

Consultation Draft



Market Bosworth
Neighbourhood Plan



Market Bosworth Neighbourhood Plan

This Plan addresses the need for sustainable development within the parish of Market Bosworth until 2026. It builds on the principles of the Hinckley and Bosworth Core Strategy 2009 taking into account the views of the local population. This Plan has resulted directly from the views expressed to the Neighbourhood Forum through public events, community groups, questionnaire responses and other communication.

The Plan identifies that future residential growth should be situated on the south side of Station Road and will include some redevelopment of the industrial estate to improve and expand existing facilities for employment. A housing development will meet the residual housing requirement of approximately 42 houses as identified in the Core Strategy.

The Plan also considers the important issues identified through the consultation process such as:

- maintaining and enhancing the essential character, conservation and heritage of Market Bosworth
- improving pedestrian access to the railway and canal corridor and beyond to the Water Park
- improving communications through high speed broadband and better mobile network provision
- better managing traffic flow, congestion and parking at key times

This is the beginning of a new era in which the community in this Plan Area can shape how present and future needs can be met through sustainable development. Please take time to read the Plan; it covers many aspects of the area you will already know. The policies section from page 22 onwards explains in detail what is being proposed. You will be able to support or reject these proposals at a referendum later this year.

The Market Bosworth Forum 2014



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1 Introduction: Looking forward to 2026

1.1 Foreword

The Localism Act introduced Neighbourhood Planning giving communities in England the right to shape their future development at a local level.

The Bosworth Forum was constituted by the Parish Council following a successful application from Hinckley and Bosworth Borough Council for Market Bosworth to become a Vanguard for Neighbourhood Planning in the Borough.

The intention of this Plan is to reflect community-wide comments, observations and **concerns about Market Bosworth's future, in a context of local regional 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.**

This Plan seeks to ensure that Market Bosworth will continue to thrive as a vibrant rural town evolving to meet the challenges posed by the 21st century, yet also retaining its unique and distinctive character for the benefit of current and future generations.

It has taken your hopes, aspirations and concerns 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.

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

Market Bosworth has for centuries been a focus for commerce and services for the surrounding area and was identified in the Core Strategy as a Key Rural Centre. We have the services and facilities to serve our own 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.

Managing the need for development, whilst retaining the essential character, requires an innovative approach to securing sustainable growth. This Plan seeks to ensure that Market Bosworth will continue to thrive as a vibrant rural town evolving to meet the challenges posed by the 21st century, yet also retaining its unique and distinctive character for the benefit of current and future generations.

This Plan identifies suitable land for mixed housing and employment to meet the requirements identified in the Core Strategy. It demonstrates the importance of green spaces to the character of the town now and for the future. It aspires to enhance social infrastructure, and improve short and long term town centre car parking for visitors and residents alike.



1 Introduction: Looking forward to 2026

1.3 Context for the Neighbourhood Plan

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. As detailed in Section 2, the needs and aspirations of those that live in, work in and visit this historic town have to be reconciled with competing pressures from multiple sources.

This Plan endeavours to respond to these challenges by encouraging external and internal investment to 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.

Together with the Core Strategy, the Plan provides an opportunity to direct proposals for sustainable development.

The potential benefits of implementing the Neighbourhood Plan are the:

- Provision of housing to meet the needs of the local community
- Encouragement of sustainable design and construction of new developments
- Preservation and enhancement of green infrastructure
- Provision of employment development with associated job creation and economic growth
- Maintenance of existing services and provision of new services to support the existing population and accommodate growth
- Enhancement of cycling and walking routes

The Neighbourhood Plan will aim to minimise the potential adverse effects of development which might impact on:

- Landscape and biodiversity
- The loss of greenfield land to development by incorporating previously used land into allocations wherever possible
- The overall character of the Plan Area by clearly identifying the natural and built features, heritage and cultural development that should not be spoiled by obtrusive development



2 Consultation Statement

Details of consultation activities

The Plan has been prepared by members of Market Bosworth Parish Council, residents and stakeholders working as part of the Neighbourhood Planning Group known as the Market Bosworth Forum. Support has been provided by the Borough Council, Leicestershire Rural Community Council and Dharmista Patel Planning and Design. The process has involved a number of key steps:

Designation

In February 2013 Market Bosworth was designated as a Neighbourhood Planning Frontrunner after adoption of the Constitution and Plan Area.

Early Consultation and Evidence Gathering

Extensive engagement and consultation has taken 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 evolve and the benefits new development should bring to the community. To ensure the consultation process was as inclusive as possible local businesses and service providers **were invited to a stakeholders' event in March 2013**. The views of pupils at the Market Bosworth schools were sought over a period of **weeks in June 2013**. A further **'open meeting'** attended by more than 140 residents to

engage with the process was held in June prior to finalising a questionnaire sent to all residents at the end of July 2013. The questionnaires were collected in August 2013 with a return of 49.7% of all households.

Simultaneously subgroups of the Market Bosworth 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.

Vision, Aims and Objectives

Once the questionnaire results were 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 basis for the Vision, Aims and Objectives. The policies and implementation plan were then developed.

Draft Plan

Throughout January to March 2014 the Vision Aims and Objectives together with feedback and responses at community engagement activities and other local evidence were consolidated into a draft Neighbourhood Plan.

3 The Planning Framework

3.1 Requirements and Procedures

This Plan follows the requirements and procedures laid down in the Localism Act and The Neighbourhood Planning (General) Regulations 2012. It spells out the precise policies and proposals for the use and development of land which is relevant to the Plan Area; these policies and proposals are explained and justified in the corresponding text.

Set within a broader context of the process of Neighbourhood Planning which **incorporates many “neighbourhood management” issues and policies, the Plan** reflects the need for social, economic and environmental actions. This context is often referred to in this document, indirectly as potential guidance for non-planning decisions and directly as part of the reasoned justification for the planning policies and proposals.

This Plan uses evidence from national and local sources such as reports, statistics and objectives, and from local surveys and consultations which were independently monitored.

