the views of the community:

- Space is regularly allocated in Parish Council newsletters to report on the activities of the Bosworth Vision Planning Group, which strives to ensure that the Plan is up to date.
- The BVPG regularly publishes additional information: on its website, via email and in the local community magazine that is delivered to all houses in Market Bosworth.
- In October 2018 a detailed public consultation with residents and other stakeholders was undertaken on the proposed Town Centre Redevelopment and these community interactions will continue as the redevelopment process progresses.
- In October 2021, BVPG conducted a two-day public engagement event to seek up to date views about the aspirations of the Town's residents or the future of the Town (picture above).
- The community engagement event was followed in November 2021 by an evening stakeholder consultation event at which local businesses, healthcare providers, emergency services, schools and community groups described their experiences, aspirations and desires for the future of the Town.
- The community engagement event and stakeholder consultation event were monitored by, and results recorded by the Rural Community Council (RCC).
- Based on the feedback from the community, additional material has been added to the evidence base files including: A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth – 2022 and an updated Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth – 2023
- The BVPG reports every month to the Market Bosworth Parish Council meeting and information is included in the minutes of those meetings. The minutes are published on the Parish Council website, displayed on the market square noticeboard and summarised in a report in the monthly free magazine which is distributed to every house in Market Bosworth.



Figure 6 - Consultation in preparation for updating the Neighbourhood Plan

2.1.8. Full details of the consultation process for this version of the Plan can be found in the Consultation Statement document which will be submitted to HBBC along with this Plan at Regulation 15 submission.

The Planning Framework

3. The Planning Framework

3.1. Requirements and Procedures

- 3.1.1. This modified plan meets the basic conditions as laid down in the National Planning Policy Framework (NPPF December 2023). It sets out the policies and proposals for the use and development of land which is relevant to the Neighbourhood Area for the period 2020-2039; these policies and proposals are explained and justified in the corresponding text.
- 3.1.2. This Plan reflects the need for social, economic and environmental priorities. The Plan provides the framework for reasoned justification of the policies and to help inform decision makers of the local context. It provides guidance for potential developers as well as other non-planning decisions which could impact on this community.
- 3.1.3. This Plan uses evidence from national and local sources such as reports, statistics and published objectives, as well as evidence from local surveys and consultations which were independently monitored.



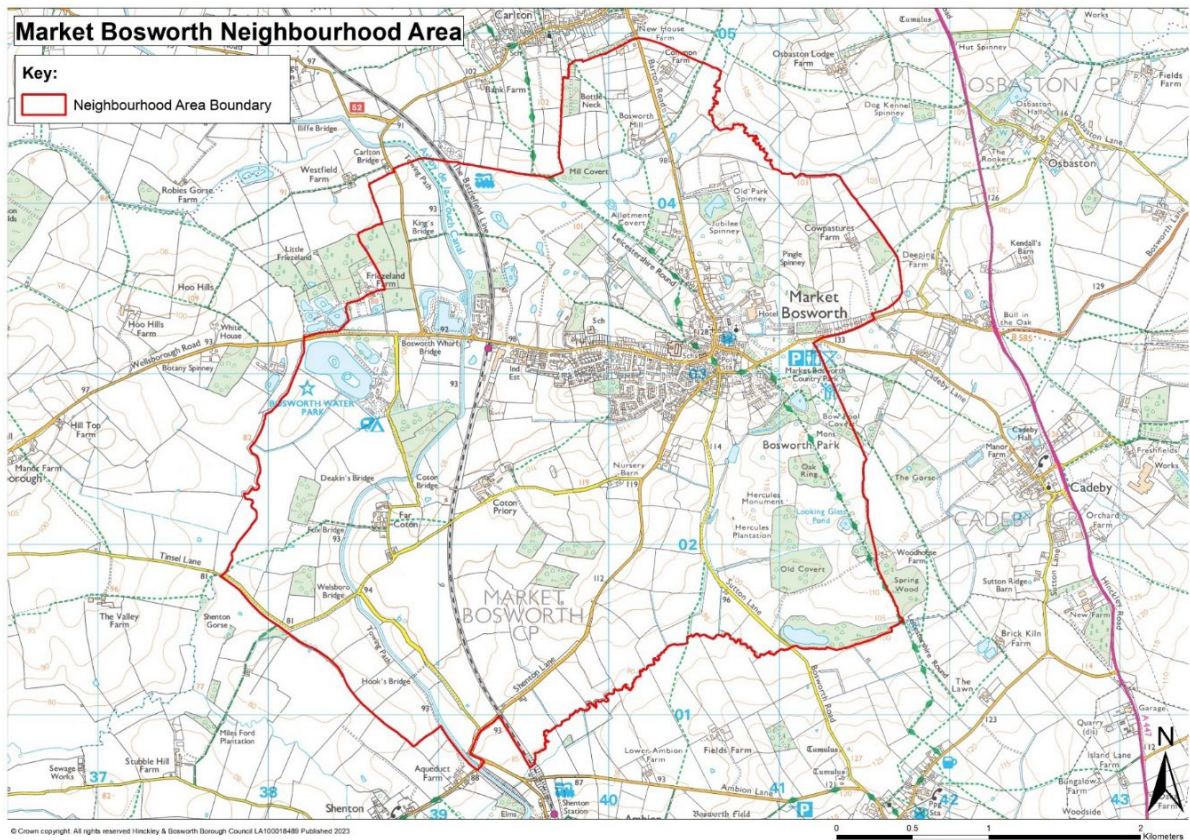
3.2. Partner Organisations and their Involvement

- 3.2.1. This draft plan was sent to all the required consultees as part of the consultation process [see **Error! Reference source not found.**].
- 3.2.2. In making the modification to this version of the plan, effort was made to consult with local stakeholders to ascertain the impact of any development pressures in the Neighbourhood Area. Community groups, schools, businesses and the community have been involved in the preparation of this Plan, as outlined in paragraph 2.1.7.

Consultation

3.3. The Neighbourhood Area

3.3.1. The Neighbourhood Plan boundary is the Market Bosworth Parish boundary which includes the settlement of Far Coton, as shown below and on the larger map on page 59.



3.3.2. Hinckley and Bosworth Borough Council adopted the Core Strategy in 2009 and the Site Allocations and Development Management Policies DPD in 2016. These documents provide the overarching strategic context for development across the Borough and the Neighbourhood Plan was tested in 2014 with Basic Conditions demonstrating conformity with these strategic Local Plan policies and again in 2021 when the Basic Conditions were reviewed as part of the submission for the ‘minor amendment’ of the Neighbourhood Plan (adopted 17th March 2021). Local authority policies in the existing and emerging Local Plan highlight a number of requirements for Market Bosworth, including supporting additional employment provision and the allocation of land for residential development. These requirements are sought to support local services and maintain rural population levels, whilst recognising the growing role of Market Bosworth as a tourism centre. This modified Neighbourhood Plan covers the time period to 2039 and is consistent with the policies within the emerging Local Plan.

Consultation

3.3.3. The Site Allocations and Development Management Policies Document (2016) and emerging Local Plan, identifies land across the Borough to deliver the development requirements outlined in the Local Plan. These include housing, employment, recreation, green spaces, community and leisure uses. In addition, it includes development management policies which are utilised day-to-day for determining planning applications. This modified Neighbourhood Plan is an emerging document subject to examination, however it also reflects the collaborative work with the Borough Council to produce a Neighbourhood Plan which reflects the provisions of the local Planning Authority whilst incorporating a more localised approach to sustainable development.

3.4. Market Bosworth and the National Planning Policy Framework

3.4.1. National planning policy is largely set out in the National Planning Policy Framework (NPPF December 2023). The focus of the NPPF is to achieve the right balance between sustainability and growth to ensure development is carried out in a way that makes a positive contribution to our lives but also leaves a lasting legacy for our children.

3.4.2. It identifies three arms of sustainability:

- i Economic - Contributing to building a strong economy: ensuring that sufficient land is available in the right places, and at the right time.
- ii Social - Providing homes that will meet the needs of future generations and supporting the health, social and cultural well-being.
- iii Environmental - Protecting our environment: using natural resources prudently, minimising waste and pollution and mitigating climate change.

3.4.3. The achievement of sustainable development is one of the basic conditions that the neighbourhood plan needs to address.

