

Statement of Community Involvement

Land north of Station Road, Market Bosworth

Prepared by Fisher German LLP on Behalf of
Richborough, Clive Vero, Geoffrey Malcolm Vero,
Kathleen Ann Sheppard and Leslie Alan James



Project Title:

Land North of Station Road, Market Bosworth

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Contents

01	Introduction	4
02	Policy Framework.....	5
03	Consultation	6
04	Response to Public Consultation	7
05	Conclusion.....	14

Appendix 1 – Consultation Leaflet

Appendix 2 – Consultation Distribution Area

Appendix 3 – Consultation Website

01 Introduction

- 1.1 This Statement of Community Involvement has been prepared on behalf of Richborough, Clive Vero, Geoffrey Malcolm Vero, Kathleen Ann Sheppard and Leslie Alan James (the Applicant), in relation to its land interests at Land north of Station Road, Market Bosworth. This planning application seeks outline planning permission for up to 126 dwellings including affordable housing, landscaping, open space, drainage and associated infrastructure (all matters reserved except for access).
- 1.2 Details relating to the appearance, layout, amount, scale of development and landscaping are to be the subject of subsequent reserved matters approval.
- 1.3 To provide the community with an opportunity to engage with the development proposals, a consultation leaflet (see **Appendix 1**) was distributed to residents within close proximity to the site inviting them to submit feedback. A link to the consultation website was included which provided more information on the proposed scheme (screenshots of consultation website can be seen in Appendix 3). An email address was also provided, which presented residents with an opportunity to submit feedback on the proposals.
- 1.4 This Statement of Community Involvement outlines the approach taken to engage with the local community in respect of the proposed development and records the responses received as a result of this engagement.
- 1.5 The planning application is supported by a number of plans and documents which should be read in conjunction with this Statement.

02 Policy Framework

- 2.1 The following policy and guidance is considered to be relevant to this Statement of Community Involvement.

National Planning Policy Framework (NPPF)

- 2.2 The revised NPPF was published in December 2023. The NPPF places importance on early and meaningful engagement with the community.
- 2.3 Paragraph 39 of the NPPF states that early engagement has significant potential *“to improve the efficiency and effectiveness of the planning application system for all parties”* and at Paragraph 40 that local planning authorities should *“encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”*

Hinckley and Bosworth Borough Council Statement of Community Involvement (SCI)

- 2.3 Hinckley and Bosworth Borough Council adopted the Statement of Community Involvement in July 2019. A revised SCI has been produced and was consulted on in July 2024 but this has not yet been adopted. The Council will consider all consultation responses prior to the revised SCI being considered for adoption at all a full Council meeting. The SCI sets out how Hinckley and Bosworth Borough Council, as the Local Planning Authority (LPA), will engage and consult the public and stakeholders in preparing the Local Plan and associated documents, and when dealing with the planning application, adding that the level of consultation carried out for planning applications will depend on the type and scale of the development which is the subject of the specific application. The SCI does not provide any detail on the applicant undertaking community consultation prior to an application being submitted, rather it states that the Council will carry out a high standard of consultation with neighbours and people affected by the proposed development.

03 Consultation

- 3.1. To inform the local community about the new development proposals, consultation leaflets were posted to 811 residential addresses in Market Bosworth on 6th September 2024. The deadline for submitting feedback via the email addressed was 22nd September 2024.
- 3.2. The leaflet provided information on the following:
- Details of the proposal, including proposed dwelling numbers;
 - Benefits that the delivery of the development will provide;
 - The Illustrative Masterplan; and
 - Information on how residents can provide feedback on the development proposal.
- 3.3. The consultation website provided further detail of the following:
- About Richborough, who are promoting the site
 - Background on the need for new homes, the Local Plan and the site
 - Further details of the proposal, including site access and open space proposals
 - The Illustrative Masterplan
 - Key benefits of the site
 - Information on how residents can provide feedback on the development proposal.; and
 - Consultation Questions regarding the development proposal.
- 3.4. Copies of the consultation leaflet and screenshots of the consultation website are provided at Appendix 1 and 3 respectively. The area of distribution is shown in Appendix 2.