3.2 Partner Organisations and their Involvement

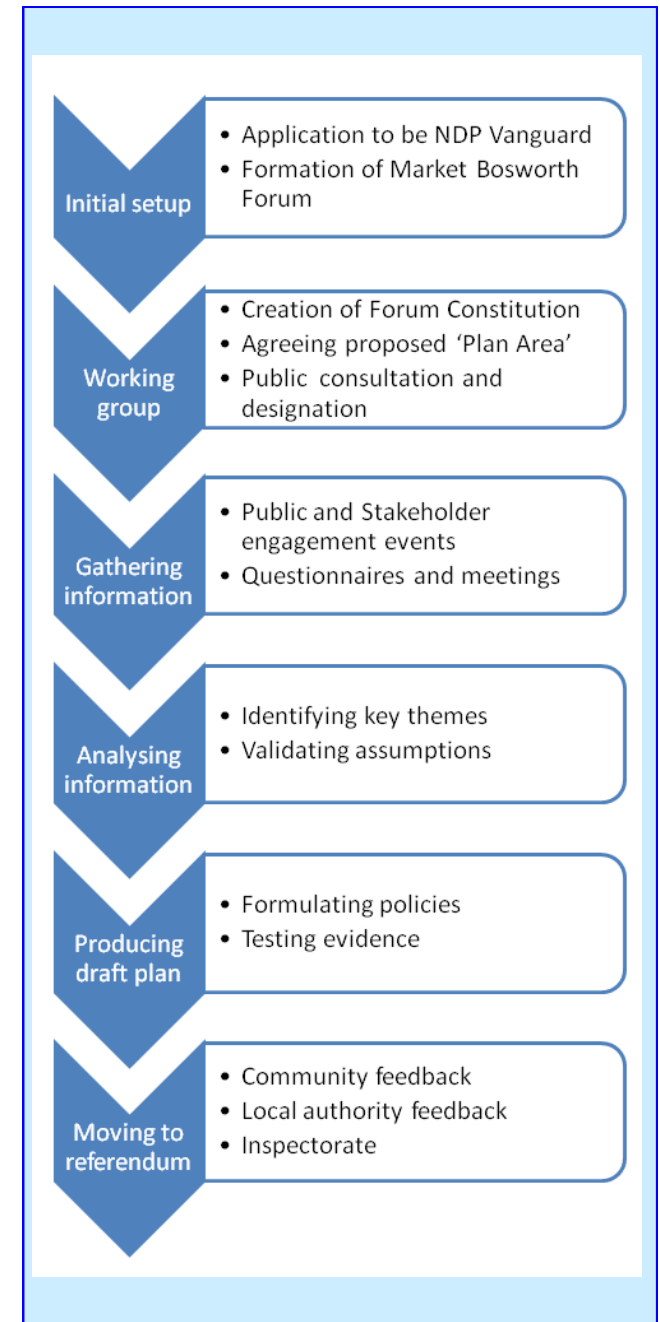
The required consultees [Appendix A1] have all been invited to contribute to this Plan. A

particular effort has been made to consult with local stakeholders to ascertain the impact of any development pressures in the Plan Area. Community groups, schools, businesses and the community have been involved in the preparation of this Plan. A full breakdown of the consultation process is provided in the Consultation Statement.

3.3 Process and Timeline for Plan Preparation

After a successful bid by Hinckley and Bosworth Borough Council and Market Bosworth Parish Council to become a Vanguard for the Neighbourhood Planning process, the Parish Council initiated a sub-committee to oversee the project. This group became known as the Market Bosworth Neighbourhood Forum. The group prepared a constitution and agreed the Plan Area which was designated in February 2013 following a statutory public consultation.

A programme of public consultation was undertaken in 2012 and 2013 including a series of public and stakeholder consultation events and a comprehensive questionnaire. The programme also included evidence gathering to identify issues, problems, responses and new ideas, with a view to gaining consensus for development whilst also providing the community with an opportunity to decide where development should be located.



3 The Planning Framework



3.4 The Plan Area

The Neighbourhood Plan boundary is the Market Bosworth Parish boundary which includes Far Coton.

3.5 District Policy

The Core Strategy

Hinckley and Bosworth Borough Council adopted the Core Strategy in 2009. This document provides the overarching strategic context for development across the borough and the Neighbourhood Plan should be in general conformity with these strategic Core Strategy policies. Core Strategy Policy 11: Key Rural Centres Stand Alone highlights 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. The Market Bosworth Neighbourhood Plan has had due regard to and is consistent with the policies within the Core Strategy.

The Pre-submission Site Allocations and Development Management Policies Document

This document, along with the accompanying Sustainability Appraisal, identifies land across the borough to deliver the development requirements outlined in the Core Strategy. 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 is an emerging document subject to examination however collaborative working with the Borough Council has produced a neighbourhood plan which reflects the provisions of this document whilst providing a more localised approach. This document was subject to public consultation between February 17th 2014 and March 31st 2014.

3.6 Market Bosworth and the National Policy Planning Framework

National planning policy is set out in the National Planning Policy Framework (NPPF). The focus of this Framework 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.

It identifies three arms of sustainability:

Economic - Contributing to building a strong economy: ensuring that sufficient land is available in the right places and at the right time.

Social - Providing homes that will meet the needs of future generations and supporting the health, social and cultural well-being.

Environmental - Protecting our environment: using natural resources prudently, minimising waste and pollution and mitigating climate change.

Market Bosworth Neighbourhood Area



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0 0.5 1 2 Kilometers

4 Market Bosworth — The Context

4.1 Brief History of Market Bosworth

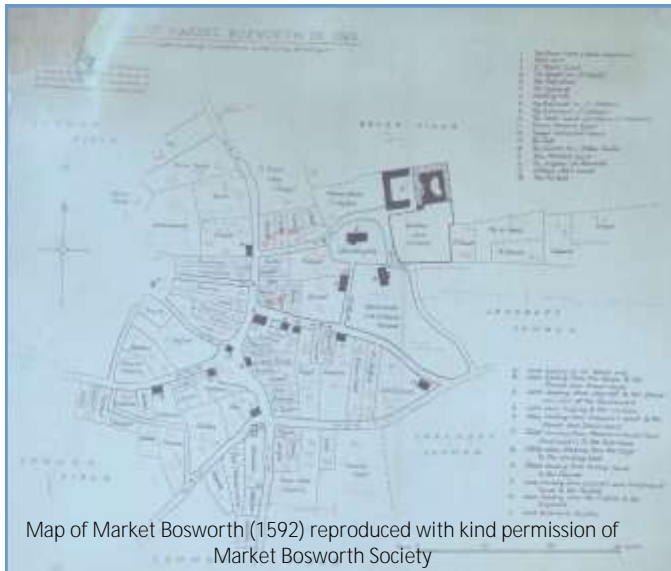
Based on archaeological evidence there has been a settlement on the hill where the town now stands since prehistoric times. As the name indicates, Market Bosworth evolved as a market town, having been granted a Royal Charter for fairs and markets in 1285. Census records show a population of 543 in 1610, 618 in 1720, and 729 in 1911 growing from 1,608 in 1971 to around 2,100 today. There was a period of rapid growth in the mid-19th century as a result of the hosiery boom when the population exceeded 2,000.^[1] A similarly rapid growth over the last 50 years can be attributed to the increased use of the motor car.



