

From: Nigel Palmer <info@marketbosworthsociety.com>
Sent: 26 September 2024 11:59
To: Planning Folder New
Subject: 24/00560/HYB

For the Attention of Tim Hartley

Dear Tim

Re: 24/00560/HYB | Hybrid planning application seeking full planning permission for residential development of 138 dwellinghouses along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellinghouses; and outline planning permission (all matters reserved except for point of access) for 0.55ha of employment uses (Classes E (g) (i, ii and iii), B2 and B8) | Land Off Station Road Market Bosworth Leicestershire

We have been unable to send comments - Comments may not be submitted at this time.
The consultation period for this application has ended.

However, it appears to be within date and therefore we would like to have the following considered when making a planning decision. We would not usually comment upon plans that are not within the Conservation Area or on the approaches but this development, being a major development is worthy of comment. Overall, the members of the society are in favour of this development. Several took part in formulating the Neighbourhood Plan and many subsequently voted to designate this land for development. Our comments are as follows:

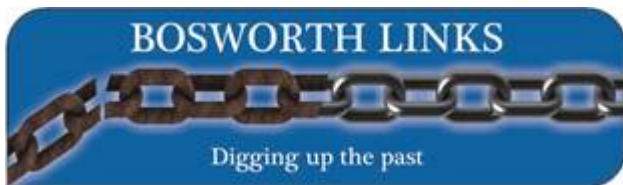
1. The Market Bosworth society (MBS) is delighted to see that most of the trees are to be retained. This is particularly pleasing that the mature and vintage trees are to be retained and protected. We also note that trees are to line many of the roads on the new development and this is important to retain the character of Market Bosworth as an open wooded hilltop. A green canopy is valued by the community and is also important to help reduce global warming.
2. The MBS is disappointed that there are no plans for any bungalows on the site. Market Bosworth has the largest density of over 65-year-olds in the Borough and possibly the county. One of the issues faced by our older community is the lack of opportunity to downsize. Many elderly residents stay in four and five bedroomed houses simply because they do not wish to leave Market Bosworth. Currently there are 327 properties benefitting from a single occupancy discount from a total of 994 houses, over 32%. Not all of course will be elderly, but a majority will be. Subsequently, many, not all, would welcome an opportunity to downsize to single level living. The MBS would like to see more bungalows available.
3. Car Parking. The MBS is pleased to see that most properties will have the benefit of 2 or more car parking spaces. But this will inevitably result in visitors, tradesmen and deliveries using the road or even the pavement for parking. We would like to suggest at the cost of one or two houses some parking areas be created for visitors to reduce congestion caused by on-street parking. We see this as more valuable to our community and future residents than an additional few houses.
4. The MBS is aware of the standard need for 40% of houses to be affordable, and this is important where the employment area is to be increased with the hope of attract new and enlarging businesses. The number 40% appears too high and the effect of this is that the houses are purchased by Housing Associations to let. Market Bosworth has few facilities in terms of public transport, education, entertainment and even with the enlarged area employment. Even then an over 21-year-old working 45 hours per week on a minimum wage will earn £26,769. The average price of a terraced house in Market Bosworth is £286,500. With a 5% deposit the mortgage multiplier is 10.16. The average multiplier is 4 to 4.5 times per person. Even joint applicants would fail to meet the criteria for a

mortgage. We believe that the number of affordable houses should be reduced and balanced by a number of retirement type homes.

5. The MBS is pleased to see the inclusion of walking and cycling routes and are also pleased to see that permissive pathways will be used to link the estate to other footpaths. We do not see a children's play area. It is important for children to be able to play together to form social bonds and understandings. Whilst there are gardens for children to play community play is vital to the development of a child. It could be that we have misinterpreted the plans. If not, provision should be made for community play areas. These areas, together with the green spaces should be maintained from funds coming from a sale premium of 0.5 to 1% on any property sold. This would ensure that there are ample funds to maintain the green spaces and any play areas.

We hope that the above is sensible and that we have made sense in our suggestions.

Nigel Palmer
Chairman
Market Bosworth Society.



Bosworth Links is grateful to and supported by: The Heritage Lottery Fund, The Dixie Educational Foundation, The Market Bosworth Parish Council, The Richard III Legacy Fund. The Hinckley & Bosworth Borough Council (PCIF) Heart of England Co-operative Society

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