Market Bosworth - The Context

4. Market Bosworth — The Context

4.1. Brief History of Market Bosworth

- 4.1.1. Based on archaeological evidence there has been a settlement on the hill where the Town now stands since prehistoric times. As the name indicates, Market Bosworth evolved as a market town, having been granted a Royal Charter for fairs and markets in 1285. Census records show a population of 543 in 1610, 618 in 1720, and 729 in 1911 growing from 1,608 in 1971 to an estimated 2,200 today.



Figure 7 - Market Bosworth in 1903, reproduced with permission of Market Bosworth Society

- 4.1.2. The elevated position, sitting on a spur of land amid woods between shallow valleys and the diversity of the landscape around adds favourably to this historic setting. Remains of a Roman villa-style structure has been discovered and the Town encompasses several historic buildings including The Dixie Grammar School, Bosworth Hall which dates from the 1670s and St Peter's Church. There has been a church on this site since pre-Norman times. There are numerous small woodlands around the Town, as well as ancient parkland with fishponds and an arboretum.
- 4.1.3. Over its long, rich history the market Town has provided a focal point, schooling and agricultural administrative centre for the surrounding region whilst remaining a small, intimate, lively and social community.
- 4.1.4. Until recently Market Bosworth was predominantly the key rural and agricultural centre, with its historic market and cattle market being a focus for much of west Leicestershire. However, the infrastructure and transport network has not changed and comparison of the maps of 1592 and 1903 reveals few changes to the layout of the Town's historic core at its centre today.

Character and Environment Policies

- 4.1.5. Market Bosworth is a centrally located parish in the administrative area of Hinckley and Bosworth Borough Council.

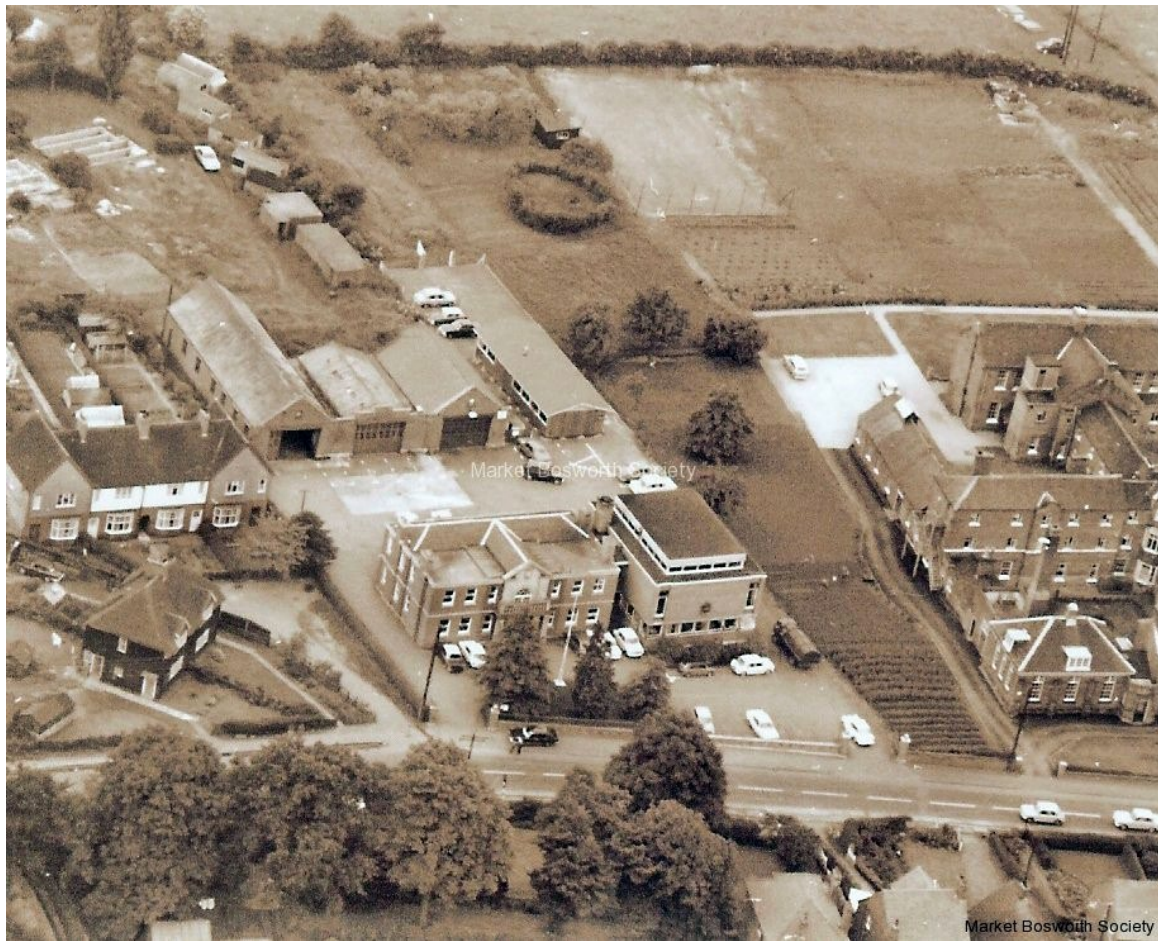


Figure 8 -20th century view of Market Bosworth, reproduced with permission of Market Bosworth Society

4.2. Overview of current position

- 4.2.1. In economic terms, employment opportunities are provided by schools, small businesses around the Town, an industrial area to the west of the settlement, restaurants, public houses and a hotel. However, a majority of the working population commutes to work outside the Neighbourhood Area. The Hinckley and Bosworth Borough Council's Travel to Work Profile in 2006, identified the method of travel to work by resident population for the rural area including Market Bosworth. Whilst the survey was comprehensive, there has been a significant change in available public transport, with public transport no longer available between Market Bosworth, Coalville and Hinckley, and the Leicester bus service has been reduced and is still under threat. Consequently, a far greater number of people than predicted are likely to use private transport for both work and social travel.
- 4.2.2. A doctors' surgery, dentist, veterinary practice, fire station, library, Parish Hall, retail outlets and small businesses serve the local community. In addition to the schools' sports facilities there are football, cricket, tennis and bowls club grounds, livery stables, fishing ponds and Bosworth Lakeside Lodges providing access to various water sports.

Character and Environment Policies



4.2.3. In terms of educational facilities, there are: a nursery school, playschool, primary school, secondary school and a fee-paying school. The combined total student population is approximately 1,300. This, together with approximately 200 employed in these schools has a major impact on the infrastructure and the daily functioning of the Town, causing significant parking issues for local residents and businesses.



Figure 9 - The three Market Bosworth Schools

4.2.4. In physical terms the Parish of Market Bosworth remains predominantly open countryside, farmland, spinneys, and parkland [map on page 62]. Market Bosworth evolved over generations to meet the growing needs and functions of a small market town serving a large rural area. Expansion utilised the natural landscape features that would best suit the purposes required and as such can now be described in terms of ten character areas.

Character and Environment Policies

4.3. Character Areas

4.3.1. The Market Bosworth Design Codes identifies the Neighbourhood Plan area as being defined by ten character areas (A-J). [map on page 60].

- A Leisure & Tourism
- B Industry
- C Education & Community
- D Suburban Residential
- E Historic Core
- F Ancient Parkland
- G Country Park
- H Post-2000 Development
- I New Development
- J Rural Land

4.4. Development Needs

4.4.1. Despite the growth in housing in Market Bosworth since the mid-1960s, with four significant new developments to the west of the Town centre, there is significant pressure to further increase the housing stock beyond the identified need established in the Local Plan and expand the settlement boundary into the surrounding open countryside. The key drivers for further development arise from a 'duty of care' for future generations. The needs and expectations of the residents and businesses and the strain placed on an infrastructure moulded and limited by the history of the Town are also key drivers. Development issues include:

1. Transport: car parking, congestion, road signage 'clutter' and pedestrian and cycle safety



2. Housing: needs of the local population, especially first-time buyers and those seeking to downsize

3. Business and employment: infrastructure, support services and expansion opportunities

Character and Environment Policies



4. **Tourism:** encourage sustainable development of tourism as a driver to support the local economy e.g., visitors to the Town centre, markets, festivals, Bosworth Water Trust, the Country Park, railway, canal and marina development
5. **Infrastructure:** meeting the changing demands for services (including high speed broadband and reliable mobile phone reception), both commercial and social, for the local population
6. **Countryside:** the green environment, especially the open areas, panoramic views and countryside surrounding the settlement area is seen as an important characteristic not only of the Town's location but in creating the ambiance of the rural heritage

4.4.2. These key issues inform the Vision and Aims for this Plan [page24] to achieve proportionate infrastructure development and reinvigorate the local community for the future whilst protecting the essential character of Market Bosworth.