04 Response to Public Consultation

- 4.1. A total of 17 consultation responses were received via email. The total number of households contacted was 811, therefore the responses rate represents approximately 2%. This is considered to be a low level of response rate. This may be due to the previous consultations which have occurred on parts of the site previously promoted.
- 4.2. The consultation leaflet asked residents to email their thoughts to the email provided. The consultation website asked residents the following questions:
1. What types of housing do you think would be most suitable for the site?
 2. Do you have any comments on the Illustrative Masterplan?
 3. Do you have any ideas or suggestions that we should consider for the Illustrative Masterplan?
 4. Do you have any other comments or questions about the proposed development?
- 4.3. A variety of responses were generated, and these are discussed overleaf on a question-by-question basis. The number of responses to each point discussed is indicated by a number between brackets, to give an indication of the frequency of the comment. Of the responses, 15 were explicitly against the proposals, 1 was neutral and 1 was explicitly for. Of the neutral response, it contained elements of support and concern, but did not clearly state whether they were for or against the proposals and as such have been recorded as neutral.
- 4.4. Copies of the responses received can be provided upon request.

Question 1 - What types of housing do you think would be most suitable for the site? **Responses**

- 4.5. Many responses (8) expressed simply that they objected to the proposed development and so didn't respond to this question specifically, simply stating that further housing wasn't necessary, wanted or needed in Market Bosworth.
- 4.6. A number of responses (4) objecting to the proposed development, raised the issues of congestion in Market Bosworth. They state that an increased number of houses will worsen the situation as the road network is not sufficient as well as the issue of parking in the town. The issue of safety around peak school times was also expressed.

- 4.7. The response received in support of the principle of the development of the site states that bungalows must be incorporated into the scheme as mentioned in the consultation material and that there is a strong need for affordable housing in Market Bosworth.
- 4.8. Three responses objected to the proposed scheme because it is not included in the Market Bosworth Neighbourhood Plan and therefore it is unnecessary as future demand is satisfied by the Neighbourhood Plan.
- 4.9. Two responses state that the public transport links are not good in Market Bosworth. The neutral response raised the point that the bus service along Station Road was stopped in 2022 and due to the amount of new housing in this area, the bus services need to be reinstated.
- 4.10. A number of responses (5) objected to the proposed scheme due to the pressure it would place on local services such as doctors, dentists, shops and schools which are already inadequate.
- 4.11. The impact on the rural nature including the countryside views (2) and historical identity of Market Bosworth (1) was raised as an objection in a number of responses.

Commentary

- 4.12. In terms of the types of housing that are proposed to be delivered on the site, the planning statement accompanying this planning application details sets out that up to 40% affordable housing will be delivered as a part of the proposed scheme and a mixture of dwelling types and sizes will be delivered, including bungalows.
- 4.13. Market Bosworth is acknowledged to be a one of the Council's most sustainable rural settlements, only behind the urban areas of Hinckley, Burbage and Earl Shilton and Barwell, thereby forming a significant part of the settlement hierarchy for Hinckley and Bosworth. It's proposed role within the draft Local Plan is as a 'Key Rural Centre' and thus it is suitable and capable of accommodating sustainable development.
- 4.14. In relation to the need for new housing in Market Bosworth, we believe that a greater contribution of dwellings can be delivered in Market Bosworth than the 180 dwellings currently proposed. The original draft allocation of 243 dwellings on Phase 2 land to the south of Station Road in the Regulation 19 Plan demonstrates that the Council believe that Market Bosworth can accommodate additional development. Moreover, having regard for the increasing housing

pressure on the Borough it is likely that this number will need to be further increased. In addition to this, 514 dwellings are to be allocated in the upcoming Regulation 19 Plan. These sites are required to meet the currently identified Local Housing Need and contribution to Leicester City's unmet need. It has also been calculated that if the proposed changes to the NPPF are confirmed, then this could result in the overall need to identify a further 2,444 dwellings within the Local Plan period. Therefore, additional delivery is required in both the current and emerging NPPF scenarios. The North of Station Road site can add vitally much needed supply in a highly sustainable location. It has been accepted as such by Officer's, evidenced by the recommendation for approval in the 2014 planning application and evidenced in officer response to the 2021 application. It has no landowner issues or technical constraints that would delay delivery.