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.

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 1903 and 2013 reveals few changes to the layout of the town's historic core at its centre.

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



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. The town encompasses historic buildings: a Roman villa-style structure, 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 and coppices around the town, as well as ancient parkland with fish ponds and an arboretum.





4.2 Overview of current position

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. **A doctors' surgery, dentist, veterinary practice, police and fire stations, 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 a water park providing access to various water sports.**

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, 72% of the working population commute to work^[2].

In physical terms the Parish of Market Bosworth remains predominantly open countryside, farmland, spinneys and parkland. 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 seven indicative character areas. These are labelled A - G on the map on page 13

Character Area A: Leisure and Tourism

Character Area B: Industrial and Post-2000 Development

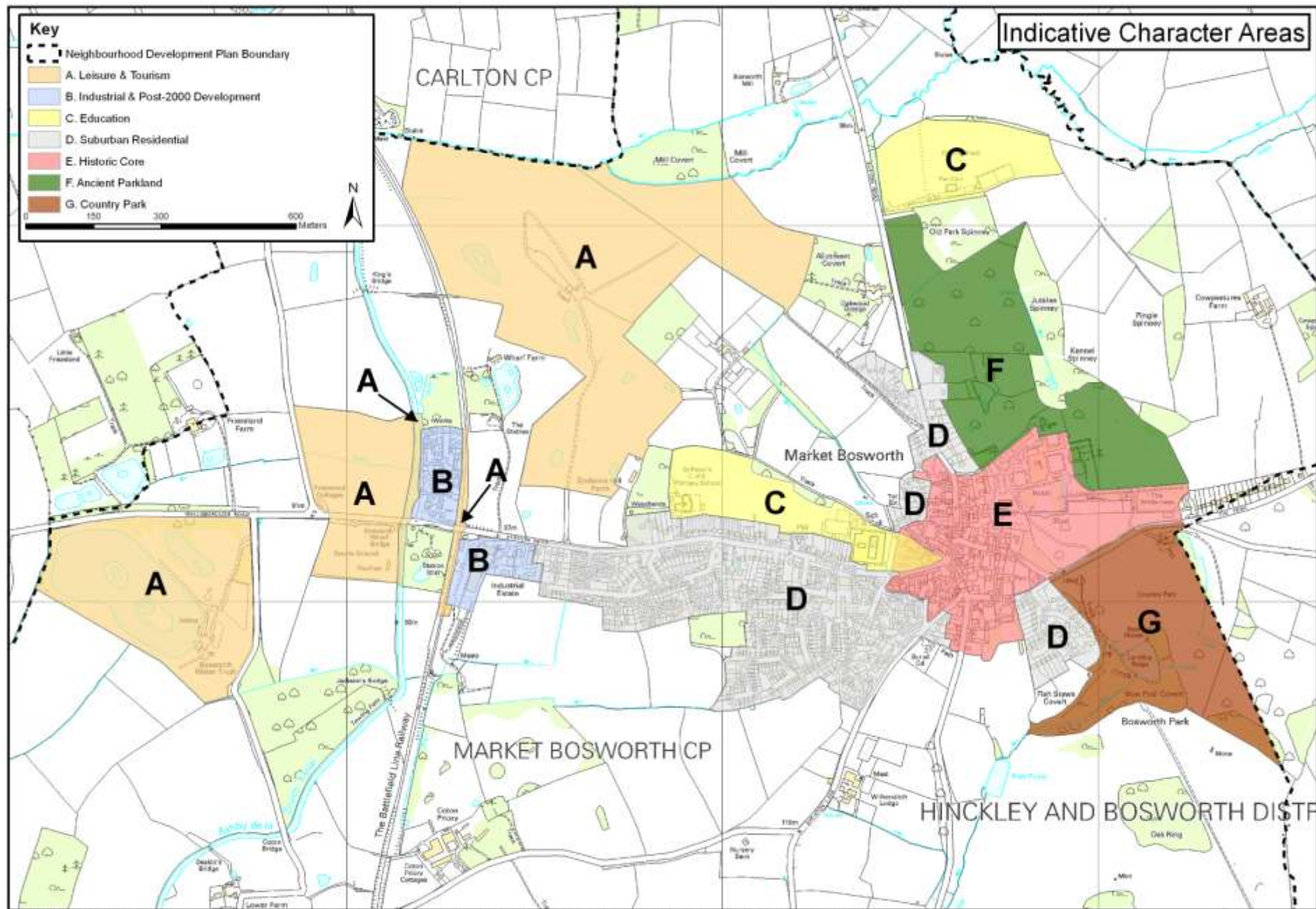
Character Area C: Education

Character Area D: Suburban Residential

Character Area E: Historic core of Market Bosworth and the focus of the Conservation Area

Character Area F: Ancient Parkland

Character Area G: The Country Park



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4 Market Bosworth — The Context

4.3 Character Areas

These areas are briefly described as follows.

Character Area A: Leisure and Tourism, is an important element of the town for both landscape and economy reasons. Character Area A consists of the following land uses:

- Bosworth Water Trust, (south of Wellsborough Road) a 50 acre site including 20 acres of water for a range of water sports such as boating, sailing, fishing and windsurfing. Other facilities include a cafe, crazy golf course, a manmade beach and a campsite for caravans and tents
- Market Bosworth Sports Club (south of Wellsborough Road, west of Canal) a large open recreational and sporting area consisting of football and cricket pitches and a clubhouse edged by lines of trees
- Bosworth Marina, (north of Wellsborough Road, west of Canal), a large open expanse of water consisting of an L-shaped basin to provide moorings for up to 150 narrow boats to be used along the adjacent Ashby Canal
- Kyngs Golf and Country Club, (North of Station Road), a large, landscaped 126 acre site forming an 18 hole golf course and associated facilities. The course spans north up to the parish boundary with Carlton
- The Ashby Canal and Battlefield Line, (running north to south), linear leisure transport corridors, characterised by their heritage- style leisure opportunities.

The land uses within Character Area A have the defined character of:

- Open landscape features inc. open bodies of water and green landscape features
- Large wide open aspect (within individual sites)
- Outdoor leisure pursuits including water-based activities
- Heritage-style leisure resources.



4 Market Bosworth — The Context

Character Area B: Industrial and Post-2000 Development. Character Area B consists of the following land uses:

- A modern residential estate bounded by the Battlefield Line and Ashby Canal
- A 20th century industrial estate for light and heavy industrial uses.