Policies

5. The Plan—Vision and Aims

5.1. The Neighbourhood Plan Vision for Market Bosworth

5.1.1. The Neighbourhood Plan provides policies for decision makers, planners and developers on how to deliver our vision of a vibrant, well-balanced community that continues to be a great place to live, be educated, work and visit. The Plan maintains Market Bosworth’s historic character as a small town with a regular market, attractive conservation area and a variety of open spaces, which acts as a centre for surrounding farms and villages.



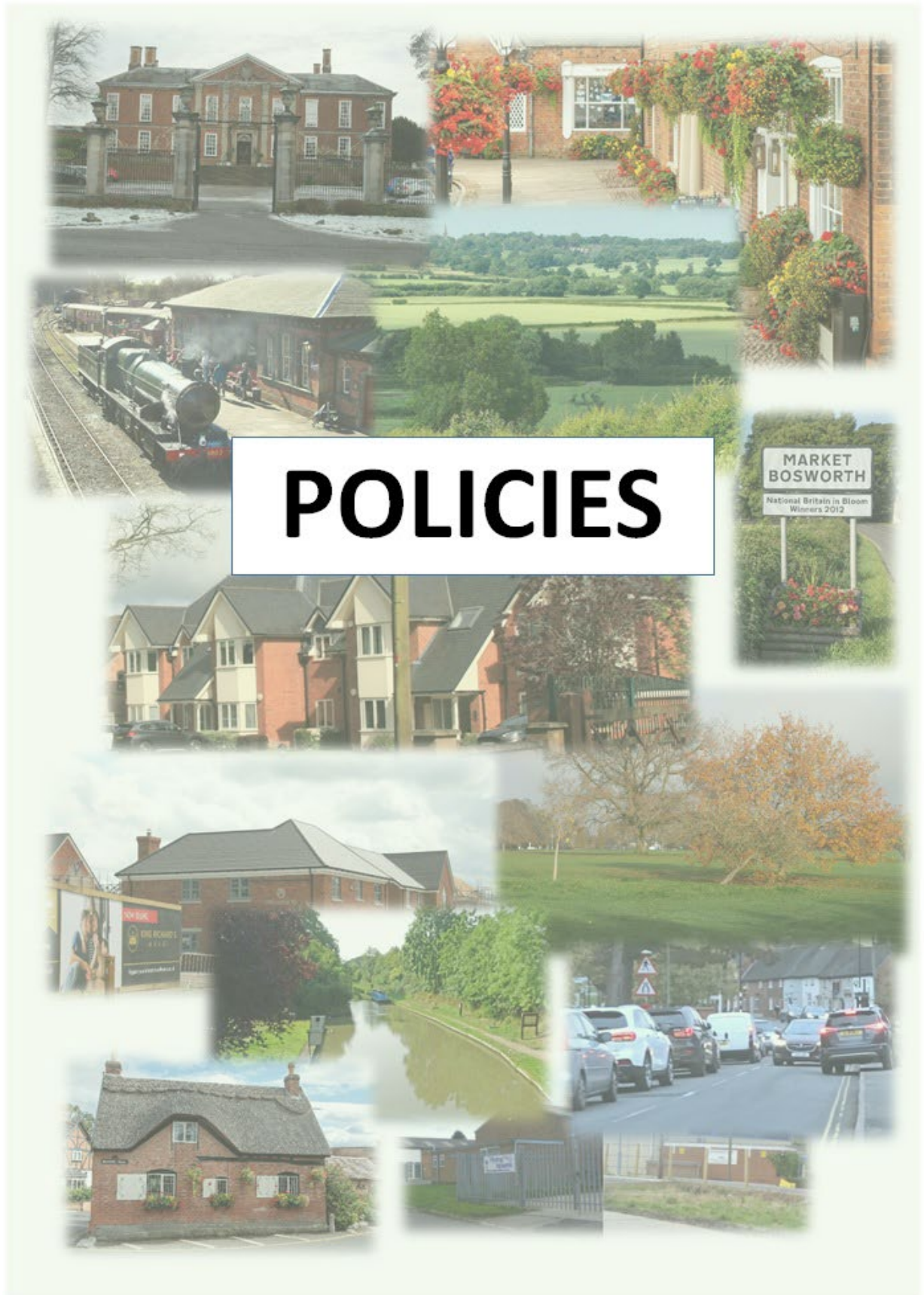
Character and Environment Policies

5.2. Aims

5.2.1. The following key aims evolved naturally from the collated evidence base, to guide proposed actions needed for local sustainable development. It was recognised that some of these are achievable components of policy, whilst others are important aspirations. The specific policy Objectives in Section 6, and Aspirations in Section 7, are derived from the following Aims:

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

6. Policies



Design Code Policy

6.1. Design Code Policy

6.2. Design Code Policy Justification and Evidence

The minor modification of Market Bosworth Neighbourhood Plan was agreed by the LPA and the modification notice posted on 17th March 2021. Following the results of the Government consultations, including those relating to 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.

The NPPF (December 2023) para 134 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 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."

This 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.

One of the determinants of whether any new development is deemed successful, is how well it is considered to sit within its surroundings. Design, local character, layout, and scale of development are community concerns. The NPPF makes clear that local planning authorities should ensure that visual tools such as design codes and guides are used 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 (National Design Code, Ministry of Housing, Communities and Local Government 2021.)

The Design Codes guidance encourages well-designed places and buildings conserve natural resources including buildings, land, water, energy and materials. Design proposals should purposefully consider the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero targets by 2050. This modified MBNP supports this principle. 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 supported.

Design Code Policy

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.

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.

Objective – Provide a planning framework for development.

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 sensitive to and respecting the character areas within the parish of Market Bosworth.

6.3. Policy DC1: Design Codes

Development proposals must demonstrate how they contribute positively to 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 Codes and other Neighbourhood Plan policies as applicable.

- A Leisure & Tourism
- B Industry
- C Education & Community
- D Suburban Residential
- E Historic Core
- F Ancient Parkland
- G Country Park
- H Post-2000 Development
- I New Development
- J Rural Land

Design Code Policy

6.3.1. Policy Justification

6.3.2. 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 (December 2023).

Character and Environment Policies

6.4. Character and Environment Policies

6.5. Character and Environment Policies Justification and Evidence

- 6.5.1. 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.
- 6.5.2. The Neighbourhood Area for Market Bosworth is set within the geographical area of the Mease/Sence Lowlands within the Leicestershire Vales. The landscape of this wider area is described by Natural England in the National Character Area Profile 94 and the Historic Landscape Characterisation Project (Leicestershire County Council, 2010).
- 6.5.3. The frequency of hedgerow trees together with the woodlands, streamside and canal-side vegetation, and tree cover associated with the villages and disused railway lines, all serve to contribute to a generally well-treed effect. There are local concentrations of scattered small woodlands around Market Bosworth and Bosworth Country Park, and the larger Ambion Wood immediately south of the Battlefield Centre. These woodlands provide many sites of ecological significance, as do the rivers Sence and Mease and their tributaries, the Ashby Canal, and the Battlefield railway line and the disused sections of railway line to the north and south of it. Willows are frequently found along the lines of the two rivers and their tributary streams, and willows around field ponds are another characteristic feature of the area.



Figure 10 - A view of Market Bosworth with the Spinney in the centre skyline

- 6.5.4. The landscape surrounding Market Bosworth is well wooded with mature trees in the settlement area, a common feature breaking the roofline. The rooftops are visible through the trees although views are typically filtered, consequently the roof line is a regressive and integrated feature of the landscape. The northern, eastern, and southern edges are dispersed and set in parkland and woodland. These are soft edges that are mostly screened from view. The south-west fringe and in particular the west fringe lack cohesion with the settlement and form obtrusive features in the landscape.

Character and Environment Policies

- 6.5.5. Market Bosworth has retained its historic origins; the compact centre, shown as area E in the Character Areas Map [page 60] has remained largely unchanged for centuries.
- 6.5.6. A functional marketplace is enclosed on all sides by an attractive and harmonious mix of buildings (style, age, materials and building height).



