



Market Bosworth Neighbourhood Plan

As submitted to Hinckley and Bosworth Borough Council
(October 2014)

Market Bosworth Parish Council



Market Bosworth Neighbourhood Plan

Foreword

This Plan addresses the need for sustainable development within the parish of Market Bosworth until 2026. It builds on national planning policies and the strategic elements of the Hinckley and Bosworth Core Strategy 2009, hereafter referred to as the Local Plan, taking into account the views of the local population. This Neighbourhood Plan has resulted directly from community feedback at public events, via community groups, stakeholder meetings, questionnaire responses and other communications.

The Plan identifies that future residential growth should be allocated on the south side of Station Road and will include some redevelopment of the industrial estate to provide access and improve and expand existing facilities for employment. The Plan puts forward policy(s) to shape and influence how the site should be developed. The identified site on the south of Station Road will deliver the residual housing balance from the requirement identified in the Hinckley and Bosworth Borough Council Local Plan (2009) and reaffirmed in the Site Allocations and Development Management Policies DPD (2014).

The Plan also considers the important issues identified through the 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

This is the beginning of a new era in which the community in this Neighbourhood 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 in section 6 explain in detail what is being proposed. You will be able to support or reject these proposals at a referendum in 2015.

Market Bosworth Parish Council



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1 Introduction: Looking forward to 2026

1.1 Planning Context

- 1.1a The Localism Act introduced Neighbourhood Planning, giving communities in England the right to shape their future development at a local level.
- 1.1b A steering group was constituted by Market Bosworth Parish Council in order to undertake all the required Neighbourhood Planning activities.
- 1.1c The intention of this 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.
- 1.1d 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. This Plan builds on the Hinckley and Bosworth Local Plan 2006-2026 and it reinforces the need for development of a minimum of 100 houses identified for this Plan period. ^[1]

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

- 1.2a Market Bosworth 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. 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.
- 1.2b 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.
- 1.2c This Plan identifies suitable land for mixed housing and employment to meet the requirements identified in the Local Plan. 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 Local context for the Neighbourhood Plan

1.3a **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.

1.3b 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.

1.3c Together with the Local Plan, the Plan provides an opportunity to direct proposals for sustainable development.

The potential benefits of implementing the Neighbourhood Plan are the:

1. Provision of housing to meet the needs of the local community
2. Encouragement of sustainable design and construction of new developments
3. Preservation and enhancement of green infrastructure
4. Provision of employment development with associated job creation and economic growth
5. Maintenance of existing services and provision of new services to support the existing population and accommodate growth
6. Enhancement of cycling and walking routes
7. Improvement of traffic management

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

1. Landscape and biodiversity by ensuring that new development is sensitively located and takes account of indigenous wildlife and local green infrastructure networks
2. The loss of greenfield land to development by incorporating previously used land into allocations wherever possible
3. 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



2 Consultation

2.1 Summary of consultation activities

2.1a The Plan has been prepared by members of Market Bosworth Parish Council (the qualifying body), residents and stakeholders working as part of the Neighbourhood Plan Steering Group known colloquially as the Market Bosworth Neighbourhood Forum. Support has been provided by the Borough Council, Leicestershire Rural Community Council, Locality, Planning Aid, and Dharmista Patel Planning and Design. The process has involved a number of key steps:

2.1b 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. The Neighbourhood Area is the Parish boundary shown on the Neighbourhood Area map.

2.1c 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 distributed and collected in August 2013 with a return of 49.7% of all households.

2.1d 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.

2.1e 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 this plan. The policies and implementation plan were then developed on this framework.

2.1f 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 June.

2.1g Full details of the consultation process can be found in the Consultation Statement document available online at www.bosworthvision.org.uk



3 The Planning Framework

3.1 Requirements and Procedures

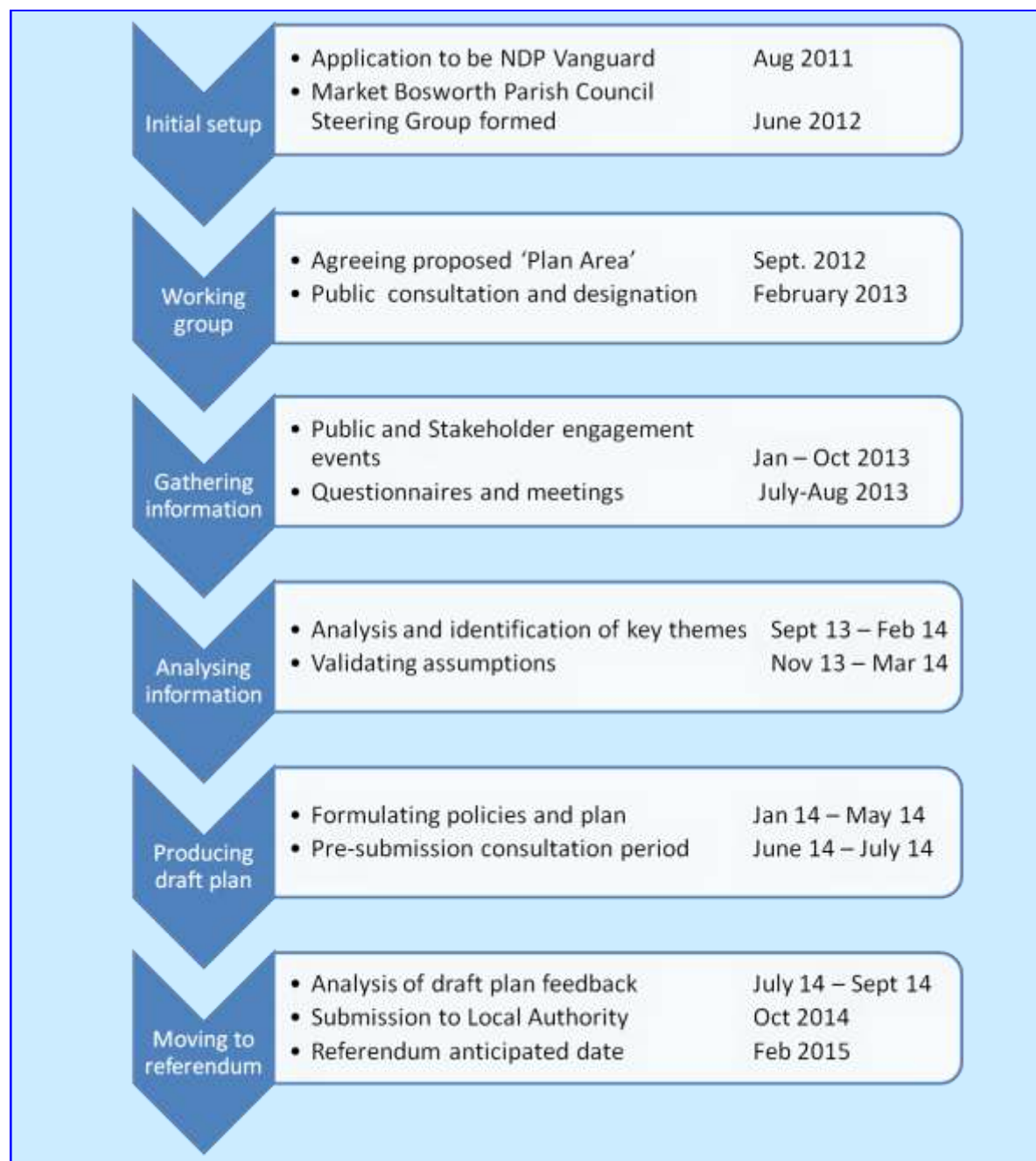
3.1a This plan meets the basic conditions as laid down in the Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012. It sets out the policies and proposals for the use and development of land which is relevant to the Neighbourhood Area; these policies and proposals are explained and justified in the corresponding text.

3.1b This Plan reflects the need for social, economic and environmental actions. This context is often indirectly referred to in this document, as potential guidance for non-planning decisions and directly as part of the reasoned justification for the planning policies and proposals.

3.1c 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

3.2a The required consultees [Appendix A1] were all invited to contribute to this Plan. In particular, 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.



3 The Planning Framework

3.3 The Neighbourhood Area

3.3a The Neighbourhood Plan boundary is the Market Bosworth Parish boundary (as at designation February 2013) which includes the settlement of Far Coton. (Neighbourhood Area map on next page)

3.4 Hinckley and Bosworth Local Plan 2006—2026

The Local Plan

3.4a Hinckley and Bosworth Borough Council adopted the Local Plan 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 Local Plan 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 Local Plan and the emerging Site Allocations DPD and this Plan covers the same time period.

The emerging Site Allocations and Development Management Policies Document

3.4b This document, along with the accompanying Sustainability Appraisal, 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 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 and is anticipated that it will be adopted in 2015 .

3.5 Market Bosworth and the National Planning Policy Framework

3.5a National planning policy is largely set out in the National Planning Policy Framework (NPPF). 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.

3.5b It identifies three arms of sustainability:

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

3.5c The achievement of sustainable development is one of the basic conditions that the neighbourhood plan needs to address .



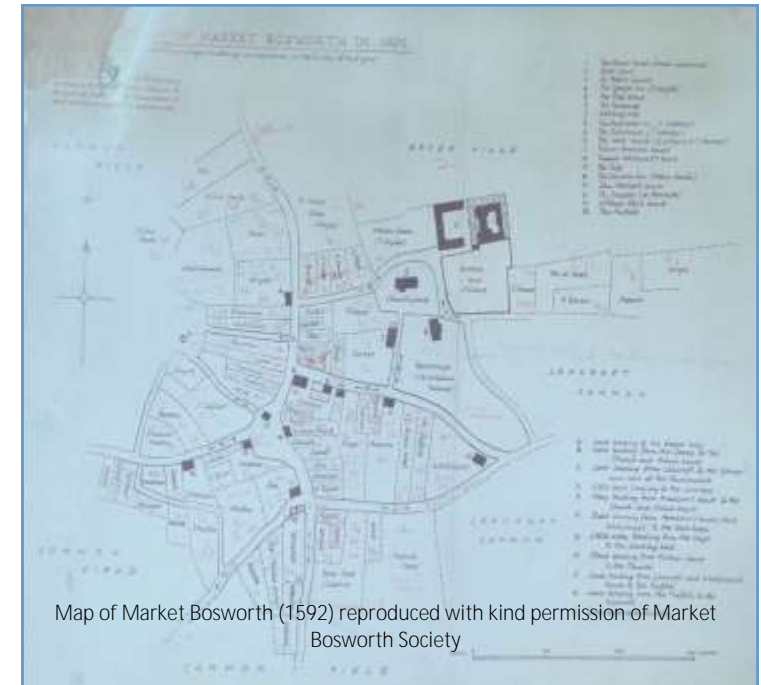
Market Bosworth Neighbourhood Area



4 Market Bosworth — The Context

4.1 Brief History of Market Bosworth

- 4.1a 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^[2] A similarly rapid growth over the last 50 years can be attributed to the increased use of the motor car by commuters.
- 4.1b 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 have 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 and copses around the town, as well as ancient parkland with fish ponds and an arboretum.
- 4.1c 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.
- 4.1d 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. (c.f. 2013 historic core section D on the Character Areas map).
- 4.1e Market Bosworth is a centrally located parish in the administrative area of Hinckley and Bosworth Borough Council.





4.2 Overview of current position

4.2a 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 commutes to work outside the Neighbourhood Area.^[3]

4.2b **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.**

4.2c 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.

4.2d 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 character areas. These are labelled A - G on the Character Areas map on next page.

Character Area A: Leisure and Tourism

Character Area B: Industrial

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

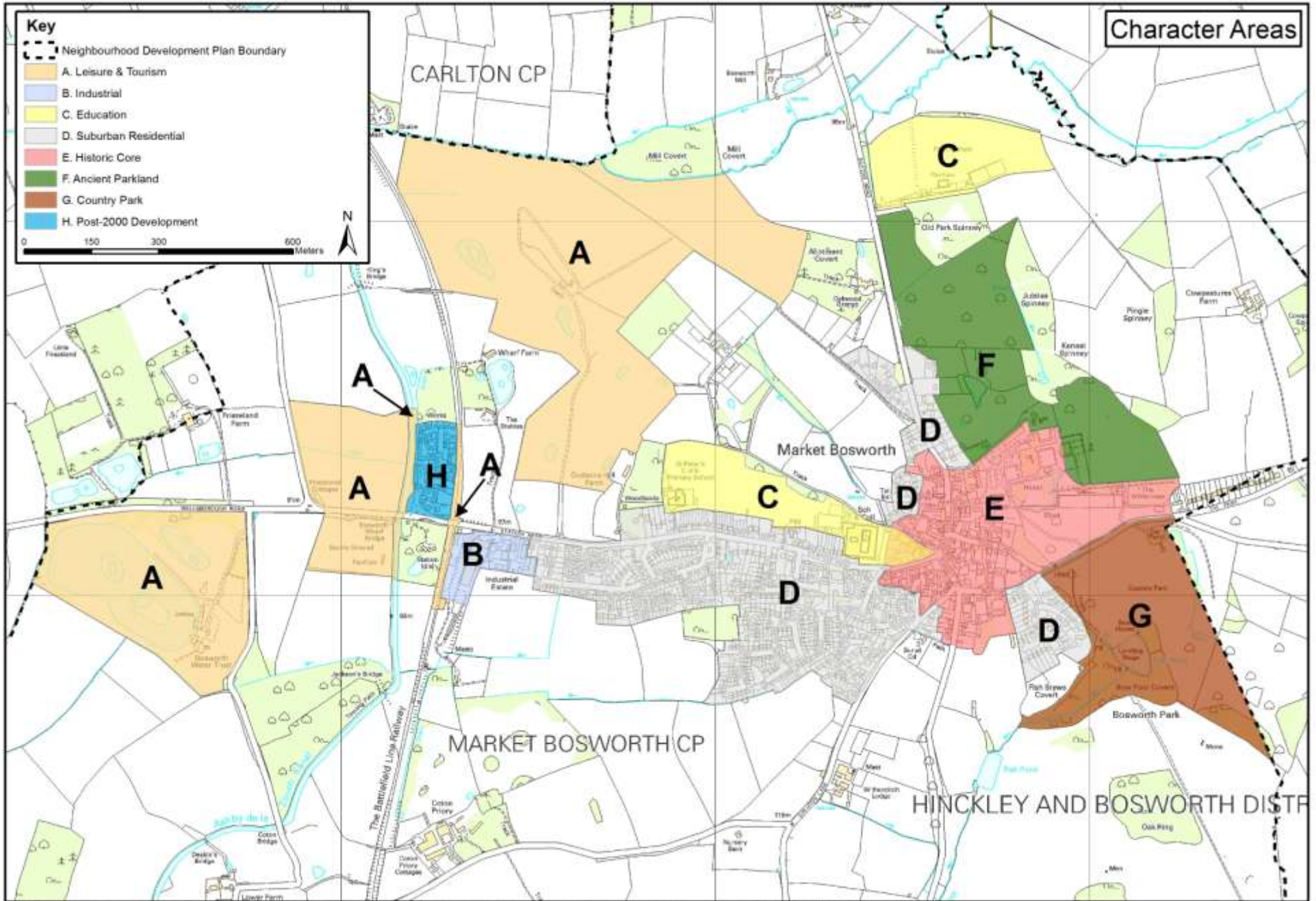
Character Area G: The Country Park

Character Area H: Post-2000 Development

Character Areas

Key

- Neighbourhood Development Plan Boundary
- A. Leisure & Tourism
- B. Industrial
- C. Education
- D. Suburban Residential
- E. Historic Core
- F. Ancient Parkland
- G. Country Park
- H. Post-2000 Development



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4 Market Bosworth — The Context

4.3 Character Areas

4.3a These areas are briefly described as follows.

4.3b 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:

1. 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
2. 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
3. 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
4. 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
5. The Ashby Canal and Battlefield Line comprise a linear recreational and infrastructure corridor linking Hinckley and Nuneaton to the National Forest.

4.3c The land uses within Character Area A have the defined character of:

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



4 Market Bosworth — The Context

4.3d Character Area B: Industrial Site consists of the following land uses:
A 20th century industrial estate for light and heavy industrial uses.

4.3e The land uses within Character Area B have the defined character of:

1. A 20th century industrial estate for light and heavy industrial uses.
2. Former railway sidings and buildings
3. A range of styles and building quality of industrial character
4. Mix of single and two storey commercial/industrial buildings
5. Minimal planting
6. Tarmac and concrete surfacing.



4.3f Character Area C: Education, forms the educational focus of Market Bosworth. Character Area C consists of the following:

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

4.3g The land uses within Character Area C have the defined character of:

1. Mown and well kept playing fields, largely enclosed by boundary trees
2. Large educational buildings surrounded by hard surfacing
3. Outdoor sporting apparatus including floodlighting



4 Market Bosworth — The Context

4.3h Character Area D: Suburban Residential, forms the largest bulk of built form in the settlement and serves as suburban residential dwellings.

4.3i The three main residential estates referred to are:

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

4.3j The suburban residential land uses within Character Area D have the defined character of:

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



These photographs represent a range of housing styles from developments within Character Area B



4 Market Bosworth — The Context

4.3k Character Area E forms the historic core of Market Bosworth and the focus of the Conservation Area. Character Area E consists of the following:

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

4.3l The land uses and building form within Character Area E have the defined character of:

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



4.3m Character Area E: Conservation Area.

Description and definitions of the character of the Conservation Area are provided in the following documents:

1. The Market Bosworth Conservation Area Appraisal and Management Plan, Hinckley and Bosworth Borough Council (2014)
2. Market Bosworth Conservation Area Character Appraisal, The Market Bosworth Society, (2006)
3. An Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area, Market Bosworth Society (2013)

4 Market Bosworth — The Context

4.3n 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).

4.3o The landform in Character Area F has the defined character of:

1. Scattering of mature trees
2. Open, well maintained parkland and pasture
3. Hedges, post and rail or estate fencing. Field boundaries.

4.3p Character Area G: The Country Park forms the setting for the eastern entrance to Market Bosworth covering an area of 35 hectares.

4.3q Character Area G includes:

1. Lake and ponds
2. Community Woodland
3. Wildflower Meadow
4. Adventure Playground
5. Arboretum
6. Trails.

4.3r The land uses within the Character Area G have the defined character of:

1. Rolling open landscape
2. Avenues of trees
3. Scattering of mature trees
4. Links to the wider countryside beyond.



4 Market Bosworth — The Context

4.3s Character Area H: Post-2000 Development. Characterised by :

4.3t A modern residential estate with some small on-site business units bounded by the Battlefield Line and Ashby Canal

4.3u The land uses within Character Area H have the defined character of:

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



These photographs represent different aspects from the development Character Area H

4 Market Bosworth — The Context

4.4 Development Needs

4.4a 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
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**

4.4b 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 and Aims

5.1 The Neighbourhood Plan Vision for Market Bosworth

5.1a Our 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.

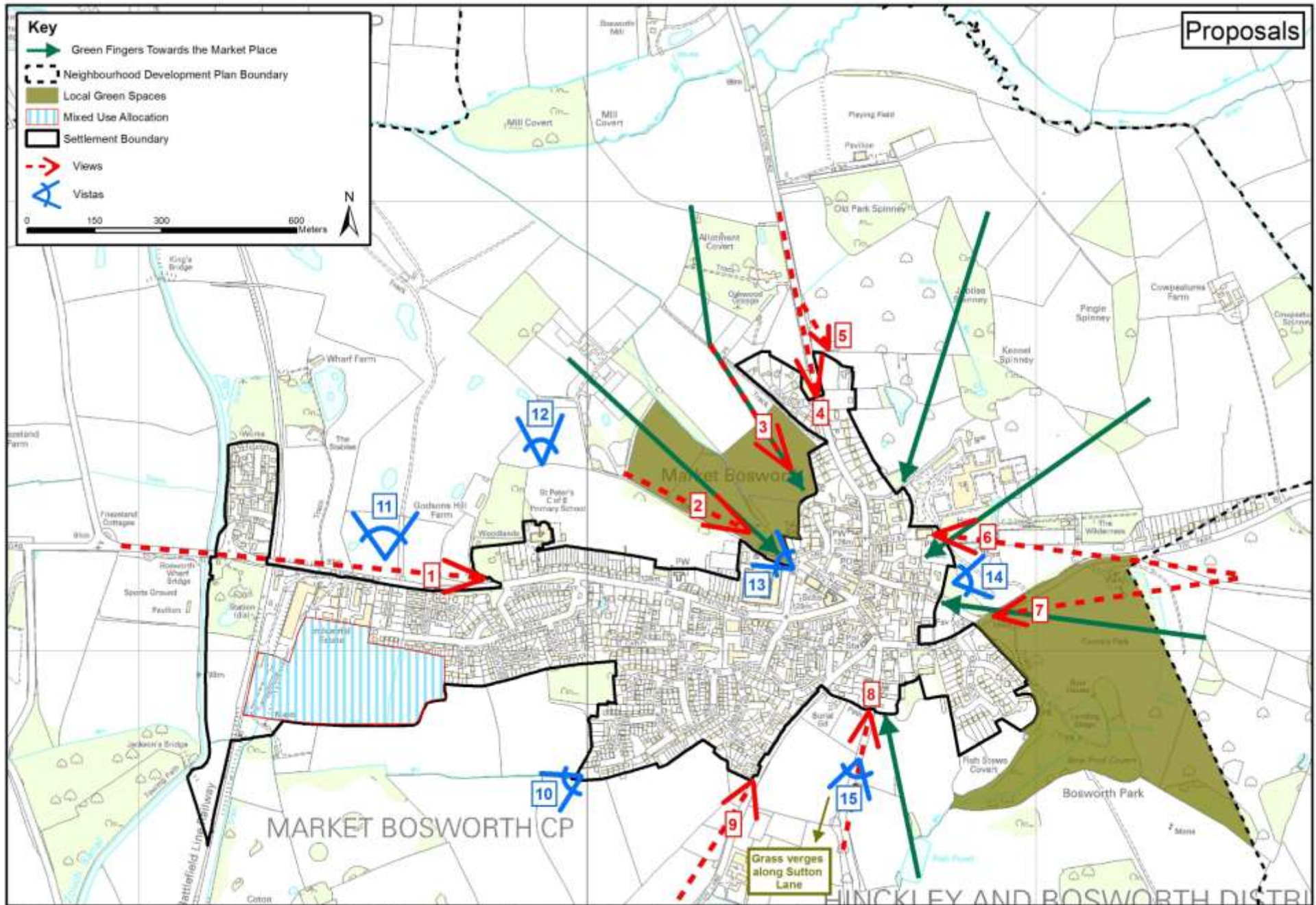
5.2 Aims

5.2a The following overarching aims evolved naturally 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 important aspirations. The policy specific 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 identify a site that meets the housing requirement in the Local Plan and is supported by the local community
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 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



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6.1 Character and Environment

Justification and Evidence

- 6.1a 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 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.
- 6.1b 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)
- 6.1c The frequency of hedgerow trees together with the woodlands, streamside and canalside 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.
- 6.1d 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.
- 6.1e Market Bosworth has retained its historic origins; the compact centre, shown as area E in the Character Areas Map has remained largely unchanged for centuries. (c.f. Historical maps page 11)
- 6.1f A functional market place is enclosed on all sides by an attractive and harmonious mix of buildings (style, age, materials and building height).
- 6.1g 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 17. 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.
- 6.1h The centre is a designated Conservation Area (see photographs on Page 3) 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 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 at <http://www.heritagegateway.org.uk/gateway/>

6.1 Character and Environment

- 6.1i The important green spaces that penetrate towards the Market Place 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:
- 1) The Country Park. The area of the Country Park that lies within the parish boundary (Proposals Map Local Green Spaces map) is part of the 35-hectare park which was once part of the Bosworth Hall estate and still retains its distinct parkland features. Much of the parkland area lies within the Neighbourhood Area but parts also sit in the adjacent parish 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.
 - 2) The area known locally as Silk Hill as shown on the Proposals Map and Local Green Spaces Map. Part of this area is believed to be ancient earthworks with a spring that has been channelled into a drinking point for livestock paved with Carlton Stone (age unknown). 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 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.
 - 3) 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 .
- 6.1j The community and visitors value the many excellent views and vistas readily accessed from the historic core of Market Bosworth. 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. 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.

Community Feedback

- 6.1k 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 map: area G)

6.1 Character and Environment

2. Separation from surrounding villages by fields, countryside (photographs: Pages 32-33)
 3. Conservation Area and its listed buildings (photographs: Page 3, 6, 12, 17)
 4. Trees (lining roads, gardens, spinneys; photographs Pages 26, 41)
 5. Important Views and Vistas (see Views and Vistas photographs Pages 29-33 and Views Vistas and Landscape maps)
 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 this page)
 9. Working farms surrounding settlement area (Character Area map)
 10. Deep inlets of countryside reaching close to the centre (Proposals map)
- 6.11 The following plans, documents and strategies support policies CE1- CE4:
1. Hinckley and Bosworth Landscape Character Assessment (2006)
 2. Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (February 2006)
 3. Leicestershire County Council: Leicester, Leicestershire and Rutland Landscape Characterisation Project (2010)
 4. The Open Space, Sports and Recreational Facilities Study (July 2011)
 5. English Heritage Good Practice Guide for Local Heritage Listings (2012)
 6. An Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area, Market Bosworth Society (2013)
 7. Natural England: National Character Area Profile 94, The Leicestershire Vales (2014)
 8. Market Bosworth Society Local Heritage Asset List (2014)
 9. The Market Bosworth Conservation Area Appraisal and Management Plan, Hinckley and Bosworth Borough Council (2014)
 10. Market Bosworth Conservation Area Character Appraisal, The Market Bosworth Society, (2006)

Photographs showing verges, open spaces and tree planting typical throughout the built environment adding a rural feel and providing a transition into the more dense areas of housing.



6.1 Character and Environment

6.1m Objective: Sensitive development respecting the Character of Market Bosworth

POLICY CE1: Character and Environment

POLICY CE1a: All new development within Market Bosworth should be in keeping with its Character Area to retain local distinctiveness and create a sense of place. It should also be in harmony with regards to scale, layout and materials and sensitive to the principal characteristics of adjacent areas. 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 and described in Section 4.3

POLICY CE1b: Any new development within Character Area D should pay particular regard to existing rooflines. Within Character Area E the roofline of any new development must be in keeping with adjoining areas and neighbouring buildings and not intrude on the skyline or harm important views.

6.1n Objective: Protect and enhance existing open spaces and amenities.

POLICY CE2: Local Green Space

The following areas are designated as Local Green Space:

- The area of the Country Park that lies within the Neighbourhood Area;
- Silk Hill area; and
- Enclosed land either side of Sutton Lane.

The boundaries of the above Local Green Spaces are shown on the Green Spaces Map

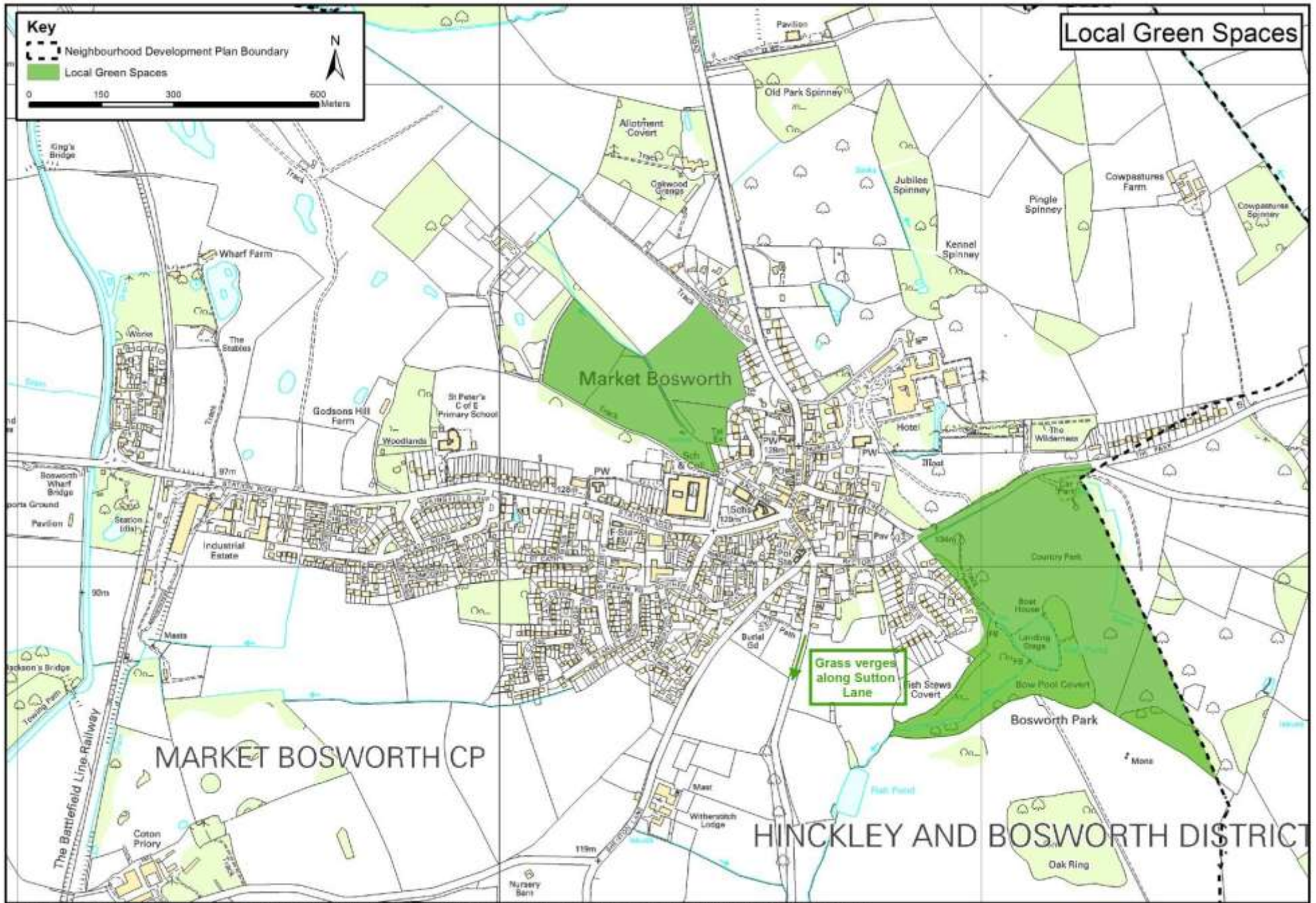
New development will only be permitted in exceptional circumstances and should not have an adverse impact on the current characteristics of the Local Green Space.

6.1o Objective: Protect and enhance existing open spaces and important landscape characteristics.

POLICY CE3: Important Views and Vistas

Development that harms important views into or vistas out of Market Bosworth will be resisted. The location and direction of these views and vistas are indicated on the Views and Vistas map and described in Section 6.1p

New development will not be supported if it has an adverse impact on an important view or vista.



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6.1 Character and Environment

Important views:

6.1p The following views have been identified as important in defining the characteristics of the town. They highlight the transition from rural landscape to the town centre and create the sense of place.

1 – Approaching Market Bosworth from the west along the B585 the predominant focus of this view is a wooded area at the top of the hill. Either side of the road are expansive views mainly of open countryside over the hedged roadside. As the hill rises up to the canal and railway bridges, Bosworth Marina and the canal side residential development can be seen surrounded by fields and wooded areas. The view continues on past the grassed fields and grazing pasture fronting the Kyngs Golf and Country Club on the left, to a wooded area at the top of the hill. This view is important because it shows how close the countryside is to the built form of the village and the fact that the settlement sits on an open wooded hilltop.

2 – Starting from a point at the meeting of a track with footpath S70 to the rear of the **St Peter's Primary School playing fields**, the view consists of the undulating, pasture fields of Nutwood Pastures in the foreground and the slopes of Silk Hill, a view of the settlement and **the spire of St Peter's Church beyond**. Moving along the view to the right the playing fields of The Market Bosworth School then finally the school itself. More details of Silk Hill, the town itself and **the spire of St Peter's Church become apparent as you move towards the end of the path**. This view is important in illustrating the commanding position of the town on a hill, the rural nature of the town's setting, the proximity of the countryside to the historic core and other character areas. This area has been identified for its tranquillity and recreational value.

3 – View 3 is the approach to Market Bosworth from footpath S68 where it leaves the golf course. Proceeding along the track there are grazing fields to the left and a hedge to the right with arable fields beyond. As the track rises up and passes by houses on the left the footpath turns right and crosses undulating ridge and furrow grazing land on Silk Hill. From this point the view of Market Bosworth can be seen on the horizon and the track runs towards The Market Bosworth School buildings and round westward to a wooded area. This view is important because it shows how the surrounding countryside reaches right up to the built form of the community. Together with View 2 it forms the basis of two Green Fingers that penetrate towards the Market Place as proposed by Hinckley & Bosworth Borough Council.



6.1 Character and Environment

4– View 4 is an important approach on entry to the parish boundary from the north. From the point on Barton Road just south of where the entrance to the Tennis Club and the Dixie Grammar School Playing Fields the view is marked by the hedges on both sides of the road and Allotment Covert to the right. Running behind the hedge on the east side of the road is a permissive path that ends at the entrance to a private house and connects with the pavement into the town. The remains of a Roman villa are on the east side of Barton Road. Moving along this view to the left there is a view over the old parkland to Old Park Spinney, Jubilee Spinney and Kennel Spinney. The **St Peter’s Church Spire is visible above the trees in the distance. Further to the left is the rear of Bosworth Hall Hotel.** This view is important as it includes ancient parkland and spinneys and provides and illustrates the commanding position of the town on a hill and the rural nature of its situation.

5 – Starting on the permissive path at a point opposite a gate at the northern boundary of Oakwood Grange on Barton Road the view is marked in the foreground by the field hedge and by the trees on the Old Parkland. The Spire of St Peters Church can be seen rising above the trees to the rear of Bosworth Hall Hotel. Moving along the view to the left there is a view of Jubilee Spinney and Kennel Spinney and to the right the settlements on Barton Road. The furthest point of the view ends on the field used annually as the site of the Bosworth Show. This view is important as it gives further views of the old parkland, spinney and the trees to the rear of the church and Bosworth House Hotel.

6 – **This view crosses the open frontage of the Bosworth Hall Hotel towards the spire of St Peter’s Church and includes clear views of the Hall’s water tower and kitchen garden, as well as of the hotel set back beyond mature trees and a surrounding wall and moat. St Peter’s Church spire can be seen nestled in a densely wooded area.** This view is important as it illustrates the history of the town and the sense of the open countryside so close to the town centre that is unique to its environment. Views 6 and 7 form the basis of two proposed Green Fingers that penetrate towards the Market Place (see views 2 and 3 above).



6.1 Character and Environment

7 –The view starts from Cadeby Lane at a point 100m from the junction with Park Street on the approach to the settlement. Passing the entrance to the Country Park car park, the view is marked by an avenue of trees that leads to the junction of Park Street with Rectory Lane and the entrance to the Memorial Gardens. On one side, the trees mark the boundary of the Country Park and on the other the grounds of Bosworth Park Hotel. Moving along this view through the avenue of trees, on the left is a view of the open spaces and trees of the Country Park and on the right the water tower and kitchen garden for the former Bosworth Hall and the Hall itself. This view is important as it illustrates an important part of the history of the town and provides a sense of the open countryside that is unique to its environment.

8 – **This view starts on Sutton Lane (known locally as the ‘Gated Road’) at a point where it bends southwards.** Moving uphill along the view towards the town centre and reaching the point at the field gate opposite the southern end of the newly established cemetery, the view includes the gate **to the entrance to the town and the spire of St Peter’s Church beyond.** It is an excellent example of the sudden transition from countryside to built form which makes the setting of Market Bosworth so unique. The view is bordered on both sides by open pasture land and long established trees including oak trees. This view is important as it is an example of an approach to the town that emphasises the rural nature and hill top situation of the town and is characterised by lines of substantial oak trees.

9 – The map shows the view commencing from a point next to Witherstitch Lodge Stables bordered by established trees. As you move along the view, local allotments are located on the left, then residential dwellings including the site and remains of the original Poor House become apparent. This is an important view as it is the location of local rural business and reminders of the past in the form of the Poor House. This uphill view is another example of the unique setting of Market Bosworth, with the close proximity of farmed countryside and grazing land so close to the historic core.

It is important to note that the significance of any view cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the view.



6.1 Character and Environment

Important vistas:

6.1q The following vistas have been identified as important in defining the characteristics of the town. They highlight the transition from the town centre towards the rural landscape of the wider parish and beyond.

10 - From marker post for footpath S72 from York Close walking south west, stopping at the next marker post there is a 180 degree vista from the tree lined hedge to the south east across agricultural land rising up to the horizon in the south. Turning to the west, following the hedge boundary with the road to Far Coton Priory and dropping down the hill to the hedge line on the right. This vista is important because it is the nearest footpath linking Bosworth to Far Coton across open countryside.



11 - Standing on Station Road pavement at the junction with Godsons Hill the vista starts with housing on the west side enclosed by trees, turning northwards to mature trees and wooded areas stretching across the golf course the land undulates with fields and woods to the horizon. Turning east across grazing land which rises up to woods with a couple of dwellings on the edge to the right. This vista is important because it gives extensive views of north west Leicestershire.



12 - Standing on footpath S70 just beyond the playing fields of St Peters Primary Academy, from this elevated position an extensive 180 degree vista spans from the west across the golf course, landing strip, pasture land with mature trees and wooded areas dotted amongst the fields. Turning northwards the village of Carlton and Bosworth Mill can be seen with Nailstone church spire on the horizon. Turning east to a tree lined hedge running back up to the footpath on the right. This vista is important because of its elevated position it gives a long, unbroken view of north west Leicestershire.



6.1 Character and Environment

13 - Standing at the junction of footpaths S69 and S70 facing north west a 90 degree vista across open countryside comprising grazing on Nutwood pastures and Silk Hill forming a valley enclosed by mature trees and wooded areas on the horizon and turning east coming back around to a private dwelling on the right of the marker post. This vista is important because it is so close to the town centre and invites one to explore the nearby open countryside via a choice of two public footpaths.



14 - Standing close to the junction of Park Street with Rectory Lane on the grounds of Bosworth Hall Hotel, 90 degree vista from the open grassed area with mature trees on the left, turning eastwards across the B585 and southwards onto Bosworth Country park, mature trees line the roadside forming a green boundary to the park land beyond them. This vista is important because of its close proximity to the village enhancing the rural feel to the community.



15 - Leaving the town via Sutton Lane just south of the first gate the top gate, the lane is flanked by green verges which in places open out to wide areas of grassland with an avenue of mature trees. The lane is also hedged all the way down to the bottom gate (approx. 2 kilometers) Vistas of open countryside can easily be viewed over the top and through breaks in the hedge. On the west side is pasture and arable land and to the east is a mix of grazing pasture, arable and land rising up to the Bosworth Battlefield Visitor Centre on the horizon. This vista is important because of its close proximity to the village and provides an immediate contact with the countryside.



It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.

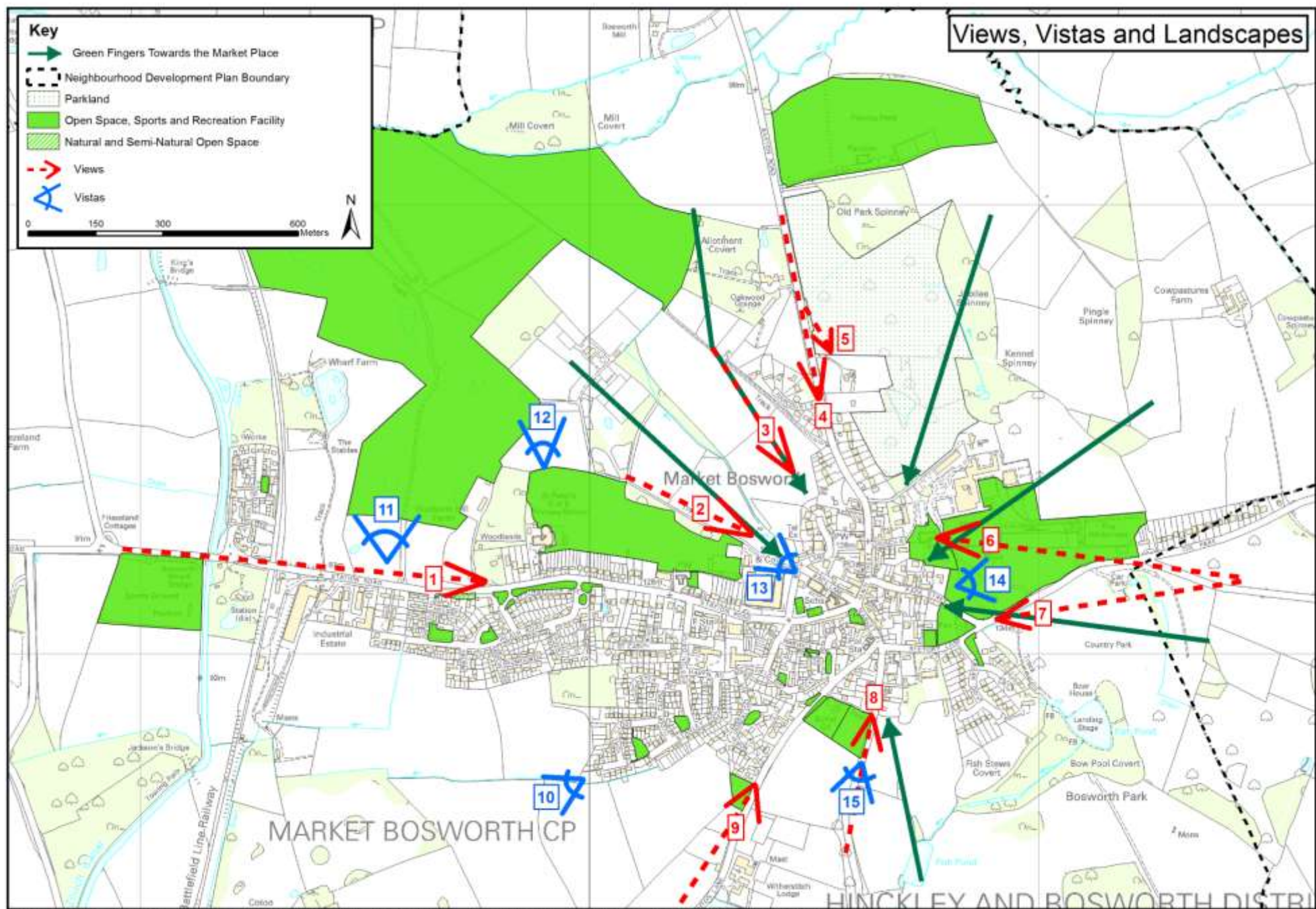
Views, Vistas and Landscapes

Key

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

0 150 300 600 Meters

N



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6.1 Character and Environment

6.1r Objective: Conserve and enhance important trees and wooded areas

POLICY CE4: Trees

Development will only be permitted providing there is no the loss of or damage to significant trees and woodlands (woods, copses, spinneys and arboretum) either within or outside the settlement boundary. In particular trees on the approach roads are of great importance to the setting of the town.