- 4.15. The proposed development will deliver a highly sustainable residential development within this infill site with positive social, economic and environmental benefits, whilst also assisting the Council in boosting the supply of housing and the delivery of housing in future years particularly relevant in the context of an out-of-date Local Plan and an increased Local Housing Need in respect of the proposed changes to the NPPF.
- 4.16. A Transport Assessment and Travel Plan accompany the application submission. These consider the potential transport and highways impacts of the proposals including the impact of the development generated traffic on the surrounding road network, and also the implications for travel by non-car modes. The analysis carried out across the specified junctions on the highway network shows that the impact of traffic generated by the proposed development will be minimal or negligible, with the existing site access currently in use and predicted to operate well within capacity.
- 4.17. The Transport Assessment demonstrates that the site is located in a sustainable location with a range of local facilities, including Market Bosworth Town Centre, schools and various healthcare and leisure facilities. The development benefits from having a range of facilities typically used by residents on a day-to-day basis within an easy walk or cycle of the proposal site.
- 4.18. Whilst all Personal Injury Accidents are regrettable, the Transport Assessment found that the number and severity of accidents in the immediate vicinity of the site does not give any undue cause for concern and the limited level of traffic associated with the development will not have an unacceptable impact on highway safety.

- 4.19. Overall, the Transport Assessment demonstrates that, in NPPF terms, the development will not have a material impact on the operation of the local highway network and will not have an unacceptable impact on highway safety.
- 4.20. In relation to public transport provision in the vicinity of the site, the Travel Plan sets out measures to promote sustainable modes of travel including cycling, walking and use of public transport. The measures include the provision of two 6-month “taster” bus passes per dwelling, and upgrades to the two nearest bus stops to the site.
- 4.21. The scheme will make provision for developer contributions, including education and health, wherein these are requested and accord with the tests as set out at Paragraph 55 of the NPPF.
- 4.22. Objections were raised due to the impacts on the rural vista. The impacts on the character and appearance of the area and in particular important views identified in the Market Bosworth Neighbourhood Plan were the main reason for refusal upheld at appeal (ref: APP/K2420/W/21/3279808), for the planning application on the part of the site previously promoted for 63 dwellings. Richborough have worked constructively to respond positively to this. They worked with neighbouring landowners to obtain additional land to enable a scheme to be advanced which protects the key views. Landscape consultants were involved from the outset and worked alongside a wider technical and design team to ensure that the development parameters respond to the local landscape context.
- 4.23. The illustrative masterplan demonstrates clearly how the additional area of land now included as part of the red line boundary has enabled built development to be contained to the less visible northwestern extents of the Site, where much of the scheme will be screened and contained by the surrounding existing vegetation. Similarly, development is set back from Station Road retaining views across to the upper slopes and wooded area to the east. The open space provided alongside Station Road will retain the parkland character with open views across areas of grassland and specimen trees. This will also create elevated views across the wider landscape to the north from the hillside to the east of the site. This layout ensures that the important views (View 1 / Vista 11 corridor) and public footpath (S70/1) have been retained.
- 4.24. In relation to impacts on the historical character of Market Bosworth, the submitted Heritage Statement confirms that there are no designated heritage assets within the proposed development site and there are no designated and non-designated heritage assets assessed as

sensitive to the proposed development outside the site. Due to intervening built form and screening, the site is not considered to play a demonstrable role in the significance or setting of any designated heritage assets.

Question 2 – Do you have any comments on the Illustrative Masterplan?