Figure 11 The marketplace

- 6.5.7. The principal routes that radiate out from the marketplace are bound by a tight and well-defined building line of two and three storey properties located at the back edge of the pavement as shown in the photographs below. Other routes (Barton Road, Sutton Lane and Rectory Lane) provide a residential and domestic scale with properties being set back from the road with well-defined boundary treatments (hedges, walls and railings) that reinforce strong boundary and building lines.
- 6.5.8. The centre is a designated Conservation Area with over 60 Statutory Listed Buildings. There are other buildings and assets in the settlement which do not currently meet national criteria for statutory listing, nevertheless they are of significant local historic importance and worthy of protection and conservation in their own right. These have been identified in a Local Heritage Asset List in collaboration with the Borough Council and The Market Bosworth Society in accordance with English Heritage Guidance. Non designated assets other than buildings such as archaeology can be found on the historic environment record. The specific assets are listed on the [Heritage Gateway Website](#).

Character and Environment Policies



6.5.9. The important green spaces that penetrate towards the Marketplace provide a sharp transition from rural to built form. They mark a transition from the rural landscape setting directly to the historic core and conservation area and create the sense of uniqueness of Market Bosworth. These areas should not be adversely affected by any new development. These designated areas include:

- A The area known locally as Silk Hill as shown on Local Green Spaces Map [page 62]. Part of this area is believed to be ancient earthworks with a spring that has been channelled into a drinking point for livestock (age unknown). Possible pre-medieval land use with evidence of ploughed ridge and furrow and presumably used as grazing land since that time. The site is also of great community value as the traditional place for sledging following snowfall. The site is in very good condition and accessible to the public being crossed and bounded by public rights of way. It was identified at community engagement events and through questionnaire responses as being of value to the community for walking, running, cycling, dog walking, bird watching, sledging and general relaxation within a tranquil setting.
- B Enclosed land either side of Sutton Lane between the two gates across the lane (at the entrance to the settlement area and adjacent to Big River fishing pond) known locally as 'the gated road'. The wide grass verges have for many years had grazing cattle but are valued as an important green refuge on either side of the road, used for walking, running, cycling, horse riding, dog walking, bird watching, natural history and general relaxation in a tranquil setting.

Character and Environment Policies



Figure 12 Sutton Lane and the footpath towards Silk Hill

6.5.10. The community and visitors value the many excellent views and vistas readily accessed from the historic core of Market Bosworth. The core document 'Landscape Review for Market Bosworth Neighbourhood Plan (2023)' contains maps and descriptions of the views, vistas and important landscape features within the Parish of Market Bosworth. These views and vistas are safeguarded so that developments do not detract from the quality of the view or vista. Views towards the Town give a distinct sense of place to the original settlement, whilst the panoramic vista from certain vantage points serves to locate the Town as the centre of a rural parish demonstrating the diverse uses of the countryside, neighbouring villages and hamlets as well as distinct landmarks.

Character and Environment Policies

6.6. Community Feedback and Planning Guidance

6.6.1. The distinctive character described above is unique in Leicestershire and rare in the Midlands. The desire to both protect and, where possible, enhance the distinctive character of Market Bosworth has been evident throughout all community engagement exercises and events. Comments relate to both physical form and the role of the Town as a Key Rural Centre in relation to its immediate environment and wider setting. The features rated as special by at least 80% of respondents are listed below in order:

1. Country Park Character Area G
2. Separation from surrounding villages by fields, countryside
3. Conservation Area and its listed buildings
4. Trees (lining roads, gardens, spinneys)
5. Important Views and Vistas
6. Market Bosworth as a Key Rural Centre
7. Canal and railway heritage
8. Open/green space inside the settlement area
9. Working farms surrounding settlement area
10. Deep inlets of countryside reaching close to the centre

More details, including relevant images and context can be found in the evidence documents listed on page 58. See also the maps pages 60, 61 and 62.

6.6.2. The Policy modifications reflect the changes not only in respect of community feedback through consultation in relation to the changes locally, but to ensure the modified Plan embraces the National Planning Policy Framework and Planning Practice Guidance. NPPF (December 2023) paragraphs 114 and 134. Paragraph 134 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”.

6.6.3. The Character and Environment section builds on Design Codes Policy DC1, Core documents ‘Landscape Review for Market Bosworth Neighbourhood Plan’ and ‘Station Field Design Brief’. Therefore, these and other referenced evidence base documents must be taken as part of this Plan and read in conjunction with this Plan when planning decisions are taken.



6.6.4. The above-mentioned Policy, Core and Evidence Base documents are referenced by name in this document where appropriate and are listed on page 58.

Character and Environment Policies

6.6.5. Character and Environment Policies CE1- CE6 are supported by the following 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)
4. Historic England Good Practice Guide for Local Heritage Listings (2012)
5. An Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area, Market Bosworth Society (2013)
6. Natural England: National Character Area Profile 94, The Leicestershire Vales (2014)
7. Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth (2023)
8. The Market Bosworth Conservation Area Appraisal and Management Plan, Hinckley and Bosworth Borough Council (2014)
9. Market Bosworth Conservation Area Character Appraisal, The Market Bosworth Society, (2006)
10. Landscape Review for Market Bosworth Neighbourhood Plan
11. Market Bosworth Landscape Character Assessment Report 2017
12. A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth

Character and Environment Policies

Objective: Sensitive development respecting the Character of Market Bosworth.

6.7. Policy CE1: All new development within Market Bosworth

Policy CE1a: New development should be in keeping with its Character Area

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.

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.

6.7.1. Policy Justification.

Unlike many historic towns, Market Bosworth is not dominated by a particular architectural style or by 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 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 types generating the distinctive character areas that define the Town today. It is the blend of different character areas that reflect the historic 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.

Character and Environment Policies

Objective: - Protect and enhance existing open spaces and amenities.

6.8. Policy CE2: Local Green Space

The following areas are designated as Local Green Space:

- Silk Hill area; and
- The wide verge including a line of mature oak trees on the west side of Sutton Lane.

The boundaries of the above Local Green Spaces are shown on the Green Spaces Map [page 62]

New development that is incompatible with the importance of the Local Green Space as an attractive publicly accessible area will not be allowed unless there are very special circumstances where the benefits of the development clearly outweigh any harm.



Figure 13 - Sutton Lane

6.8.1. Policy Justification

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.

Character and Environment Policies

The NPPF (December 2023) states:

“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 prepared or updated and be capable of enduring beyond the end of the plan period.

106. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- 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
- c) local in character and is not an extensive tract of land.

107. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”

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.

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.

Character and Environment Policies

Objective: Protect and enhance existing open spaces and important landscape characteristics.

6.9. Policy CE3: Important Views and 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).



Figure 14 - View towards Market Bosworth through a field of rape

6.9.1. Policy Justification

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.

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.

Character and Environment Policies

Objective: - Conserve and enhance important trees, hedgerows and wooded areas.

6.10. Policy CE4: Trees and Hedgerows

Mature trees, woodland and ancient hedgerows should be protected wherever possible. Development that will result in the loss of or damage to mature trees woodlands and hedgerows, identified and described in the evidence base document 'A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth' will not be supported unless a satisfactory scheme for the replacement of lost trees, woodlands and hedgerows or mitigation of any damage to the landscape is agreed.

6.10.1. Policy Justification

The protection of trees and hedgerows, wherever possible and the planting of new ones is essential if we are to meet the challenges faced by climate change, increase biodiversity and to 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 (December 2023) paras 136, 180 and 186.

Objective: - Conserve and enhance the distinctive landscape outside the settlement boundary.

6.11. Policy CE5: Landscape of the wider Parish

Outside the settlement boundary, new development will only be supported where it meets national and development plan policy requirements including:

- a. where it contributes to the local economy
- b. for the re-use or extension of an existing building or
- c. for sport or recreation or
- d. for new dwellings in the circumstances identified in paragraph 84 of the NPPF (December 2023).

In all cases development will only be supported where it does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated

Character and Environment Policies



Figure 15 - View across open fields towards Market Bosworth

6.11.1. Policy Justification

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.

Character and Environment Policies

Objective - Maintain and enhance biodiversity.

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.

6.12. 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:

- A Bird and bat boxes and hedgehog runs;
- B Measures to support character species of fauna and flora;
- C Planting schemes including native species of trees and shrubs and nectar rich plants for bees and other pollinators;
- D Veteran tree retention;
- E 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.



6.12.1. 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) paragraphs 106, 124 and 180 are of relevance to this policy.

Building and Development Policies

6.13. Building and Development Policies

6.14. Building and Development Policies Justification and Evidence

6.14.1. The Housing Needs Assessment identifies there are currently 1006 dwellings in the Parish of Market Bosworth. Most are located in Market Bosworth, a few located in Far Coton and the remainder are spread around the Parish as farmsteads (see Market Bosworth Neighbourhood Area map on Page 59). Market Bosworth has a small industrial estate with a number of workshop units and a high-tech engineering company has premises adjoining the industrial estate. Some small-scale rural employment opportunities have arisen as farm buildings have been diversified into different uses.