The land uses within Character Area B have the defined character of:

Residential:

- A tight grain of development
- Parking courts and on-street parking
- A mix of property types inc. terraced, detached and semi-detached, two and three storey properties and apartments
- Red brick properties which include external detailing
- Buildings fronting onto the street or defined with small frontages
- Tarmac and bricked surfacing
- Garages and driveways.

Industrial:

- A range of styles and building quality of industrial character
- Mix of single and two storey buildings
- Minimal planting
- Tarmac and concrete surfacing.



4 Market Bosworth — The Context

Character Area C: Education, forms the educational focus of Market Bosworth. Character Area C consists of the following:

- St Peter's C of E Primary Academy
- The Market Bosworth School (a Secondary School)
- The Dixie Grammar School
- Sports and playing fields.

The land uses within Character Area C have the defined character of:

- Mown and well kept playing fields, largely enclosed by boundary trees
- Large educational buildings surrounded by hard surfacing
- Outdoor sporting apparatus inc. floodlighting
- Sports pavilions and one and two storey buildings.



4 Market Bosworth — The Context

Character Area D: Suburban Residential, forms the largest bulk of built form in the settlement and serves as suburban residential dwellings. The three main residential estates referred to are:

- The 1960/70/80s residential estates to the south west of the historic core including properties along Station Road
- Cedar Drive residential estate to the south of the historic core
- Residential properties on Moorland Close, Barton Road, Back Lane and Harcourt Spinney to the north and west of the historic core.

The suburban residential land uses within Character Area D have the defined character of:

- Dominated by detached and semi-detached, two storey dwellings
- Long open aspect front gardens provide a sense of openness
- Wide, open aspect grassed verges at road entrances
- Intermittent public open spaces dividing housing
- Well proportioned, uniform plots with properties set back from the pavement
- Garages and Driveways.



4 Market Bosworth — The Context

Character Area E forms the historic core of Market Bosworth and the focus of the Conservation Area. Character Area E consists of the following:

- Listed and Locally Listed buildings
- District Retail Centre (retail, commercial and leisure services)
- **The historic St Peter's Church and Churchyard**
- Bosworth Hall Hotel and grounds
- Community services and facilities.

The land uses and building form within Character Area E have the defined character of:

- A tight historic grain following historic street patterns with predominately terraced properties
- The setting of the Conservation Area defined by the views and vistas through the Conservation Area and out into the Countryside
- Traditional building lines
- Narrow pavements and winding roads
- Buildings fronting onto the street or defined with small frontages bounded by low walls or railings
- Dominated by red brick buildings
- Clay roof tiles and slate the most common roofing materials.



Character Area E: Conservation Area.

A full description and definition of the character of the Conservation Area is provided in the following documents:

- The Market Bosworth Conservation Area Appraisal and Management Plan (2006)
- The Market Bosworth Society, Market Bosworth Conservation Area Character Appraisal (2006, 2014)
- An Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area, Market Bosworth Society (Nov.2013)
- The Historic Environment Record.

4 Market Bosworth — The Context

Character Area F: Ancient Parkland forms the parkland setting for Bosworth Hall standing to the north east of the historic core and is largely bounded by spinneys (copses).

The landform in Character Area F has the defined character of:

- Scattering of mature trees
- Open, well maintained parkland and pasture
- Hedges, post and rail or estate fencing lining field boundaries.

Character Area G: The Country Park forms the setting for the eastern entrance to Market Bosworth covering an area of 35 hectares.

Character Area G consists of the following:

- Lake
- Community Woodland
- Wildflower Meadow
- Adventure Playground
- Arboretum
- Trails.

The land uses within the Character Area G have the defined character of:

- Rolling open landscape
- Avenues of trees
- Scattering of mature trees
- Links to the wider countryside beyond.



4 Market Bosworth — The Context

4.4 Development Needs

Despite the growth in housing in Market Bosworth since the mid 1960s, with 4 significant new developments to the west of the town centre, there is significant pressure to further increase the housing stock 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:

- Transport: **car parking, congestion, road signage ‘clutter’ and pedestrian and cycle safety**
- Housing: needs of the local population, especially first time buyers and those seeking to downsize
- Business and employment: infrastructure, support services and expansion opportunities
- 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
- Infrastructure: meeting the changing demands for services (including high speed broadband and reliable mobile phone reception), both commercial and social, for the local population
- Countryside: the green environment, especially the open areas, panoramic views and countryside surrounding the settlement area **are seen as an important characteristic not only of the town’s location but in creating the ambiance of the rural heritage**

These key issues inform the Vision and Aims (see Page 21) for this Plan to achieve proportionate infrastructure development and reinvigorate the local community for the future whilst protecting the essential character of Market Bosworth.



5 The Plan—Vision, Aims and Objectives

5.1 The Neighbourhood Plan Vision for Market Bosworth

Our Neighbourhood Plan provides guidance for 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 whilst maintaining its historic character as a small town with a regular market, attractive conservation area and variety of open spaces, which acts as a centre for the surrounding farms and villages.

5.2 Aims

The following overarching aims naturally evolved from the 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, for now, important aspirations for the community. The policy specific objectives in Section 6 and Aspirations in Section 7 are derived from the following aims.

1. To identify a preferred site or sites for development that meet the requirements of the Core Strategy whilst being tailored to the needs and context of Market Bosworth.
2. To provide a planning framework for development that:
 - 2a) reinforces the quality and character of Market Bosworth
 - 2b) is sensitive to the local ambience which combines a thriving and often busy core with nearby areas of tranquil open space
 - 2c) protects and enriches the landscape
 - 2d) 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 Plan 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

6.1 Character and Environment

Justification and Evidence

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 market place, the settlement is hidden from view except for an occasional glimpse of the spire of **St Peter's Church**. **The setting, captured in photographs on Page 27**, provides dramatic approaches into Market Bosworth, for both vehicles and pedestrians, as the centre appears unexpectedly with a sharp transition from rural to built form.

The Plan 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 Leicestershire County Council Historic Landscape Characterisation Project.

The frequency of hedge 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 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.

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 lacks cohesion with the settlement and form obtrusive features in the landscape.

Market Bosworth has retained its historic origins; the compact centre, shown as area E in the Indicative Character Areas Map on Page 13, has remained largely unchanged for centuries. (c.f. Historical maps page 11)

A functioning market place is enclosed on all sides by an attractive and harmonious mix of buildings (style, age, materials and building height).



6.1 Character and Environment

The principal routes that radiate out from the market place 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 on Page 18. 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.