Responses

- 4.25. Many of the responses received did not address this question. The positive response received stated fully supported the scheme as it is a logical extension of Market Bosworth. The respondent goes on to say that the proposed site will not greatly impact upon the approach into Market Bosworth town centre.
- 4.26. Responses objecting to the scheme, did not discuss the illustrative masterplan

Commentary

- 4.27. The comments in support of the scheme have been noted.

Question 3 – Do you have any ideas or suggestions that we should consider for the Illustrative Masterplan?

Responses

- 4.28. Most of the responses received did not address this question. The neutral response stated that the plan of the proposed area looks welcoming however they stated that they would move the green space away from the road for a more enjoyable connection to nature. A suggestion was to move it to the back of the estate to connect with the green space there. This would increase access to nature and prevent road traffic disrupting the experience of going into these areas.
- 4.29. They also expressed the need for more community infrastructure in the west of Market Bosworth due to the number of new housing developments in this area. It was suggested that a local food shop selling local produce, or a small shopping village should be incorporated into the masterplan.
- 4.30. Responses objecting to the scheme, did not make any suggestion regarding the illustrative masterplan.

Commentary

- 4.31. In relation to the location of the open space on the proposed scheme, the site layout has been prepared in response to the landscape context and ensure the preservation of key views and

vistas identified in the neighbourhood plan (View 1 / Vista 11 corridor). The siting of the proposed built development in the northwest of the site enables the proposed scheme to be screened and contained by the surrounding existing vegetation. The benefits of siting the open space in the south of the site and along Station Road enables the retention of the parkland character and views across the site towards the slope which will be viewed on the approach into Market Bosworth.

- 4.32. It should be noted that the land immediately north of the site benefits from planning permissions relating to new built development associated with the golf club and so siting the green space here would be unlikely to offer connectivity to green space as it is likely to be developed into built form.
- 4.33. In relation to provision of a community facility such as a new shop on the site, there is no evidence of a specific need however if evidence is provided of this, then provision could be considered in the proposal. In addition to this, the site is well located close to the key services and facilities of the town, employment and local bus stops within Market Bosworth. Services and facilities within the village centre are within walking distance of the site (approximately 800m east down Station Road). St Peter's CE Primary Academy is approximately 400m from the centre of the site.

Question 4 - Do you have any other comments or questions about the proposed development?

Responses

- 4.34. Other concerns regarding the proposed development included the impact on the environment (1) and the increase in pollution from additional cars (1).

Commentary

- 4.35. As with any greenfield development, there will be a physical change to the local environment however as already discussed, the proposed scheme has been designed to ensure that the development parameters respond to the local landscape context to ensure any landscape impacts are minimised and the key views identified in the Market Bosworth Neighbourhood Plan are conserved. There are no other technical constraints in relation to historic or environmental designations on the site.
- 4.36. In relation to an increase in air pollution, an Air Quality Assessment accompanies the planning application. This concludes that the air quality over the Site is acceptable for residential development and that the baseline plus both committed and proposed development traffic will not have any adverse impacts on ambient air quality for existing dwellings. Mitigation measures

have also been proposed to minimise the potential effects associated with increased air pollutant concentrations.

05 Conclusion

- 5.1. A total of 17 consultation responses were received from the 811 residential addresses leafleted in the vicinity of the development site. Of the responses received, 15 were against the proposals, 1 was neutral and 1 supported the proposed scheme.
- 5.2. The main objection to the proposed scheme is that additional housing is not required in Market Bosworth. However, there is evidence that further housing delivery is required in the borough, and we believe that a greater contribution of dwellings can be delivered in Market Bosworth than the 180 dwellings currently proposed through the draft Local Plan. The original allocation for the Phase 2 allocation was 243 dwellings which confirms that the Council believes that the town can accommodate additional development. The draft Regulation 18 Local Plan acknowledges that further sites are required to meet the currently identified Local Housing Need and contribution to Leicester City's unmet need, even if proposed changes to the NPPF are not ultimately published as a formal update to the NPPF. Market Bosworth is one of the most sustainable rural settlements in the borough and its proposed role within the draft Local Plan is as a 'Key Rural Centre' and thus it is suitable and capable of accommodating sustainable development.
- 5.3. The proposed development would deliver a highly sustainable residential development within this infill site whilst also assisting the Council in increasing housing delivery in future years particularly relevant in the context of an out-of-date Local Plan and an increased Local Housing Need in respect of the proposed changes to the NPPF.
- 5.4. Concerns were raised regarding potential increased congestion within Market Bosworth as a result of the proposed scheme and the poor public transport links. Whilst we appreciate that an increase in the number of dwellings in Market Bosworth will increase the number of vehicles using the road network, the Transport Assessment submitted alongside this planning application concludes that the development will not have a material impact on the operation of the local highway network and will not have an unacceptable impact on highway safety. The submitted Travel Plan sets out measures to promote sustainable modes of travel including cycling, walking and use of public transport. This includes measures such as the provision of 6-month "taster" bus passes and bus stop upgrades.