6.14.2. As a Key Rural Centre, growth in Market Bosworth and all the surrounding areas it serves impacts upon the capacity of services such as schools, doctors, dentists and retail provision. The community recognises that housing development can bring wider benefits that support sustainable, mixed and inclusive communities and a well-balanced population which is vital to the on-going viability of local services and prosperity of the area in light of the community's increasingly ageing population.

6.14.3. The Hinckley and Bosworth Local Plan set a target for a minimum of 100 new dwellings to be built in Market Bosworth up to 2026. The Housing Needs Assessment document (December 2022) identifies that during this Plan period to December 2022 117 new dwellings have been built or are under construction. Permissions have been granted for a further 7 dwellings. The HNA (December 2022) identifies a residual requirement of 77 new homes for the Plan period.



Figure 16 Some of the dwellings added since the adoption of the original Neighbourhood Plan

Building and Development Policies

6.14.4. Evidence from the Housing Needs Survey, conducted by Midland Rural Housing on behalf of Hinckley and Bosworth Borough Council 'A detailed investigation into the housing needs of Market Bosworth' (2020) indicates demand for a range of property sizes and types to meet the needs of the existing community as well as those who may wish to move here. The report identifies the following needs:

Affordable or Social Rent

- 2no 1 or 2 bedroom home (this could be a house, flat or bungalow)
- 1no 2 bedroom house
- 2no 2 bedroom bungalow (sheltered housing)

Shared Ownership

- 1no 2 bedroom house
- 3no 3 bedroom house

Open Market Sale

- 1no 1 bedroom bungalow
- 5no 2 bedroom bungalow
- 2no 2 or 3 bedroom bungalow
- 1no 2 or 3 bedroom house
- 3no 3 bedroom house
- 1no 3 or 4 bedroom house
- 1no 4 bedroom house.

Building and Development Policies

6.15. Community Feedback and Planning Guidance

6.15.1. 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 60). 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

- 6.15.2. Early consultations and representation from landowners 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 infrastructure. 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. This Plan identifies an area for mixed use development on land south of Station Road.
- 6.15.3. 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 2024) and subsequently Hinckley and Bosworth Borough Council adopted a Masterplan for this designated area as a Supplementary Planning Document in May 2021.

Building and Development Policies

to the surrounding area and have been considered in setting out the policy requirements for the site.

3. Policy requirements, in relation to dwellings allocated on the site, landscape treatments, pedestrian, cycle and vehicular access. The policy requirements include specific issues such as building height and the type of open space that must be provided.

6.16.2. Local Connection Criteria.

Local people are to be given priority in the allocation of properties. Following guidance by the Secretary of State for Communities and Local Government under section 169 of the Housing Act 1996 (The 1996 Act) and Providing social housing for local people: statutory guidance on social housing allocations for local authorities in England December 2013, the following Local Connection Criteria in the allocation of properties will be applied to affordable housing on new development sites in Market Bosworth, and any subsequent lettings thereafter.

Level 1

- 1.1 A person who has been living in the Parish of Market Bosworth for a minimum of 2 years immediately prior to allocation; and/or
- 1.2 A person who has previously lived in the Parish of Market Bosworth not immediately for a minimum of 2 years but was forced to move away because of the lack of affordable housing; and/or
- 1.3 A person who has close family relatives currently resident in the Parish of Market Bosworth for a minimum period of at least 2 years. Close relatives are defined as parents, children, siblings, grandparents and grandchildren (including step relatives).
- 1.4 A person employed in a permanent capacity full or part time within the confines of the Parish of Market Bosworth for a minimum of 2 years; and/or
- 1.5 A person who needs to move to the Parish of Market Bosworth to provide or receive significant care and support from a person who meets the criteria above.

Level 2

- 2.1 Satisfies any one or more of the above criteria at Level 1, but has a minimum connection of 1 year.

Level 3

Satisfies any one or more of the above criteria at Levels 1 and 2, but in respect of any Parish immediately adjoining the Parish boundary of Market Bosworth i.e. Carlton, Osbaston, Sutton Cheney, Sheepy and Cadeby.

Level 4

In the final instance: Satisfies any one or more of the above criteria, but in respect of any other parishes in Hinckley and Bosworth District, which adjoin the parish boundaries of parishes identified in Level 3 i.e. Twycross, Shackerstone, Nailstone, Barlestone, Newbold Verdon, Peckleton, Stoke Golding, Higham on the Hill and Witherley.

Building and Development Policies

6.17. Proposed site - Key Considerations

- 6.17.1. The site located to the south of Station Road is adjacent to the open countryside to the south-west of Market Bosworth. The Nuneaton to Burton Road (A444) provides attractive long-distance views of St Peter's Church Spire and the wooded hillside from south of Sibson. Views of the site from Wellsborough to the west are obscured by mature trees along the rail and canal corridor.
- 6.17.2. 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 southwest). 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. The land to the northeast and east is characterised by open fields, a spinney and the perimeter boundaries of previous developments.
- 6.17.3. 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.
- 6.17.4. Pedestrian and cycle links to the Town centre are currently constrained by narrow pavements, so new development must improve links to reduce reliance on private cars. The development should provide safe pedestrian and cycle links to existing residential areas and the rail and canal corridor through this area of land.



Building and Development Policies

Objective: Provide affordable housing with local people given priority

6.18. Policy BD1: Affordable housing

All residential developments of 10 dwellings or more should provide 40% affordable homes on-site where:

- a. All on-site affordable housing is prioritised for those with a local connection as prescribed by the Local Connection Criteria [see section 6.16.2].
- b. Affordable housing is evenly spread across a development site in small clusters of four to six dwellings. Developments of 6-10 dwellings will be required to make an equivalent cash payment commuted until after the completion of the dwellings on the site. In all cases, where it can be demonstrated that the required level of the affordable housing contribution is not viable through a viability assessment, reduced affordable housing provision will be considered.



6.18.1. Policy Justification

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:

- “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

Building and Development Policies

- 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 reasonable preference, ensuring they continue to receive priority under the authority's allocation scheme
- maintain the protection provided by the statutory reasonable preference criteria – ensuring that priority for social housing goes to those in the greatest need”.

Statutory guidance: Providing social housing for local people Published 31 December 2013 para 27 states:

“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:

- 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)
- 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.”

As a key rural centre, it was felt to be an important element that future development should provide opportunities for those who have lived in, been educated in 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.

Building and Development Policies

Objective: Provision of housing and employment opportunities to meet the needs of the community.

6.19. Policy BD2: Site allocation south of Station Road and Heath Road

An area of 7.5 hectares as shown on the proposals map [page 61] and allocations schematic is allocated for mixed use development. The development shall provide:

1. Between 0.5 hectare to 1 hectare of additional B1, B2 or B8 employment land;
2. A minimum of 77 identified in the Market Bosworth Housing Needs assessment - AECOM 2022 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
3. An area of open space

The inclusion of a community facility within the development will also be encouraged.

6.19.1. Policy Justification

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 increasing local employment opportunities. Together with the associated land to develop the required housing needs for the Plan period was overwhelmingly supported by the community.



Figure 18 - a potential layout for the Allocated Site

Building and Development Policies

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.

In the interim the MBPC has 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.

Building and Development Policies

Objective: Provide a design brief to demonstrate how the allocated site will address key concerns of the community.

6.20. Policy BD3: Design guidelines for site allocation south of Station Road.

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.

6.20.1. Policy Justification

Given the level of support for this site at the initial consultations and again at 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.

Building and Development Policies

Objective: To maintain Market Bosworth’s historic character and identify buildings and structures, which have local architectural and/or historic interest to the extent that they can be defined as an Asset of Local Heritage Value. These are highlighted in the document “Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth”.

6.21. Policy BD4: Heritage Asset Protection

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.

6.21.1. Policy Justification

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.

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.



Figure 19 - A few of Market Bosworth's heritage assets

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 as 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.

Aspirational Projects

7. Aspirational Projects

7.1. Summary of progress on Aspirational Projects identified in the original Plan.

7.1.1. Traffic management to help manage traffic congestion at peak times.

Following a comprehensive review of parking and the congestion problems it causes, new waiting restrictions have been implemented on Barton Road, Sutton Lane and Station Road opposite the Community Library. A Yellow Box has been installed in front of the Fire Station entrance and double Yellow Lines and 'No Stopping' zig zags have been installed on the north side of Station Road in front of the library.