The centre is in a designated Conservation Area (see photographs on Page 2) with 70 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 recognised through a Local Heritage Asset List of buildings and structures in collaboration with the Borough Council and The Market Bosworth Society in accordance with English Heritage Guidance.

Community Feedback

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 role 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, with the Country Park rated by 97.5%:

1. Country Park (Indicative Character Area map: area G, Page 13)
2. Separation from surrounding villages by fields, countryside (photographs: Page 27)
3. Conservation Area and its listed buildings (photographs: Page 3, 6, 12, 18, 23)
4. Trees (lining roads, gardens, spinneys; photographs Page 25)
5. Views on approach into Market Bosworth (Views shown on map, Page 26 and photographs Pages 19, 24 and 27)
6. Market Bosworth as a Key Rural Centre
7. Canal and railway heritage (photographs, Page 14)
8. Open/green space inside the settlement area (photographs, Page 25)
9. Working farms surrounding settlement area (Indicative Character Area map: Page 13)
10. Deep inlets of countryside reaching close to the centre (Green Fingers, Page 24)



6.1 Character and Environment

The following plans, documents and strategies support policies CE1- CE4:

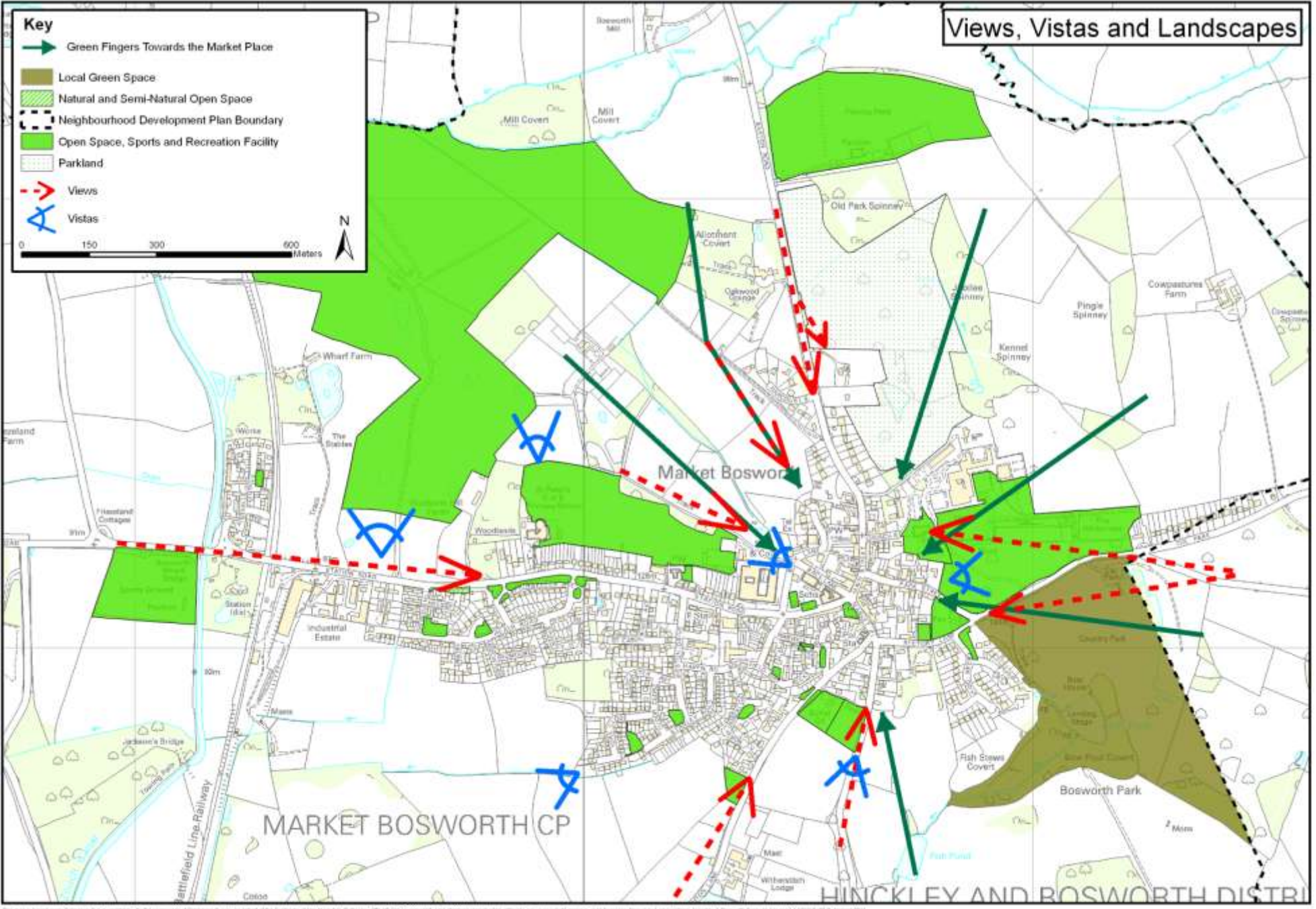
- Hinckley and Bosworth Landscape Character Assessment (2006)
- Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (February 2006)
- Market Bosworth Conservation Area Character Appraisal (2006)
- Leicestershire County Council: Leicester, Leicestershire and Rutland Landscape Character Area: The Mease/Sence Lowlands (2010)
- The Open Space, Sports and Recreational Facilities Study (July 2011)
- English Heritage 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 (Nov.2013)
- Natural England: National Character Area Profile 94, The Leicestershire Vales (2014)
- Hinckley and Bosworth Local Heritage Asset List (in compilation)



Views, Vistas and Landscapes

Key

-  Green Fingers Towards the Market Place
-  Local Green Space
-  Natural and Semi-Natural Open Space
-  Neighbourhood Development Plan Boundary
-  Open Space, Sports and Recreation Facility
-  Parkland
-  Views
-  Vistas



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6.1 Character and Environment images



6.1 Character and Environment

Objective: Sensitive development respecting the Character of Market Bosworth

POLICY CE1: Character and Environment

All new developments shall create a sense of place appropriate to its location (Character Areas Map) by reflecting the principal characteristics of adjacent area(s) in regards to scale, layout and materials.

The open green space character of the green fingers of landscape (Views and Vistas Map) that penetrate into Market Bosworth to provide a sharp transition from rural to built form should not be adversely affected by any new development.

Objective: Protect and enhance existing open spaces and amenities.

POLICY CE2: Local Green Space

The following local green spaces with public access (Views, Vistas and Landscape Map) are identified as being safeguarded against future development:

CE2a The area of the Country Park that lies within the parish boundary (Indicative Character Area Map).