6.1s Objective: Conserve and enhance the distinctive landscape outside the settlement boundary

POLICY CE5: Landscape of the wider parish

In the open countryside outside the settlement boundary, built or other development will only be permitted where there is no adverse effect on the appearance or character of the landscape. Provision may be made for the re-use and adaptation of existing buildings and for limited small scale development for employment and leisure uses providing any adverse effects on the landscape can be mitigated.

6.2 Building and Development

Justification and Evidence

6.2a 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 Neighbourhood Area map, Page 10). 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.

6.2b 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.

6.2c 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. 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^[4] 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

6.2d The Housing Needs Survey reveals a requirement to provide a range of affordable housing opportunities. The independent Rural Housing Survey report 2013^[5] identified

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		

6.2e The community was also 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, page 16). New developments shall reflect these principles and must be consistent with the Neighbourhood Plan taken as a whole.

6.2f Early consultations and representation from land owners and developers identified two potential areas for development. One site to the north of Station Road providing opportunities for housing and a play space. The other site to the south of Station Road providing opportunities to expand the industrial estate and employment opportunities, housing opportunities and community infrastructure. Early indicators at consultation events showed a marked preference for mixed development. The final questionnaire further supported this preference with 64% of responses showing a preference for the mixed development on land south of Station Road. (See Appendix A2)

6.2g This Plan identifies an area for mixed use development on land south of Station Road. The land identified has the consent of landowners as well as the consultation evidence base.

6.2 Building and Development

6.2h The following plans, documents and strategies support policies BD 1 - BD2:

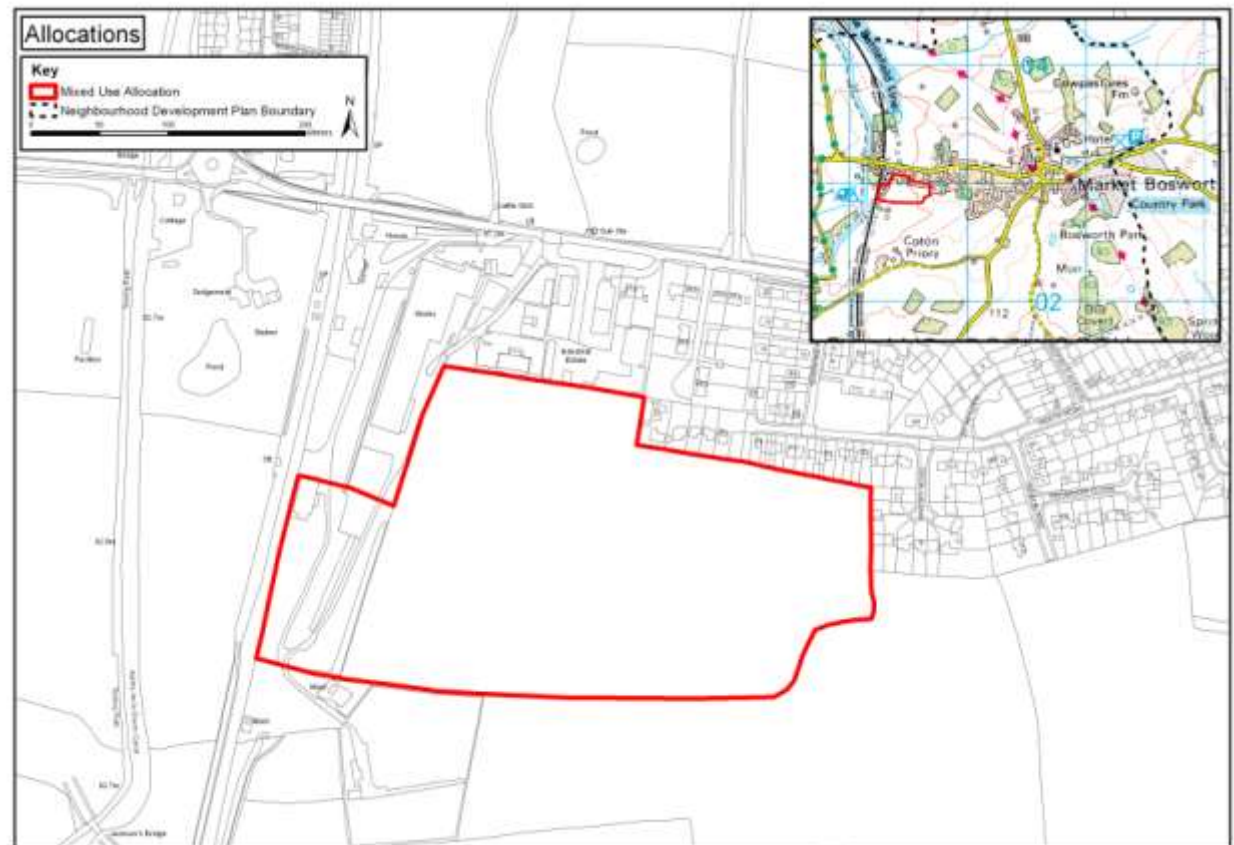
1. Hinckley and Bosworth Borough Council Core Strategy Policy 15 (2009)
2. Leicestershire Rural Housing Enabler: An investigation into the housing needs of the Parish of Market Bosworth (2013)
3. Employment Land and Premises Review (2013)

Proposed site for development south of Station Road.

Introduction

6.4i This Section of the Plan identifies the local requirements for the site allocated in Policy BD2. The following information is provided for the site:

1. A Site Allocation plan, identifying the overall extent of the land allocated for development. This plan includes all of the land allocated, including open space and landscape buffers as well as built development.
2. **An explanation of the 'Key Considerations'** affecting the site. These typically include issues such as the landscape within the site, views to the site and potential connections to the surrounding area, and have been considered in setting out the policy requirements for the site.
3. A plan showing the policy requirements for the allocated site. This plan defines the extent of built development and open space. It provides indicative locations for pedestrian and cycle links, vehicular access and building frontages.
4. 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.