The Parish Council will work with the schools in the Town to encourage them to develop travel plans for their staff and pupils to help alleviate some of the traffic problems caused by people working in or attending the schools.



In the longer term, the Town Centre Redevelopment Scheme will introduce a one-way system in the centre of the Town and provide additional time-limited parking spaces in Marketplace and the Market Square. A public consultation event in October 2018 showed that there was overwhelming support by the residents of Market Bosworth for this scheme. Consequently, Market Bosworth Parish Council and Hinckley and Bosworth Borough Council engaged Leicestershire County Council Highways department to undertake a number of feasibility studies in order to move this project forward. Although there are no insurmountable obstacles to implementing the scheme, funding is not currently available. The Parish Council is investigating options for funding this scheme.

The October 2018 consultation also showed that there was a desire for a long-stay car park. Suggested sites included: The area of The Park near Cedar Drive, the Bosworth Hall Hotel grounds and the Parish Field. This suggestion has not been actively pursued as focus has been on the Town Centre Redevelopment Scheme after which the overall parking situation can be re-examined.

7.1.2. Construction of a footpath linking the Bosworth Water Park to the rest of the Town.

A safe footpath to Bosworth Water Park (now Bosworth Lakeside Lodges) has been provided via a permissive path through the grounds of Market Bosworth Sports Club and onto a new footpath on the south of Station Road to the Coton Lane junction.

Aspirational Projects

7.1.3. Improved mobile phone connectivity.

The mobile phone coverage has improved considerably and there is now a reasonable 4G signal from all the operators throughout most of Market Bosworth, though some networks' coverage is still patchy. Operator 3 installed a new mast, capable of providing 5G coverage, on Station Road in late 2022.



7.1.4. Improved provision of high-speed broadband.

Superfast Fibre Broadband is now available in Market Bosworth, offering speeds of over 100 Mbps.

Free Wi-Fi is available in and around the market square.

7.1.5. BMX/skateboard facility in suitable location

No suitable site has yet been identified within the Parish.

7.2. New Aspirational Projects

7.2.1. Since the Neighbourhood Plan was adopted a number of new aspirations have been expressed by the community. Many of these were captured in the reports of the Community and Stakeholder engagement events held in October and November 2021. These include:

7.2.2. Continued support for the Town Centre Redevelopment Proposals which identified the following core objectives:

- a. Prioritisation of pedestrian safety
- b. Introduction of a 20mph limit through the Town
- c. Extension of the one-way system through the Marketplace and Main Street
- d. Introduction of echelon parking
- e. A parking strategy for the Town centre
- f. Reduction in out-of-date/unwanted street signs and other clutter
- g. Loading/unloading bays for heavy vehicle deliveries to shops

This project is a medium-term project in collaboration with the Local Highways Authority and Hinckley and Bosworth Borough Council and a final solution agreed but funding is a key issue in the current economic climate. Further car parking improvements including provision for additional long term car parking need to be considered in the longer term once the Town Centre Redevelopment has been completed.

7.2.3. Provision of charging facilities for electric vehicles.

This has been accepted as a new priority. The community engagement event in 2021 identified the need for Electric Vehicle (EV) charging facilities. The Parish Council and Hinckley and Bosworth Borough Council have subsequently installed a number of EV charging points in the Rectory Lane car park. The installation includes additional infrastructure so that further charging points can be easily added as demand increases.



Aspirational Projects

7.2.4. Improved General Practice facilities.

The demographic of Market Bosworth and its rural hinterland is identified in the draft Local Plan as “The ward of ‘Cadeby, Carlton and Market Bosworth with Shackerstone’ has the highest proportion of 65s and over at 29.7% (mid-2020), which an aging population can bring challenges of accessibility, rural isolation and adequate provision of services.”

This places a disproportionate strain on the small GP practice which serves a very large catchment. However, the provision of medical facilities is not within the remit of the Parish Council and, though the Parish Council understands the issues and supports efforts to address problem, there is not much scope for easy resolution. The location of the current GP surgery is also a factor restricting any easy increase in the space available. The community believe that without significant collaboration between the Leicester, Leicestershire and Rutland Integrated Care Board and Hinckley and Bosworth Borough Council to increase the patient capacity of the surgery within the Town centre, sustainability of medical care within the community is at significant risk and further development of dwellings which increase the number of patients using this service must be considered in all planning decisions.

References and Key Documents

8. References and Key Documents

Neighbourhood Plan Policy Documents

Market Bosworth Neighbourhood Plan 2020 – 2039 (this document)
Market Bosworth Design Codes - 2023

Neighbourhood Plan Core Documents

Station Field Design Brief - 2024
Landscape Review for Market Bosworth Neighbourhood Plan - 2023

Neighbourhood Plan Background and Evidence Documents

A Detailed Investigation into the Housing Needs of Market Bosworth - 2020
Market Bosworth Housing Needs Assessment – 2022
A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth - 2022
Review of Designated Heritage Assets and Non-Designated Assets of local value in the Parish of Market Bosworth - 2023

Other documents submitted at Regulation 15

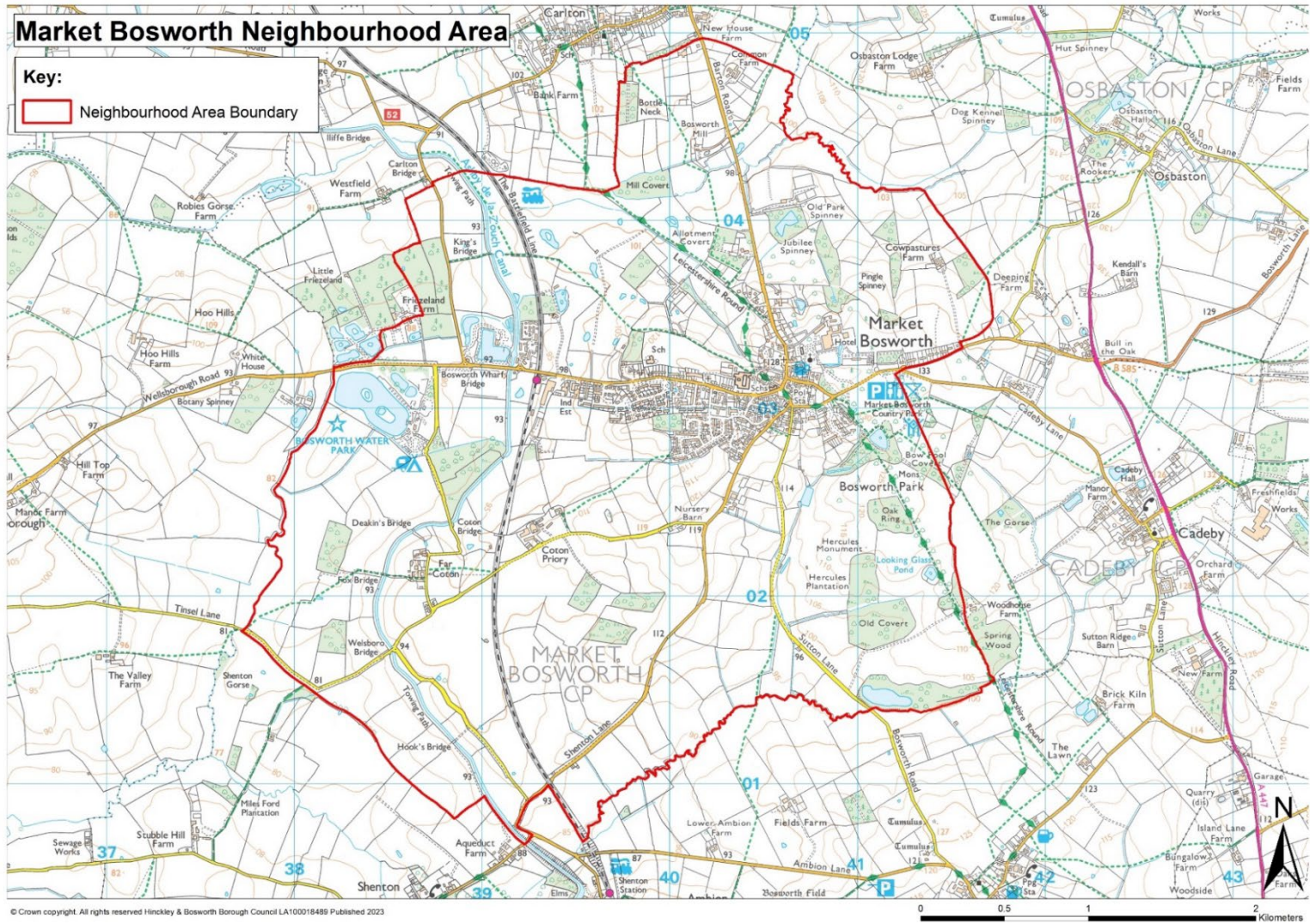
Market Bosworth Neighbourhood Plan Basic Conditions Statement
Market Bosworth Neighbourhood Plan Review Strategic Environmental Assessment
Market Bosworth Neighbourhood Plan Review Consultation Statement (April 2024)
Statement of Modifications in the revised Market Bosworth Neighbourhood Plan 2020-2039
Market Bosworth Neighbourhood Plan Equalities Impact Assessment