CE2b 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'**.

CE2c Silk Hill (Nat.Grid Ref. SK 4045 0340: The historic site is in very good condition and accessible to the public, being crossed by a public right of way.)

Specific information about these views and vistas are provided in this document as Appendix A2.

Objective: Protect and enhance existing open spaces and amenities.

POLICY CE3: Views and Vistas

The views and vistas shown on the Views, Vistas and Landscape Map are safeguarded so that developments do not detract from the quality of the view or vista. Specific information about these views and vistas are provided in this document as Appendix 3.

Note: A view follows the line of an arrow shown on the Views, Vistas and Landscape Map (Page 26) towards Market Bosworth and a vista, denoted by a blue profile eye symbol to identify the location of the observer looking out from Market Bosworth. The arrows and eye symbols are indicative, many of the views and vistas are extensive and remain significant as the precise view changes with position along the arrow.

6.1 Character and Environment

Objective: Conserve and enhance the distinctive landscape

POLICY CE4: Landscape

- CE4a All new site allocations will provide broadleaf tree cover both within the development and on boundaries with open countryside to filter the effect of built form on the landscape.
- CE4b The roofline of new developments will be limited to two storey height so that the roofline is not visible on the skyline.
- CE4c Development will not normally be permitted which would result in the loss of or damage to woodlands (woods, copses, spinneys and arboretum).
- CE4d In the countryside (which is land beyond the existing and planned development limits of settlements, and outside of land defined as Green Wedges or areas of separation) built development or other development having a significant adverse effect on the appearance or character of the landscape will not normally be appropriate. However, provision may be made for the re-use and adaptation of existing buildings and for limited small scale development for employment and leisure uses, where there is limited adverse effect on the appearance and character of the landscape.
- CE4e Provision for small scale built development for employment and leisure uses will normally only be made where there is no adverse effect on the appearance or character of the landscape.



6.2 Building and Development

Justification and Evidence

There are currently 958 dwellings in the parish of Market Bosworth. Of these, 932 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 Plan Area map, Page 10). Market Bosworth has a small industrial estate with a number of workshop units and a high tech engineering company have premises adjoining the industrial estate. Some small scale rural employment opportunities have arisen as farm buildings have been diversified into different uses.

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.**

The Hinckley and Bosworth Core Strategy set a target for a minimum of 100 new dwellings to be built in Market Bosworth up to 2026. Evidence from the Housing Needs Survey (March 2013) 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. Affordability remains a key housing issue for Market Bosworth. The data below published in May 2014 shows average house prices^[3] for local, regional and national areas. It illustrates the problem of affordability for younger members of the community wanting to purchase a property in the parish:

- Market Bosworth: £297,436
- East Midlands: £164,222
- England: £242,542

Community Feedback

The Housing Needs Survey reveals a requirement to provide:

Affordable rented	Shared ownership	Open market sale
4 x 1 Bed Flats	3 x 2 Bed Bungalow	5 x 2 Bed Bungalows
1 x 1 Bed Bungalow	2 x 2 Bed Homes	3 x 2 Bed Homes
2 x 2 Bed Bungalows	1 x 3 Bed Home	
1 x 2 Bed House		

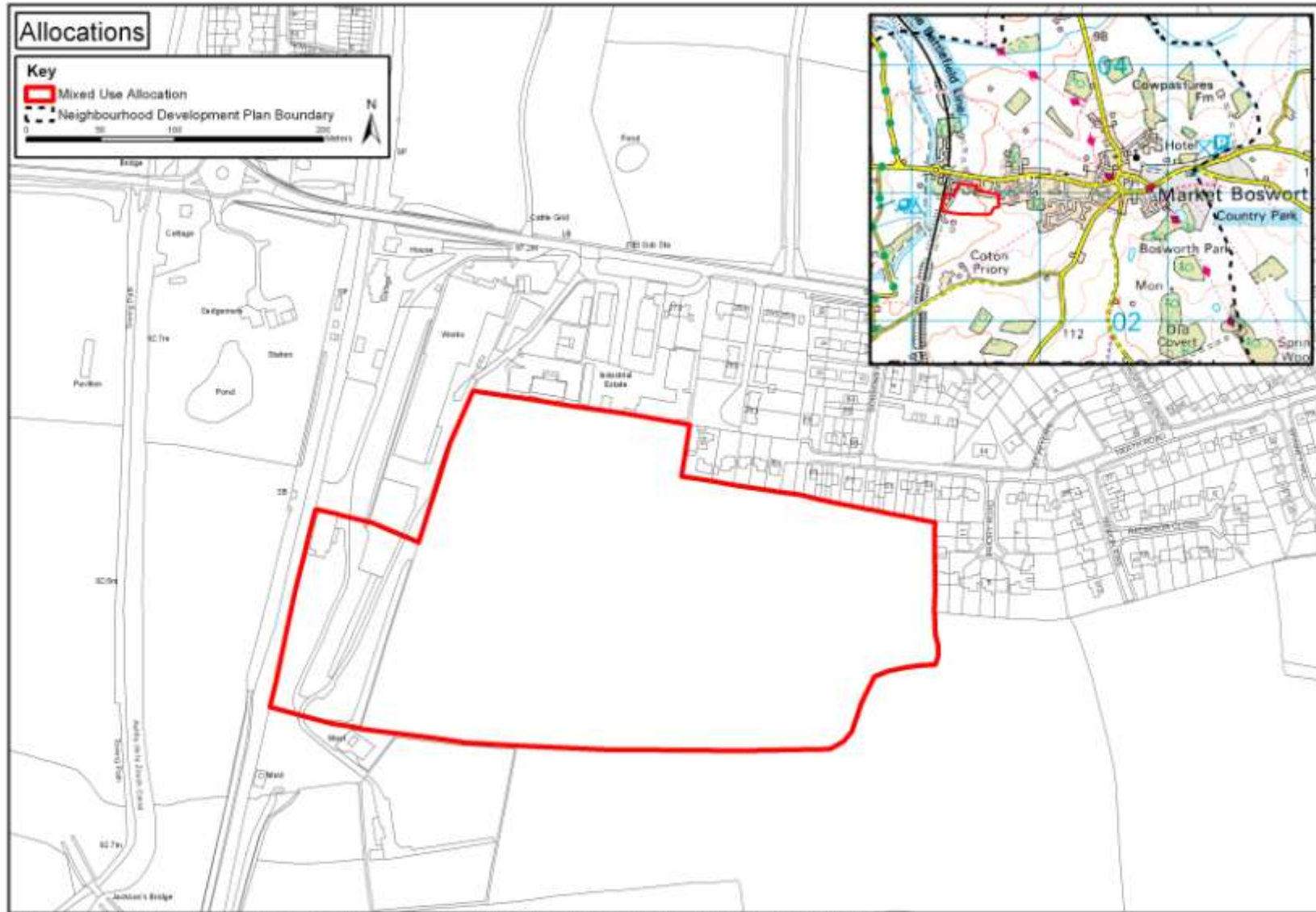
The supply of new homes in the parish must be realised in accordance with the distinctive features, scale and character of the local area (see map of Indicative Character Areas on Page 13). New developments shall reflect these principles and must be consistent with the Neighbourhood Plan taken as a whole.

In addition, 64% of all respondents to a questionnaire indicated preference for development of housing and employment opportunities sited on land south of Station Road and Heath Road. The site is located to the west of Market Bosworth as shown on the Allocation map on Page 31. It is bound to the north by existing employment uses which front Station Road, to the east by existing residential properties, to the south by open landscape and to the west by a railway line. Planning permission has already been approved for a residential scheme to the west of this site, beyond the railway line.

The proposed site will be accessed from Station Road which is a principal route into Market Bosworth. Station Road is served by a regular bus service and is the location of the local primary school and secondary school. It is therefore important to ensure the development provides strong pedestrian and cycle links to these facilities to provide a well-connected development and reduce reliance on the private car.

6.2 Building and Development

The development site is set back and largely hidden from view on the approach road (see top centre photograph Page 27) with little opportunity to provide a frontage onto Station Road. A new site allocation should announce the development onto this main route. 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.



6.3 Building and Development

The following plans, documents and strategies support policies BD 1 and BD2:

- Hinckley and Bosworth Borough Council Core Strategy Policy 15 (2009)
- Leicestershire Rural Housing Enabler: An investigation into the housing needs of the Parish of Market Bosworth (2013)
- Employment Land and Premises Study (2013)

Objective: Provide affordable housing with local people given priority

POLICY BD1: Affordable Housing

All residential developments consisting of 4 dwellings or more or an area of 0.13 hectares or greater should provide 40% affordable homes on-site.

When it can be demonstrated that an on-site affordable housing requirement is not viable through a viability assessment, reduced affordable housing provision will be considered where;

- a) All on-site affordable housing is prioritised for those with a local connection as prescribed by the Local Connection Criteria^[5].
- b) Affordable housing is evenly spread across a development site in small clusters of four to six dwellings.

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

POLICY BD2: Preferred Site Allocation

The allocation of land south of Station Road and Heath Road shall provide:

BD2a Between 0.5 hectare to 1 hectare of additional B1, B2 or B8 employment land

BD2b Sufficient dwellings to meet the shortfall in the housing provision (minimum of 100) identified in the Core Strategy^[4] for Market Bosworth with overall housing density, mix and design in line with Core Strategy policy 16 and Housing Needs Survey

BD2c Safe pedestrian and vehicle access off Station Road

BD2d Alternative pedestrian access into the site

BD2e Open space and play provision in line with Core Strategy Policy 19 which should specifically include:

- a. a BMX track or Skate Park; and
- b. allotment provision with associated car parking facilities on site to provide separation between the employment and residential uses.

7 Aspirations

A1 Access to the Countryside

- Working with the Leicestershire County Council Highway Authority and developers, improved access to the open countryside and Market Bosworth will be sought by protecting, maintaining and improving access to the existing public rights of way located within a development site.
- Support opportunities to develop a network of green spaces including green links / connections to the Ivanhoe Way, Leicestershire Round and the Battlefield.
- Work with the Local Highways Authority and developers to identify gaps in the existing rights of way network and create new linkages between sites.

A2 Digital Connectivity

Improve access for residents and business to high speed digital broad-band and mobile communications services.

A3 Support trade in Market Place and the immediate surrounding area

Encourage the location of new retail development in the centre of Market Bosworth

A4 Environmentally sensitive transport and parking

Working with the Leicestershire County Council Highway Authority and developers carry out an assessment of the potential impact of traffic generated by any proposed development of more than 40 dwellings on pedestrians, cyclists, road safety, town centre parking and traffic congestion (particularly at peak times) including measures to mitigate any impacts. Considerations should also be given to improving traffic flow and parking facilities which provides easy access to town centre facilities and services. Measures could include:

- Be within 500 m of access to the public transport network
- Provide good pedestrian and cycle links to existing safe routes to schools and businesses
- Design adequate on-site parking for residents and visitors to discourage parked vehicles from blocking pavements and access for pedestrians and cyclists.
- Design the street scene and car parking to be sensitive to the character of Market Bosworth



A5 Field Ponds

Retain and enhance existing field ponds through improved management, and encourage the restoration of old field ponds where appropriate.

8 Plan delivery and implementation

7.1 Details of how this plan will be implemented

The Neighbourhood Plan will be delivered and implemented over the plan period of 2014 – 2026. **The Plan is not a rigid ‘blue-print’, with flexibility** being required as further challenges and opportunities arise over time. Implementation of the Plan will therefore be reviewed on a five year basis and it will be the responsibility of both the community and Parish Council to monitor progress and suggest updates and revisions.

Key to the success of the Plan will be ensuring that all planning and development decisions take into account the views of the community and the policies which have subsequently been prepared in the context of the Hinckley and Bosworth Borough Council Core Strategy. When development is proposed within Market Bosworth either by developers, private individuals or other organisations, these policies will be referred to by Hinckley and Bosworth Borough Council, Leicestershire County Council and the Government when all planning decisions are made.

Throughout the plan preparation process the community has demonstrated a real enthusiasm to identify and bring forward projects to implement the Neighbourhood Plan. Examples of these are:

- **the introduction of a complete ‘one way’ system in the town centre which will result in an increase in on street car parking** provision
- the construction of a footpath linking the Bosworth Water Park to the rest of the town
- the development of a BMX/Skateboard facility.

It is expected that this list will grow further during the ongoing plan process, and subsequent to the Plan monitoring and reviews.

Key to project delivery will be funding which will come from various sources. These will include the current Parish Council core funding which is **limited, Section 106 monies relating to new planning consents, and the Community Infrastructure Levy (CIL)**. It is **Government’s** stated intention that 25% of CIL receipts, which again relate to new planning consents, will be passed on to Parish Councils to be spent within the locality where the money was raised. This 25% CIL figure is set higher than the general 15% in recognition of a Neighbourhood Plan having been prepared. It is also anticipated that projects and initiatives will be included in the future core budgets of both Hinckley and Bosworth Borough Council and Leicestershire County during the plan period, recognising that current budgets are severely constrained.

In order to provide structure and momentum to the delivery of projects it is intended that the Market Bosworth Forum, which has been responsible for plan preparation to-date, will take responsibility for the preparation of an implementation plan which will identify what **action is needed ‘on the ground’ in order to deliver tangible results.**

References

[1] Conservation Area Character Appraisal, Market Bosworth Society 2006

[2] **Hinckley and Bosworth Borough Council’s Travel to Work Profile 2006**

Method of travel to work mode by resident population ranked by car or van for rural area including Market Bosworth. Of the 1580 people surveyed:

72% use a car or van	7% on foot	2% use public transport
15% work at home	2% use bicycle	2% other

[3] Data based on Zoopla Zed Index May 2014

[4] Hinckley and Bosworth Core Strategy identified a housing requirement of a minimum of 110 houses. Since this requirement was identified in 2009, 70 houses have been built or have planning permission granted. This leaves a shortfall of 40 houses

Local people are to be given priority in the allocation of properties. Following recent guidance by the Secretary of State for Communities and Local Government under section 169 of the Housing Act 1996 (the 1996 Act) [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); and/or
- 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 of Market Bosworth such as Carlton, Cadeby, Sutton Cheney, Shenton, Wellsborough, Far Coton

Satisfies any one or more of the above criteria at Levels 1 and 2, but in respect of the parishes of Barton in the Beans, Congerstone, Bilstone, Odstone, Shackerstone, Sheepy, Twycross, Sibson, Kirkby Mallory

In the final instance:

Satisfies any one or more of the above criteria, but in respect of any other parishes in Hinckley & Bosworth District, which are within 5 miles of Market Bosworth

Satisfies any one or more of the above criteria, but in respect of any other parishes in Hinckley & Bosworth District, which are within 10 miles of Market Bosworth

9 Appendices and References

Appendix A1 Required Consultees

Leicester City Council	Cable And Wireless	LLR PCT Cluster
Leicestershire County Council	COLT Technology Services	English Heritage
Hinckley and Bosworth Borough Council	Fujitsu Telecommunications Europe Ltd	Market Bosworth Parish Council
Market Bosworth Library	Hutchison 3G UK Ltd	Homes And Communities Agency
Carlton Parish Council	02	Central Networks East PLC
Nailstone Parish Council	Mono Consultants Limited	Natural England
Osbaston Parish Council	T-Mobile	National Grid
Cadeby Parish Council	Vodafone Limited	Network Rail
Sheepy Parish Council	Mobile Operators Association	The Coal Authority
Sutton Cheney Parish Council	British Telecom	Leicestershire Police
Ofcom	British Waterways	Highways Agency
Severn Trent Water	Environment Agency East Area	Department For Communities And Local Government
Health and Safety Executive	Charles Church	Bloor Homes

Appendix A2- Local Green Space

The following local green spaces are special and valued by the community therefore any development should not detract from the quality and public accessibility of the space.

A2a The Country Park

The area of the Country Park that lies within the parish boundary (Indicative Character Area Map) page

The 35-hectare park was once part of the Bosworth Hall estate, and still retains its distinct parkland features. Much of this parkland area lies within the Plan Area but parts also sit in the adjacent borough of Cadeby. The Country Park includes magnificent, mature trees, a lake, a planted arboretum with exotic species, a wildflower meadow and a community woodland.

The Country Park is very popular as an attraction for visitors throughout Leicestershire. 97.5% of the community identified this area as a valued open space. They identified uses as walking, dog walking, cycling, families to picnic, play ball games, feed the ducks on the Bow Pool, play on **the children's play area which has** recently been refitted and to generally relax. It is also valued by ramblers as 3 footpaths, including the Leicestershire Round, cross the park. It is used by the local **schools and other groups for cross country and other sporting activities, charity events and the annual Bosworth Festival 'Pop on the Park' concert** Page 13

A2b Enclosed land either side of Sutton Lane

The area 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'**.

This area was shown as a key area of open space at the community engagement events and in responses in the questionnaire. It has for many years had grazing cattle along the verges and provides access to a number of arable and livestock farms as well as stabling/grazing. The community identified this area as valued for walking, running, cycling, dog walking, bird watching, natural history, general relaxation.

9 Appendices and References

A2.3 Silk Hill

Silk Hill (Nat.Grid Ref: SK 4045 0340): This area is believed to be ancient earthworks with a spring that has been channelled into drinking point for livestock paved with Carlton Stone (age unknown). This area has been recommended for inclusion on the Local Heritage Asset List because of historically important evidence of **former land use; possibly related to original settlement near sites of St Ann's Chapel and Roman Villa. Possible pre-medieval land use**, clearly unploughed 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 by a public right 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, cycling, sledging and general relaxation. Anecdotal evidence recalls the area being used as a venue for a Co-op sponsored 'annual fair' in the 1950's and prior to that an area for summertime family picnics . The area provides an interesting view for walkers on the 'Leicestershire Round' on entering the town .

Appendix A3 – Views and Vistas

A3.1 Views

The protected views of Market Bosworth are:

- along Barton Road towards the town centre across ancient parkland
- towards the junction of Rectory Lane / Park Street and the church tower from the Country Park near the public car park
- from footpath S68 where it emerges from the golf course
- from footpath S70 across Nutwood Pastures and Silk Hill
- along Sutton Lane towards the gate at the entrance to the settlement area
- along Shenton Lane towards the settlement area and allotments
- along Station Road from the vicinity of the canal and railway bridges towards the centre.

A3.2 Vistas

The protected vistas looking away from Market Bosworth are:

- towards Carlton and the golf course from behind the primary school playing fields
- across the golf course from Station Road
- across the Country Park and Bosworth Hall Hotel grounds from land in front of the walled garden encompassing footpaths S69 and S70 as well as Nutwood Pastures from the foot of Back Lane
- encompassing footpath S68 from Barton Road
- encompassing footpath S72 from York Close
- across open countryside from Sutton Lane.

10 Glossary

Aspiration	A desire to influence decisions taken on matters outside the remit of the Neighbourhood Forum.
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 Strategy	A Development Plan Document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole.
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 Core Strategy.
High Speed Broadband	Internet Communications
Mobile Network	2G, 3G, 4G mobile phone infrastructure and networked communications (G=generation).
Railway & Canal Corridor	The land between and immediately adjacent to the Ashby Canal and Battlefield Railway line.
Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case the Market Bosworth Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan in its entirety.
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, and regional councils, utility providers, schools, shops and businesses.
Sustainable Development	development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