- 5.5. Another concern with proposed scheme is the potential impact that this could have on the capacity of existing services and facilities. Through developer contributions however, additional capacity can be created to rectify any shortfalls in local capacity.
- 5.6. Concerns were raised regarding the rural vista of Market Bosworth. Richborough have worked with neighbouring landowners to obtain additional land to advance a scheme which protects the key views identified in the Market Bosworth Neighbourhood Plan. The masterplan clearly demonstrates how the site can be delivered whilst reflecting the important views and vistas as identified in the Neighbourhood Plan.
- 5.7. In relation to concerns that the proposed development would have on the historical character of Market Bosworth, the submitted Heritage Statement confirms that there are no designated heritage assets within the proposed development site and there are no designated and non-designated heritage assets assessed as sensitive to the proposed development outside of the site.
- 5.8. Evidence has been submitted alongside the planning application to confirm that the development will not result in and adverse impacts on air quality for existing dwellings.
- 5.9. It has been demonstrated that Richborough have made considerable efforts to engage the community in the formulation of the development proposals, including delivery of leaflets to all surrounding dwellings. These efforts have helped to shape and influence elements of the scheme in order to address issues and concerns raised by respondents and have raised awareness as to the forthcoming planning application. The comments received will be of particular benefit during the reserved matters stage, having regard for the key comments.

Appendix 1: Consultation Leaflet



Have Your Say

A new neighbourhood for Market Bosworth

We Want Your Feedback

Richborough are looking to bring forward an outline planning application for up to 130 new homes, alongside a range of benefits for new and existing residents.

The scheme to the north of Station Road, Market Bosworth will provide a new vibrant and welcoming community, with high-quality homes that has placemaking and sustainability at its heart.

Richborough are keen to hear from the community to ensure that future development proposals come forward in the best possible manner.



Visit the website: www.fishergerman.co.uk/consultations/market-bosworth or scan the QR code to view more details on the proposed scheme.

Please email your thoughts on the project to the consultation team quoting 'Market Bosworth' at: planning.consultations@fishergerman.co.uk All comments should be submitted by 22nd September 2024



Illustrative Masterplan

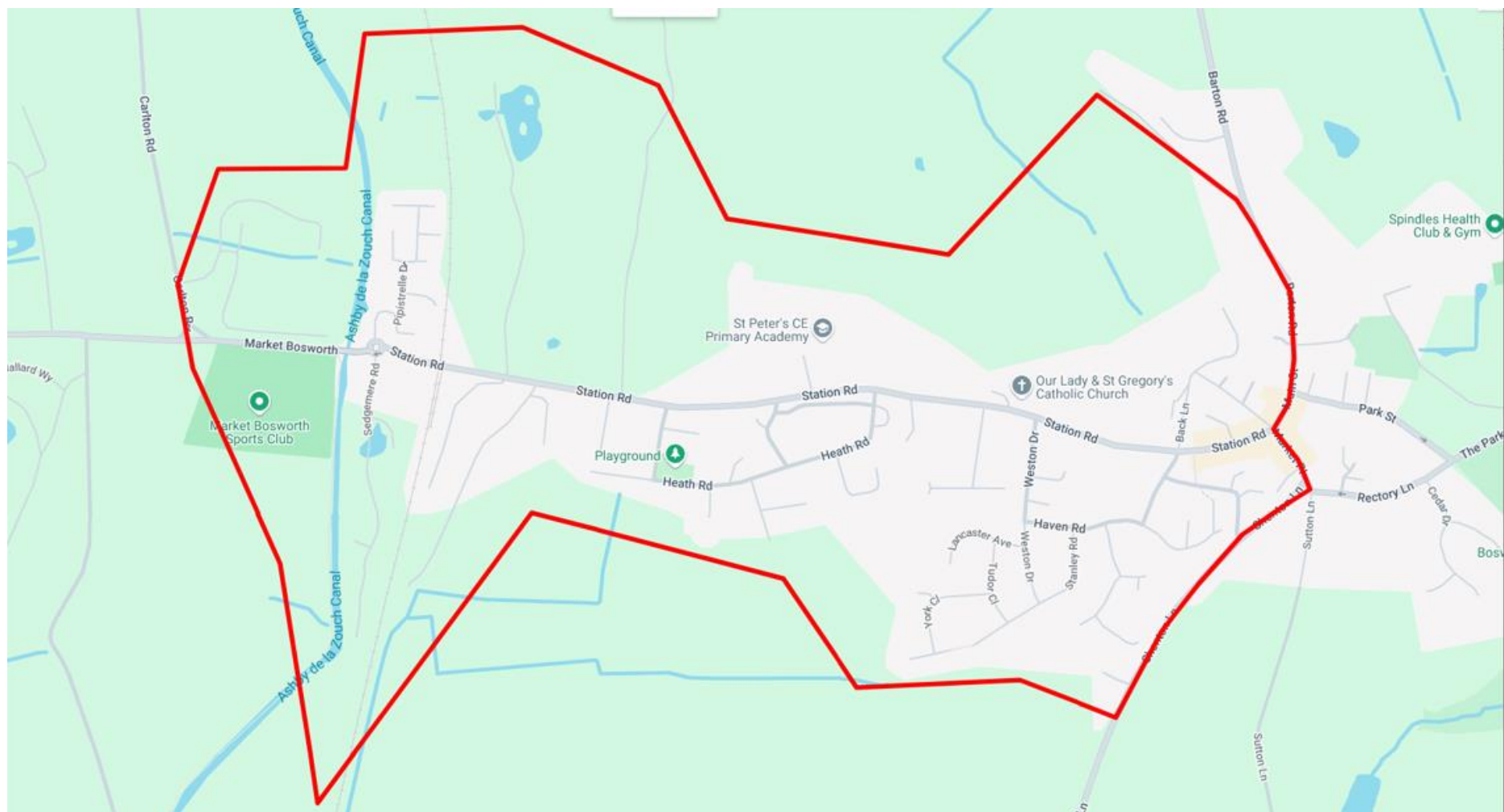
Station Road, Market Bosworth

The Illustrative Masterplan will provide:

- ◆ **High-quality development** that respects and maintains views across the open countryside to the north.
- ◆ **Up to 130 homes** that will offer a range of affordable and market opportunities for all ages, including bungalows, smaller homes and family housing.
- ◆ **New areas of open space** which will not only benefit future occupants but also existing residents, including children's equipped play areas at key strategic locations within the development, new footpaths and a community orchard and kitchen garden.
- ◆ The opportunity to deliver a **net gain in biodiversity** with new ecological ponds and wildflower planting.



Appendix 2: Consultation Distribution Area



Appendix 3: Consultation Website

A new neighbourhood for Market Bosworth

Richborough are looking to bring forward an outline planning application for up to 130 new homes, alongside a range of benefits for new and existing residents.

The scheme to the north of Station Road, Market Bosworth will provide a new vibrant and welcoming community, with high-quality homes that has placemaking and sustainability at its heart.

This website provides information on our proposals for the site. Richborough are keen to hear from the community to ensure that future development proposals come forward in the best possible manner.

Your response will help shape the finalised proposals that will be submitted in the planning application to Hinckley and Bosworth Borough Council.

Site Location Plan



About Richborough

The site is being promoted by Richborough, a land promotion business who work in partnership with landowners, Councils, local stakeholders and the community to bring forward development schemes that deliver new homes and facilities that meet the needs of the local area.

At the forefront of their ethos, the Richborough team strive to create sustainable developments that are of high quality and integrate sympathetically with their surroundings.

The need for new homes	+
The Site	+
The Proposals	+
Key Benefits:	+

About Richborough



The need for new homes



Nationally we are facing a continuing housing crisis with not enough homes being built to meet demand and as a result there is a need to boost the supply of homes.

Hinckley and Bosworth Borough Council are currently preparing a new Local Plan to supersede the already out of date Core Strategy and Site Allocations plans, reflecting the pressing need for additional housing. The site north of Station Road, Market Bosworth can form part of a balanced selection of development sites across the Borough to ensure that housing needs are met.

The Site



The Proposals



Key Benefits:



About Richborough	+
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The need for new homes	+
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The Site	—
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The site lies to the north of Station Road, Market Bosworth. Sitting amongst existing areas of residential and employment development and within walking and cycling distance of the town centre, it provides a sustainable opportunity to support growth and deliver new homes.

The Proposals	+
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Key Benefits:	+
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The Proposals

The site measures 8.144 hectares (20.124 acres) and the development proposals are for a low density landscape-led scheme of up to 130 high-quality homes, including 52 affordable homes, with associated parking, infrastructure works and amenity space.

A number of bungalows are proposed on the site.

The proposals are supported by a range of detailed reports and surveys which have helped to inform the scheme and seek to address concerns raised in previous a planning application on the eastern land parcel. The proposals now include land to the west which immediately abuts the railway line and Pipistrelle Drive development beyond.

An Illustrative Masterplan has been prepared which reduces the amount of built development to the eastern parcel from an earlier proposal. This shows the area to the east of the existing vehicular access to the golf club with no built form proposed, instead proposing a large community park with play spaces, new footpaths and biodiversity enhancements, as well as providing open views across the site towards the countryside to the north.

Similarly, development is set back from Station Road across both eastern and western land parcels, ensuring the view across to the wooded area to the east is retained and protected, with provision of further open space, play areas, a community orchard, ecological ponds and water meadows. A further green corridor is proposed between the two adjoining land parcels providing a retained viewpoint from Station Road to the countryside to the north.

The existing site access from Station Road, which is shared with the Golf Club will be improved, including the widening of the access and new footways will serve development across the eastern and western parcels. A second access to the west of the site provides access from Station Road to existing properties to the north. This may also provide pedestrian and cycle access to the residential development.

Illustrative Masterplan



Key Benefits:

- **High-quality development** that respects and maintains views across the open countryside to the north
 - **Up to 130 homes** that will offer a range of affordable and market opportunities for all ages, including bungalows, smaller homes and family housing
 - **New areas of open space** which will not only benefit future occupants but also existing residents, including children's equipped play areas at key strategic locations within the development, new footpaths and a community orchard and kitchen garden.
 - The opportunity to deliver a **net gain in biodiversity** with new ecological ponds and wildflower planting.
-

Your Feedback

Richborough are keen to hear your views on the emerging development proposals before an outline planning application is submitted. There will be further opportunity to provide comments on the planning application when it is formally submitted to Hinckley and Bosworth District Council. These comments will be considered by the Council when they determine the planning application.

We are particularly interested in your answers to the following questions:

1. What types of housing do you think would be most suitable for the site?
2. Do you have any comments on the Illustrative Masterplan?
3. Do you have any ideas or suggestions that we should consider for the Illustrative Masterplan?
4. Do you have any other comments or questions about the proposed development?

Please email your thoughts on the project to the consultation team quoting 'Market Bosworth' at: planning.consultations@fishergerman.co.uk

All comments should be submitted by 22nd September 2024.