Other Referenced Documents

National Planning Policy Framework – December 2023
Hinckley and Bosworth Local Plan 2006 to 2026
Hinckley and Bosworth Core Strategy 2009
Hinckley and Bosworth Site Allocations and Development Management Policies DPD 2016
Hinckley and Bosworth Draft Local Plan 2020 - 2039
Market Bosworth Masterplan Supplementary Planning Document- 2021
Hinckley and Bosworth Landscape Character Assessment Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2017)
Leicestershire County Council: Leicester, Leicestershire and Rutland Historic Landscape Characterisation Project (2019)
The Open Space, Sports and Recreational Facilities Study (Oct 2016)
Historic England Good Practice Guide for Local Heritage Listings (2012)
An Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area, Market Bosworth Society (2013)
Natural England: National Character Area Profile 94, The Leicestershire Vales (2014)
The Market Bosworth Conservation Area Appraisal and Management Plan, Hinckley and Bosworth Borough Council (2014)
Market Bosworth Conservation Area Character Appraisal, The Market Bosworth Society, (2006)
Hinckley and Bosworth Borough Council SADMP Policy (2016)
Hinckley and Bosworth Employment Land and Premises Study (2020)
Market Bosworth Housing Needs Assessment – 2020

Appendix 1 – Maps

Neighbourhood Plan Area



Maps

Character Areas

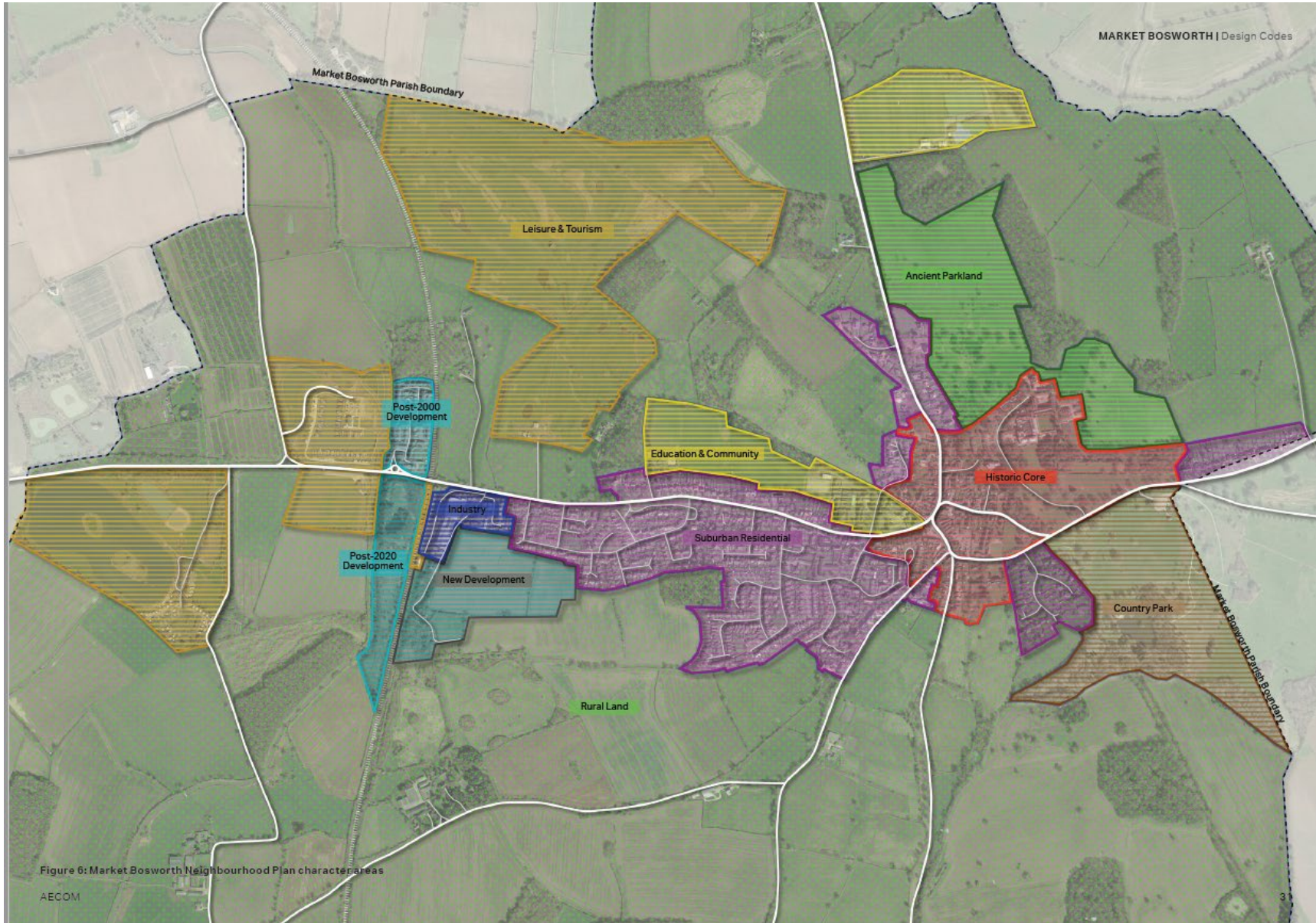
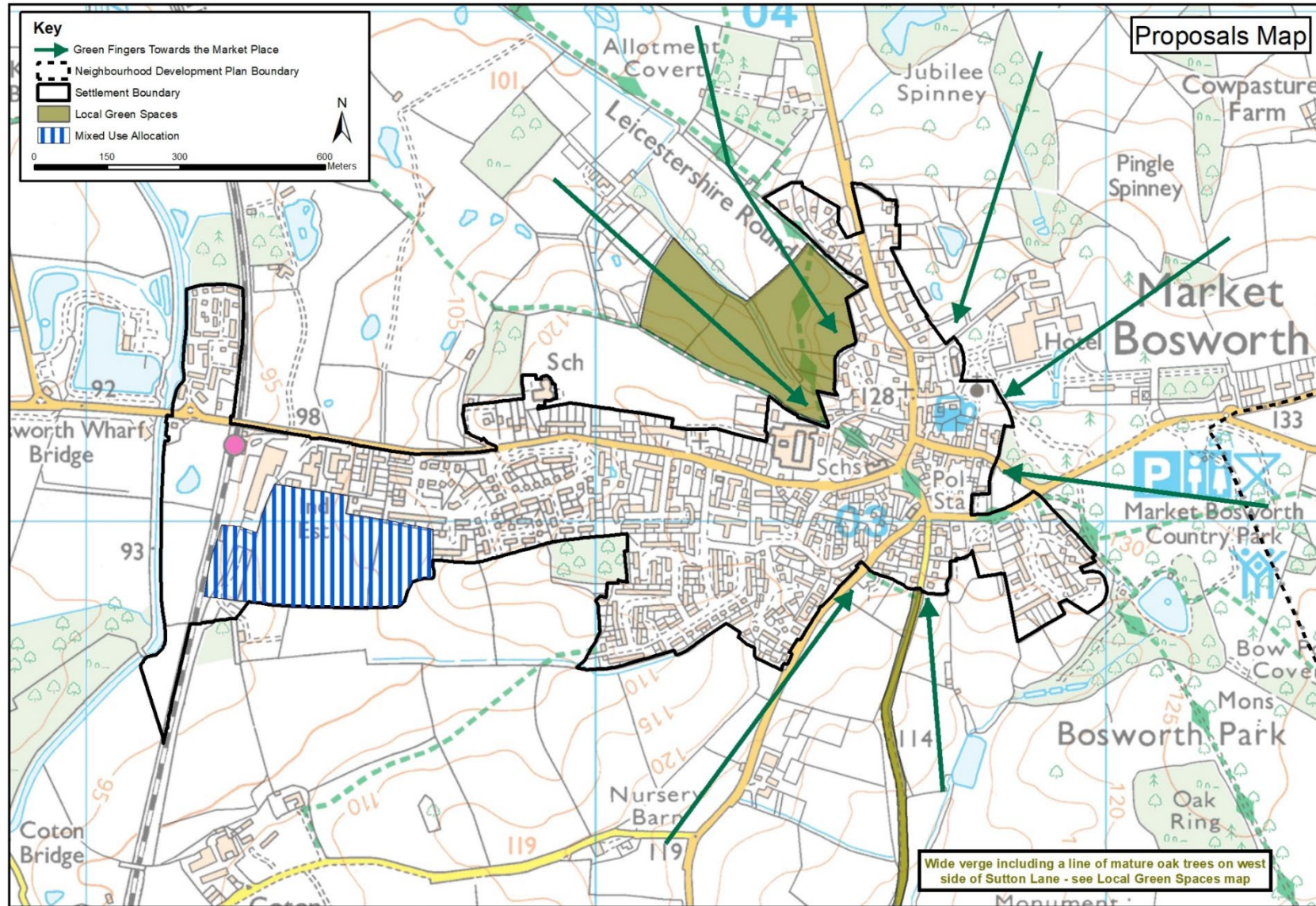