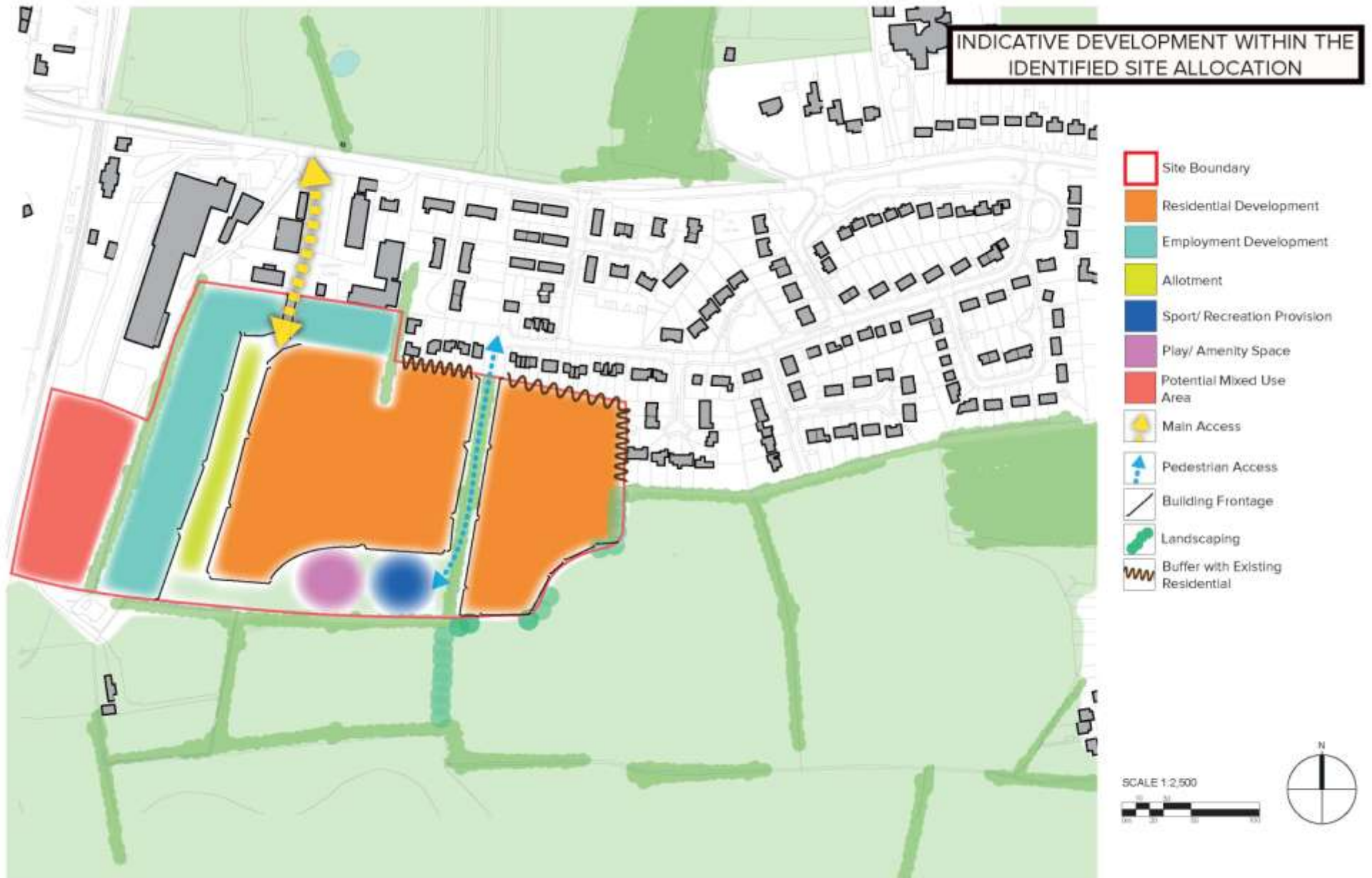
6.2 Building and Development

Key Considerations

- 6.2j 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.
- 6.2k Landscape features which historically determined the development of the character areas are extremely sensitive to the community (see Character and Landscape section), so visual sensitivity is a key consideration. This is particularly the case for development that is visible from the A444 (long view from the south west). However, visual sensitivity does not mean that development should not take place. The identified site is situated in a location that will not impact significantly on the views identified above. The existing industrial estate is well screened from these approaches and the natural landscape for the proposed mixed development would similarly screen this approach. Large, open fields form the site boundary to the south with limited landscape due to the dense tree planted areas within the Coton Priory Estate. The land to the north east and east is characterised by open fields, a spinney and the perimeter boundaries of previous developments. 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. 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.
- 6.2l There is a bus service on Station Road, and it is important that convenient pedestrian access is provided to bus stops. 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. There is an opportunity to provide safe pedestrian and cycle links to existing residential areas and the rail and canal corridor through this area of land.



The topography of the site is mainly flat with levels falling from slightly from east to west.



6.3 Building and Development

6.2m 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 this level of 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^[6].
- b) Affordable housing is evenly spread across a development site in small clusters of four to six dwellings.

6.2n Objective: Provision of housing and employment opportunities to meet the needs of the community.

POLICY BD2: Site allocation south of Station Road and Heath Road shall provide:

- 1 Between 0.5 hectare to 1 hectare of additional B1, B2 or B8 employment land;
- 2 Sufficient dwellings to meet the shortfall in the housing provision (minimum of 100) identified in the Core Strategy^[1] for Market Bosworth with overall housing density, mix and design in line with Core Strategy Policy 16;
- 3 Open space and community facility.

6.2o Objective: Provide a design brief to demonstrate how the development will address key concerns of the community.

POLICY BD3: Design guidelines for site allocation south of Station Road and Heath Road

Developers should provide a Design Brief that addresses the following:

- 1 Ensure there is clear and safe separation of heavy goods traffic and work vehicles linked to industrial units from residential vehicles, pedestrians and cyclists;
- 2 Ensure that the overall approach to the built form, street layout, landscape and dwelling density minimises the visual impact of the development and relates sensitively to the surrounding area. Building height should be in general conformity with that of established developments identified in Character Area D;
- 3 Incorporate and enhance existing landscape features such as broadleaf tree cover, the creation of green space both within the new development and on boundaries to provide a buffer against surrounding areas;
- 4 Reduce the density of the dwellings to the edge of the residential development adjacent to the open landscape to create a gradual transition from built area to more open green space;
- 5 Design the eastern part of the site to be sensitive to the existing and adjoining properties and minimise visual impact;
- 6 Ensure that the Affordable Housing is pepper-potted and fully integrated with the market housing throughout the development;
- 7 Provide a mix of housing types and sizes to meet the current and future needs of households in Market Bosworth;

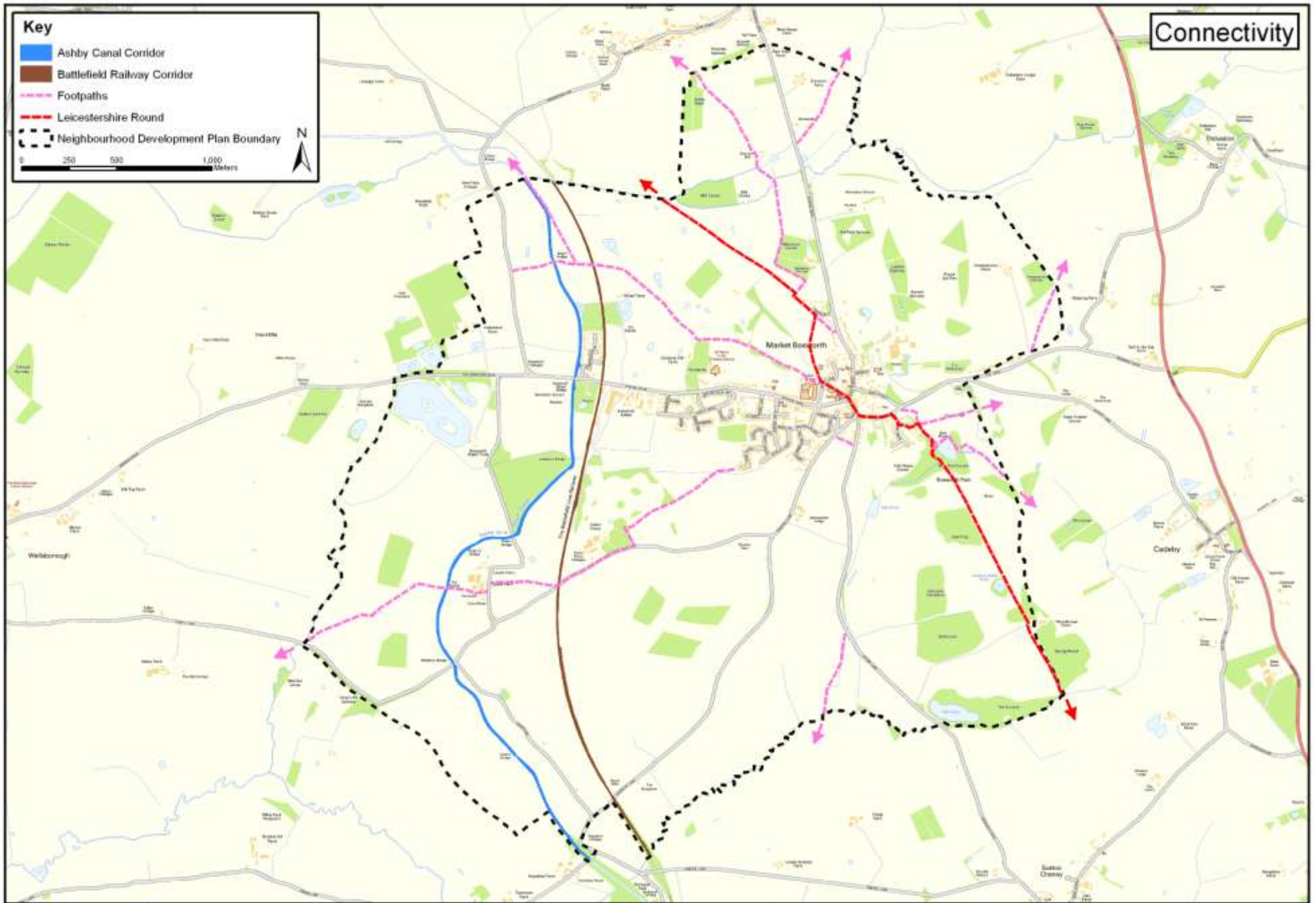
continued over

6.3 Building and Development

- 8 Incorporate pedestrian and cycle links to adjoining residential areas to the east to reduce reliance on the private car;
- 9 Provide a legible street network in accordance with Manual for Streets 2 within the development which link the residential properties with services and facilities such as community buildings, play spaces and allotments;
- 10 Provide garages large enough to be useable with internal dimensions of 6m x 3m;
11. Provide off street car parking in accordance with Manual for Streets 2;
12. Provide vehicle and a safe pedestrian link to Station Road;
13. Provide a landscape buffer between the employment land (existing and proposed) and the proposed residential use;
14. **Design a 'gateway' for the development onto Station Road via the industrial estate to announce the development which is largely hidden from view;**
15. Ensure that the proposed open space / play provision are well overlooked;
16. Retain the open landscape as publicly accessible space and to maintain a gap between the development and the open landscape as a natural environment, and;
17. **The landscape design within the site must link green spaces with green 'corridors' through the built area to enhance biodiversity and create a high quality environment .**

Images illustrating importance of tree canopy and open green space in maintaining rural characteristics within existing housing development areas





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7 Aspirational Projects

7.1 Details of how this plan will be implemented

- 7.1a 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 formally 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.
- 7.1b 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 Local Plan. 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.
- 7.1c Throughout the plan preparation process the community has demonstrated a real enthusiasm to identify and bring forward projects to implement the Neighbourhood Plan. Suggestions and evidence of support for projects and initiatives has been generated by focus groups, public consultation events, the questionnaire, web site, and individual responses. 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**
 - traffic management to help manage traffic congestion at peak times
 - the construction of a footpath linking the Bosworth Water Park to the rest of the town
 - improved mobile phone connectivity
 - improved provision of high speed broadband
 - BMX/skate board facility in suitable location
- 7.1d It is expected that this list will grow further during the ongoing plan process, and subsequent to the Plan monitoring and reviews.
- 7.1e 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) if adopted. 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.
- 7.1f In order to provide structure and momentum to the delivery of projects it is intended that the Market Bosworth Parish Council, 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.** **This implementation plan will focus on the projects already identified above,** whilst also being the subject of a consultative process which is likely to identify further priorities for action. Preparation of the implementation plan will follow on directly from the Referendum in the event of the Neighbourhood Plan receiving community endorsement.

References

- [1] Hinckley and Bosworth initially identified a housing requirement of a minimum of 100 houses in the Draft Site Allocations and Generic Development Control Policies Development Plan Document. Since this requirement was identified in 2009 permission has been granted and houses built leaving a shortfall of a minimum of 43 houses (1st September 2014). This is identified as the minimum requirement for the identified Site allocation in the Site Allocations and Development Management Policies Document(2014). This is a minimum number and in order to ensure this site remains viable it is expected that the number will be greater than the minimum.
- [2] Conservation Area Character Appraisal, Market Bosworth Society 2006
- [3] **Hinckley and Bosworth Borough Council’s Travel to Work Profile 2006**

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

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:

- [4] Data based on Zoopla Zed Index May 2014
- [5] An investigation into the housing needs of the Parish of Market Bosworth, The Leicestershire Rural Housing Enabler for Market Bosworth Parish Council and Hinckley & Bosworth Borough Council, March 2013
- [6] 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 boundary of Market Bosworth i.e. Carlton, Osbaston, Sutton Cheney, Sheepy and Cadeby.

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 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

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	Vodaphone 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 Choice of Preferred Site

The selection of a preferred site was based on the criteria listed in the following table that provides a comparison between the site North (Site B) and South of Station Road (Site A).

Appendix A2 Choice of Preferred Site

The selection of a preferred site was based on community feedback. The following table identifies the criteria and provides a comparison between the sites North and South of Station Road.

Criteria	Site South of Station Road		Site North of Station Road		Additional Information
Allocation to meet housing needs (100+)	100+ and potential site extensions beyond 2026	✓	64 houses	✗	Local housing needs include houses suitable for an ageing population and those meeting local connection criteria
Create employment opportunities and economic growth	Improved access to and expansion of the industrial estate	✓	Potential closure of JJ Churchill (noise)	✗	South site has potential to retain and expand employment in hi-tech industry (eg: JJ Churchill, Flying Spares)
Maintain and enhance the essential character, conservation and heritage	Unobtrusive location with low visual impact situated low in a small valley Use of some previously developed land Mitigation against impact on landscape character	✓	Loss of valued view and vista. Loss of essential character of a wooded hillside surrounded by open countryside. Linear development along both sides of Station Road from canal into towards centre of settlement.	✗	
Improve pedestrian access to the railway and canal corridor and beyond to the water park	Design brief will include safe pedestrian and (large) vehicle access onto Station Road.	✓	No improvement	✗	
improved communications through high speed broadband and better mobile network provision	No improvement	✗	No improvement	✗	
Better traffic flow, reduced congestion and sufficient car parking at key times	No improvement	✗	No improvement	✗	

Preservation and enhancement of green infrastructure	No improvement	✘	No improvement	✘	
Maintain services and provision of new services to support the existing population and accommodate growth	Provision of community services proposed (Bloor)	✓	No community services provided	✘	Market Bosworth is a Key Rural Centre providing services to the surrounding area of South-West Leicestershire.
Enhancement of cycling and walking routes	Design brief to identify the need for safe pedestrian and cycle access to Station Road (schools and centre).	✓	No improvement	✘	South site has the potential to improve pedestrian (and cycle) access from the Heat Road area down to the Rail and Canal corridor along the southern edge of the site using the designated an easement.
Impact on landscape and biodiversity	Some previously used land Improved access to industrial estate Design brief to include boundary treatment and community facilities to buffer countryside, residential and industrial Natural boundary – high pressure gas pipeline borders the site	✓	Loss of valued view and vista Degrades views on approach into the settlement. Degrades landscape character	✘	
Loss of greenfield land	Some previously used land and easement for high-pressure pipeline on southern boundary of site.	✘		✘	
Landowner & developer identified and prepared?	St Peter's Church + Bloor	✓	Landowner + Charles Church	✓	St Peter's Church (DCC) are supporting the aims of Neighbourhood Plan and wish to benefit of the Community
Consultation with the Community	64% support	✓	27% support	✘	Results of responses to a questionnaire: preference for Southern or Northern site (9% didn't want either site or did not express a preference).

Schedule of documents referenced

Localism Act(2011)
Neighbourhood Planning (General) Regulations (2012)
National Planning Policy Framework (2012)
Hinckley and Bosworth Borough Council Core Strategy (2009)
Hinckley and Bosworth Borough Council Site Allocations DPD (2014)
Hinckley and Bosworth Borough Council Employment Land and Premises Review (2013)
Hinckley and Bosworth Borough Council Landscape Character Assessment (2006)
English Heritage: 70 statutory listed buildings
Leicestershire Rural Housing Enabler: An Investigation into the housing needs of the Parish of Market Bosworth—Housing Needs Survey (2013)
Leicestershire County Council: Leicester, Leicestershire & Rutland Landscape & Woodland Strategy (February 2006)
Leicestershire County Council: Leicester, Leicestershire & Rutland Landscape Historic Landscape Characterisation Project (2010)
The Open Space, Sports and Recreational Facilities Study (July 2011)
English Heritage Good Practice Guide for Local Heritage Listings (2012)
Natural England: National Character Area Profile 94, The Leicestershire Vales (2014)
Chartered Institution of Highways and Transportation Manual for Streets 2
Market Bosworth Society: Market Bosworth Conservation Area Character Appraisal (2006)
Market Bosworth Society: An Appraisal of the Character Approaches to the Market Bosworth Conservation Area, (2013)
Market Bosworth Society: Local Heritage Asset List (2014 in progress)

Other documents associated with this plan are:

The Basic Conditions Statement
The Consultation Statement
Sustainability Appraisal

9 Glossary

Aspiration	A desire to influence decisions taken on matters outside the remit of the Parish Council
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.
Local Plan	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 Local Plan.
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.