Figure 6: Market Bosworth Neighbourhood Plan character areas

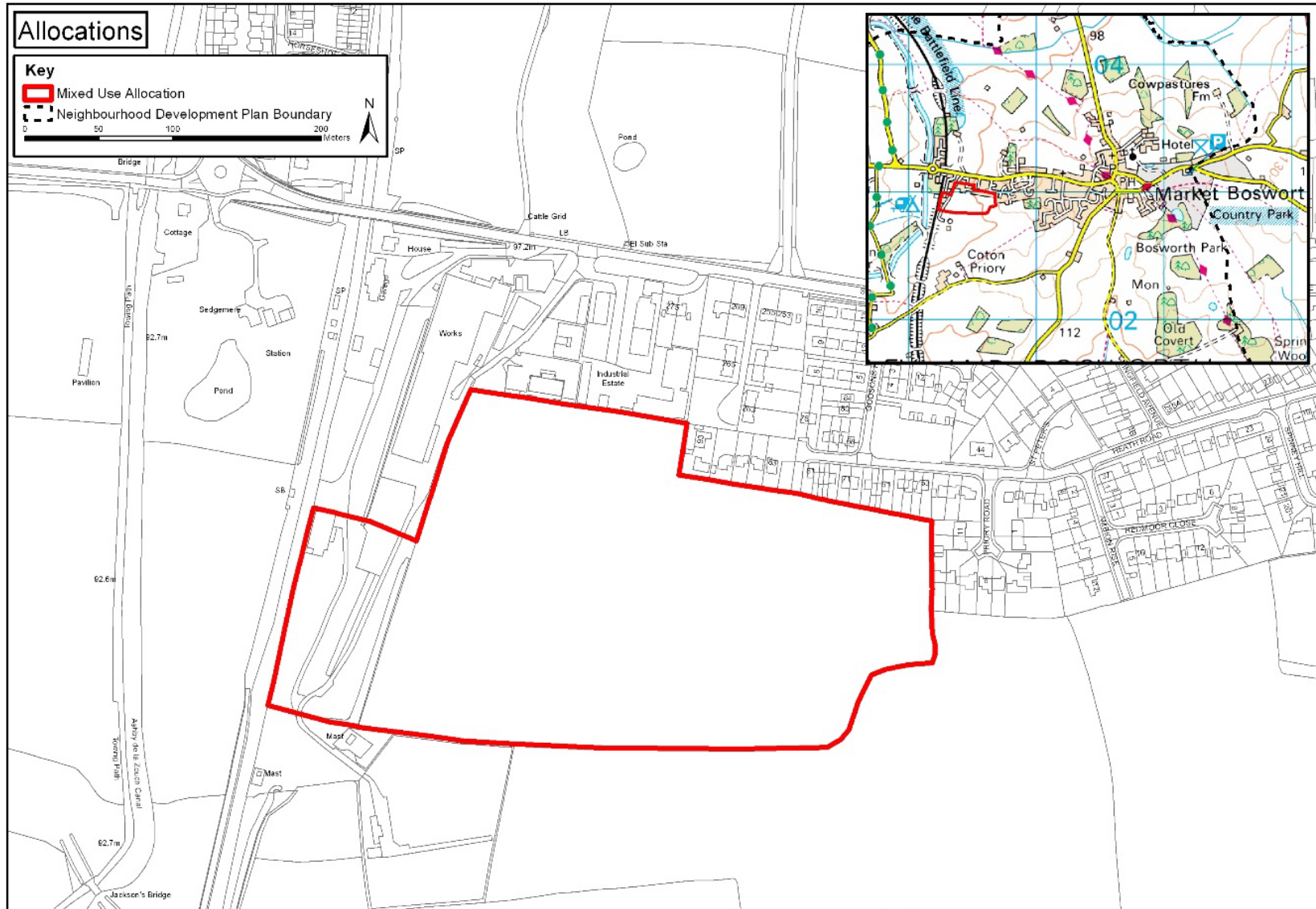
Maps

Proposals



Maps

Allocated Site



Maps

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Glossary

Glossary

Term	Explanation
AECOM	An internationally recognised infrastructure consulting firm commissioned by the Parish Council to produce the Design Codes and to conduct a housing needs analysis
Allocated Site	A site allocated for development in the Neighbourhood Plan
Aspiration	A desire to influence decisions taken on matters outside the remit of the Parish Council
Background and Evidence Documents	Documents which provide additional contextual background information and evidence
Basic Conditions Statement	A statement confirming that the Neighbourhood Plan conforms to national and Local Plan policies, supports sustainable development and is based on evidence.
BVPG	Bosworth Vision Planning Group - a working group of the Parish Council tasked with monitoring, managing and updating the Neighbourhood Plan
Character areas	Specific areas of land defined by their main purpose and use. Character areas have some distinct boundaries or overlap with other character areas or open countryside
Conservation Area	An area designated by a District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees
Core Documents	Key policy documents which are integral to this modified Plan and must be read in conjunction with this Neighbourhood Plan when planning decisions are made
Evidence base	The researched, documented, analysed and verified basis for preparing the Market Bosworth Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Hinckley and Bosworth Borough Council as part of the process of developing its Local Plan
HBBC	Hinckley and Bosworth Borough Council - our local Planning Authority
Leicester, Leicestershire and Rutland Integrated Care Board	The NHS body responsible for commissioning general practice facilities within Leicestershire and Rutland
Local Plan	A Plan produced by the local planning authority, containing policies which will apply to all development proposals in the local authority area

Glossary

Term	Explanation
LPA	Local Planning Authority (HBBC in our case) - the body responsible for managing planning applications
MBPC	Market Bosworth Parish Council
Midland Rural Housing	Providers of rural housing services who also conduct surveys to determine needs and feasibility
Protected Trees and Woodlands	Individual trees, woods, copses, spinneys and arboretum either with a designated TPO or within the conservation area
Railway & Canal Corridor	The land between and immediately adjacent to the Ashby Canal and Battlefield Railway line
Regulation 14 Consultation	An initial consultation on the draft (amendment to the) Neighbourhood Plan, conducted by the Parish Council
Regulation 15 Submission	The point in time where a qualifying body (MBPC in this case) submits a plan proposal or a modification proposal to the local planning authority (HBBC in this case)
Regulation 16 Consultation	A second consultation conducted by the Local Planning Authority after the results of the Regulation 14 consultation have been addressed and the proposed Neighbourhood Plan has been submitted for approval and adoption
SADMP Policy	Site Allocations & Development Management Policies document, produced by the Local Planning Authority (HBBC)
SEA Screening Statement	A statement confirming whether or not the Neighbourhood Plan will have significant environmental impact – in which case it would need a full Strategic Environmental Assessment.
Stakeholders	Non residents, organisations and service providers that have a role or responsibility for facilities, services or other aspects related to Market Bosworth. (e.g. Local councils, utility providers, schools, shops and businesses).
SuDs	Sustainable Drainage System - a collection of water management practices that aim to align drainage systems with natural water processes
Supplementary Planning Document	A Supplementary Planning Document (SPD) builds upon and provide more detailed guidance about policies in the Local Plan
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs