

GLADMAN DEVELOPMENTS LTD

LAND OFF YORK CLOSE, MARKET BOSWORTH
STATEMENT OF COMMUNITY INVOLVEMENT

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



August 2024

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1 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development and open space at Land off York Close, Market Bosworth.

1.2 Policy Background

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.
- 1.2.2 The Hinckley and Bosworth Borough Council Statement of Community Involvement (adopted in July 2024) is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in Hinckley and Bosworth. The consultation undertaken for this application has had regard to the guidance contained within this document.

The Localism Act (November 2011)

- 1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.
- 1.2.4 Of particular relevance is paragraph 122 of the Localism Act which introduced a new requirement for developers to bring the proposal to the attention of majority stakeholders and people living within the vicinity of the development. The Act further states that developers should "have regard to any responses to the consultation" received.
- 1.2.5 Specifically, Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order.

- 1.2.6 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.
- 1.2.7 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

Planning Policy

- 1.2.8 Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications.
- 1.2.9 In December 2023, the Department for Levelling, Housing and Communities released its updated National Planning Policy Framework (NPPF). The document seeks to achieve sustainable development with three overarching objectives: an economic objective; a social objective; and an environmental objective.
- 1.2.10 Section four of the updated NPPF (2023), 'Decision-making', sets out guidance concerning pre-application engagement and front-loading. The guidance emphasises early engagement and suggests that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties"* thus leading to *"better coordination between public and private resources and improved outcomes for the community."*
- 1.2.11 Paragraph 40 further states that whilst a Local Planning Authority (LPA) *"cannot require that a developer engages with them before submitting a planning application"*, they should nevertheless *"encourage take-up of any pre-application services they do offer"*. Furthermore, and where deemed to be beneficial, the LPA should *"encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications."* This is to ensure that any potential issues are resolved as early in the planning process as possible.
- 1.2.12 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

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

- 1.2.13 Hinckley and Bosworth Borough Council's Statement of Community Involvement (SCI) was formally adopted in July 2024. This sets out the Council's approach to stakeholder engagement for planning applications within the Borough.
- 1.2.14 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.
- 1.2.15 The SCI encourages community engagement when determining major development proposals. Section 8 of the SCI states:

"The process of deciding planning applications is often of great public and local interest and comments from the local community are welcomed."

1.3 Gladman's Approach

- 1.3.1 Having considered Hinckley and Bosworth Borough Council's SCI, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.
- 1.3.3 As stipulated previously, Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

2.1.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a public engagement exercise. The application is a revised application following a refused appeal. Public consultation was undertaken on the first application back in 2021. Consultation then took place through the application and appeal process.

2.1.2 Following the dismissed appeal, Gladman revived the application based upon the Inspectors concerns and updated the Development Framework Plan and application. A further round of public consultation took place. This consultation involved a leaflet drop and a dedicated website. Further details of each are provided below.

2.2 Public Consultation on the first application

2.2.1 The application on land West of Shenton Lane was submitted on 18th February 2022 for 125 dwellings. Prior to the submission the following consultation took place:

- **Engagement with Market Bosworth Parish Council.** A letter was sent to the Parish outlining the details of the consultation on 14th December 2021. A previous meeting with the Parish was held on 21st September 2021.
- **Engagement with Ward Councillors and MP.** Gladman wrote to the Councillor Cook of Cadeby, Carlton & Market Bosworth with Shackerstone Ward and to MP for Bosworth, Dr Luke Evans, to provide details of the consultation and included a copy of the consultation leaflet on the 14th December 2021.
- **Leaflet and dedicated website.** A leaflet was distributed to approximately 800 households and businesses within proximity to the site. A website was set up containing details of the proposals.

2.3 Consultation on Second Application

2.3.1 Through the preparation of the revised application a public consultation exercise has taken place. A revised leaflet was distributed to 600 households and businesses. A copy of the leaflet can be found at **Appendix A**. The leaflet directed the reader to an updated website which outline the proposals and the changes which have been made. The website address for the

consultation website is: <https://www.your-views.co.uk/marketbosworth2> . Screen shots of the website can be found at **Appendix B**.

- 2.3.2 To date a total of 13 responses have been received following the leaflet drop. The website will be kept live and updated if needed. Any further comments received throughout the application process will be taken into account.

3 CONSULTATION REVIEW

3.1 Consultation Outcomes

- 3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. The Consultation responses can be found at **Appendix C**.

3.2 Summary of Comments and Responses

- 3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Highways and Transportation	Response
Access from York Close is not acceptable	- A transport assessment has been completed as part of the application which summaries that the proposed development is in accordance with national and local transport policies, and that there are no transport/highways reasons for refusal of planning permission. - Within this Transport Assessment it also considers that the proposed access strategy off York Close is in accordance with guidance at both local and national level. - It is demonstrated that the proposed access point: - Satisfies geometric and visibility requirements; - Offers appropriate provision for all users, including those with mobility impairment; - Can accommodate the tracking movements of a range of vehicles.
A new road taking extra traffic to the main roads to prevent jams especially during school times	
T-junction by the Fire Station will be a problem during school times/already congested	
Traffic surveys are deficient/took place during school holidays	
York Close not suitable for construction traffic	
Shenton Lane is too narrow to take more traffic	
Car parking is a problem	

Facilities and Infrastructure	Response
Commitment from doctors surgery and funding that they can cope with increased number of patients. The surgery cannot be extended and car parking is limited.	The town centre is located to the north east of the site and offers excellent local facilities with a number of shops, cafes and essential services available on the high street. A plan showing the services and facilities can be found at page 15 of the Design and Access Statement / Figure 6.1 in the Transport Assessment. If there is a need for additional funding for NHS services, this can be requested through the planning application. If stratifies the CIL regulations, then this can be secured through a S106.
There is insufficient capacity in local schools, the offer of a contribution acknowledges this and cannot add any advantages	Contributions will be secured by S106 agreement. Gladman will liaise with statutory consultees throughout the application process to determine the contributions.
Bus route should go down to the roundabout at Carlton Lane	There are regular bus services, from bus stops at Market Place. This provides an hourly service to Leicester Monday to Saturday.
Planning Policy	Response
The site is not in the adopted local plan Claimed up to 40% affordable housing, is this 1% or 39%?	• The site is not allocated for development in the adopted local plan however, Hinckley and Bosworth Borough Council acknowledge that the policies for the delivery of housing are out of date within their adopted plan. Therefore, settlement boundaries need to be breached to meet the current level of housing need. • 40% affordable homes are proposed on the site which equates to 40 of the 100

	proposed dwellings which is in accordance with Policy 15 of the Core strategy.
Site Specifics	Response
Demolition of existing property would be required	The existing property will be demolished, and a demolition plan has been submitted to support this application.
There are better locations in Market Bosworth/It is in the wrong place/development is too close to the cemetery	Through the previous appeal the Appellant and Council agreed that Market Bosworth was a suitable place for development, given there is a variety of services and public transport connections. It was also agreed that the site itself is located within walking distance of the facilities.
Green space will be lost, not gained, a very popular field used by many ramblers, people exercising and dog walkers, this will be lost with the proposed development	- The proposed development includes 2.71ha of green infrastructure, including informal and formal public open space, an equipped children's play space, structural landscape planting and three attenuation basins. - The green infrastructure will enhance the landscape and provide a community benefit through the provision of public open space and equipped children's play area.
Flooding risk will be increased	The site is located within Flood Zone 1 and does not propose a risk from flooding from rivers and seas. There is a small area of surface water flood risk located on the north of the site. The surface water flood risk is mitigated through the design of the sustainable drainage system.

	• Three attenuation basins are being proposed on the site, to ensure that the surface water is mitigated and there will be no increase in Flood Risk downstream, the impact of climate change has also been taken into account. • A flood risk assessment has been submitted to support this planning application in compliance with Policy DM7 of SADMP which concludes the proposed development will not increase Flood Risk downstream.
Many species of plants and animals will be destroyed forever	• An Ecological Appraisal has been submitted as part of the application; this assesses the potential impact on ecology of the proposed development. The application site would not impact upon any ecological designations. • The application proposes to improve the ecology on site through additional planting, inclusion of an attenuation basin, and open space. The proposal will not achieve a Biological Net Gain (BNG) on site however a net gain could be provided through off-site credits through a 3rd party, or statutory biodiversity credits.
Only demand is for bungalows	• As part of the application a range of densities and house types are proposed on site to meet local need.

Other	Response
Stop wasting everyone's time and money	- The proposed development will provide an array of benefits to current and new residents of market Bosworth including, these benefits are set out within the planning statement. - The Transport Assessment assesses the impact of the development on the current road network.
How this proposal can be beneficial to residents having to cope with approx. 220 extra vehicles is beyond me	
Strong and robust objections will be made challenging the inaccuracy and false promises made in this application	
Distance from rear of my property is under 8 metres, a lot less than advised by yourselves. The properties you are building are only 10 metres from the boundary fence	The proposed application is an outline application, therefore design and layout are to be agreed through a reserved matters planning application. However, key design principles have been used to inform the Development Framework Plan and Illustrative Masterplan to show how the development could be designed. These design principles are explained in the Design and Access Statement (DAS) supporting this application.

4 POTENTIAL FOR COMMUNITY BENEFITS

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided, including services in a new local centre, affordable housing, landscaping, public footpath improvements and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot 'buy' consents). However, the applicant will discuss the ideas put forward by residents and the Town Council throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

5 SUMMARY

- 5.1.1 Gladman have consulted the local community of Market Bosworth prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies and legislation.
- 5.1.2 Gladman have taken true accountability of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.
- 5.1.3 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, the need for housing and the capacity of local services that have already been considered.

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Appendix A

Consultation Leaflet



HAVE YOUR SAY

A new housing development of approximately 105 homes at Land off York Close, Market Bosworth



To view these proposals in more detail and provide your comments, please visit:
www.your-views.co.uk/marketbosworth2

Community Benefits



Housing for all



Public open space



Ecological enhancements



Thriving Community



Economic Benefits



Community Footpaths

Alternative ways to contact us

Your Views Market Bosworth 2
 Gladman House
 Alexandria Way
 Congleton, CW12 1LB

www.your-views.co.uk/marketbosworth2
 (please use 'Market Bosworth'
 as the subject line)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Our Vision

Gladman is proposing a development of approximately 105 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the [website](http://www.your-views.co.uk/marketbosworth2) and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Hinckley and Bosworth Council.

Not to Scale



HAVE YOUR SAY

www.your-views.co.uk/marketbosworth2

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Appendix B

Consultation website screenshots



- Welcome
- Overview
- Settlement growth
- Our vision and plans
- Community benefits
- Planning application and project status
- FAQs
- Have your say



LAND OFF YORK CLOSE MARKET BOSWORTH

Providing approximately 105 new homes and public open space for the community of Market Bosworth

Please scroll down



Our Vision And Plans

The site is shown edged red on the plans below.

The Development Framework Plan shows how the site could be developed and identifies the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The Plan takes into consideration the constraints and opportunities for development that were identified through our initial assessments.

Let us know your thoughts on the proposals below by completing the 'Have Your Say' section at the end of this webpage.



Location Plan



Aerial View



Development Proposals



Planning Application And Project Status

We are currently at the stage of preparing an outline planning application to support the residential development of the site. An outline planning application seeks permission for the principle of development on the site. More detailed considerations such as the appearance of the dwellings or landscaping planting plans will be subject to a further planning application known as 'Reserved Matters'.

We will consider all comments submitted as part of this public consultation, which will influence our proposals. A summary of the feedback received through this consultation will be provided in a Statement of Community Involvement, which will form part of our planning application to Hinckley and Bosworth.

The local planning authority will then consider the submitted evidence and plans and determine the application.

You can check back here for further updates. A link to the application and supporting documents will be provided once an application has been submitted.



- 22/09/2022
First Application Submitted
- 21/02/2023
First Application Submitted for Appeal
- 17/08/2023
First Application Appeal Dismissed
- Spring 2024
Started work on new application
- Summer 2024
Target for Submission



Have Your Say

You can let us know your thoughts by submitting the form below. Alternatively, you can write to us at YourViews Market Bosworth, Gladman House, Alexandra Way, Congleton, CW12 1LB

Your name:

Your postcode:

Are you, or anyone you know, looking for a new home in Market Bosworth? Y ☐ N ☒

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? Y ☐ N ☒

Is there the need for more homes for first time buyers or young professionals in Market Bosworth? Y ☐ N ☒

What changes could be made to the Development Framework Plan to improve our proposals?

Which of the following do you consider important to take into account as we finalise our proposals?

☐ Range of types and sizes of housing	☐ Access to public open space and new planting
☐ Provision of footpaths & cycleways	☐ New/improved community facilities
☐ Provision of children's play areas	☐ Access to public transport
☐ Space for older children/teenagers	☐ Homes for local people
☐ New/improved natural habitats	



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Appendix C

Consultation Responses

Your-Views

[Sign out](#)**Land off York Close** [Clear filter](#) [Light report](#)**Report statistics**

Number of total responses: 13

Responses for access to public open space and new planting: 2

Responses for new/improved community facilities: 6

Responses for homes for local people: 4

Responses for range of types and sizes of housing: 4

Responses for provision of footpaths & cycleways: 3

Responses for provision of children's play areas: 2

Responses for space for older children/teenagers: 2

Responses for new/improved natural habitats: 3

Site: **Land off York Close, Market Bosworth**

Name: **geoffrey rushton** | Postcode: **CV13 0JZ**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?
No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: A new road taking extra traffic to the main roads at both ends of market bosworth to prevent jams that happen especially during school times this village cannot cope with more traffic

Site: **Land off York Close, Market Bosworth**

Name: **Andrew Rule** | Postcode: **CV130ND**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market

Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?

No

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.

What changes could be made to the Development Framework Plan to improve our proposals?:

Need commitment from Doctors surgery and funding that they can cope with increased number of patients. What access provision is being made ? Access from York Close is not acceptable and would require demolition of existing property. I assume the traffic survey was carried out for this development in York Close. This is invalid due to the location designed to give the best result for your plans. Re due the survey at the T junction by the Fire Station as this will be a significant issue particularly during school terms!

Site: Land off York Close, Market Bosworth

Name: Jonathan Green | Postcode: CV13 0ND

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?

No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

This plot is not in the approved Local Plan and it doesn't have an adequate access. Your traffic count on York Cloae took place during the school holidays (surprise) .York Close could not sustain construction traffic nor additional passing traffic id this development went ahead . There is already congestion on Station Road at peak times by the fire ststion .There are better locations in Market Bosworth which are served by main roads which can be developed - Barton Road , Station Road etc. Stop wasting everyone's time and money.

Site: **Land off York Close, Market Bosworth**

Name: **Jennifer Livingston** | Postcode: **CV13 0LT**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?
Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

You can't park anywhere and there is nowhere that additional parking could be found. Bus route should go down to the turnaround at Carlton Lane. Facilities at Doctors' Surgery cannot be extended and there is very limited parking. How this proposal can be deemed to be beneficial to residents having to cope with approx 220 extra vehicles is beyond me.

Site: **Land off York Close, Market Bosworth**

Name: **Local resident(s)** | Postcode: **CV13**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?
No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Strong and robust objections will be made challenging the inaccuracy and false promises made in this application. Green space will be lost, not gained, a very popular field used by many ramblers, people exercising and dog walkers, this will be lost with the proposed development. The risk of flooding will be significantly increased, removal of this field will have an immeasurable impact on soakaway & increase flooding on Shenton Lane. they will be a significant and unrecoverable pressure on local services, the offer of a donation is a false promise and acknowledges that this is a significant problem that cannot be resolved with a contribution. They will be a significant negative impact on existing residents with significant negative impact on the environment. Already there is insufficient capacity in local schools, the offer of a contribution acknowledges this and cannot add any advantages. Many species of plants & animals will be destroyed forever. Infrastructure overwhelmed.

Site: **Land off York Close, Market Bosworth**

Name: **Sylvia HOLT** | Postcode: **Cv130RJ**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?
Yes

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: It is in the wrong place. Shenton Lane is too narrow to take more traffic. It is already difficult to navigate. Also development too close to the cemetery. Need to develop land off Station Road.

Site: **Land off York Close, Market Bosworth**

Name: **R** | Postcode: **CV13 0LW**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **Yes**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?

Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
- New/improved community facilities.
- Homes for local people.
- Range of types and sizes of housing.
- Provision of footpaths & cycleways.
- Provision of children's play areas.
- Space for older children/teenagers.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?: I

have significant concerns about the transport (particularly roads) in the centre of Market Bosworth, and their capacity to take on board any more traffic. They are already heavily congested particularly at times of school drop off and pick up, and I think adding further traffic to these roads puts children and their families walking/cycling to school at risk, which is not acceptable. Public transport provision is very poor which compounds this problem. I would not support the current proposals as they will worsen the above issues. You will need to find a workable solution to these issues.

Site: Land off York Close, Market Bosworth

Name: Local resident(s) | Postcode: CV13

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?

No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Strong and robust objections will be made challenging the inaccuracy and false promises made in this application. Green space will be lost, not gained, a very popular field used by many ramblers, people exercising and dog walkers, this will be lost with the proposed development. The risk of flooding will be significantly increased, removal of this field will have an immeasurable impact on

soakaway & increase flooding on Shenton Lane. they will be a significant and unrecoverable pressure on local services, the offer of a donation is a false promise and acknowledges that this is a significant problem that cannot be resolved with a contribution. They will be a significant negative impact on existing residents with significant negative impact on the environment. Already there is insufficient capacity in local schools, the offer of a contribution acknowledges this and cannot add any advantages. Many species of plants & animals will be destroyed forever. Infrastructure overwhelmed.

Site: **Land off York Close, Market Bosworth**

Name: **Local resident(s)** | Postcode: **CV13**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?
No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Strong and robust objections will be made challenging the inaccuracy and false promises made in this application. Green space will be lost, not gained, a very popular field used by many ramblers, people exercising and dog walkers, this will be lost with the proposed development. The risk of flooding will be significantly increased, removal of this field will have an immeasurable impact on soakaway & increase flooding on Shenton Lane. they will be a significant and unrecoverable pressure on local services, the offer of a donation is a false promise and acknowledges that this is a significant problem that cannot be resolved with a contribution. They will be a significant negative impact on existing residents with significant negative impact on the environment. Already there is insufficient capacity in local schools, the offer of a contribution acknowledges this and cannot add any advantages. Many species of plants & animals will be destroyed forever. Infrastructure overwhelmed.

Site: **Land off York Close, Market Bosworth**

Name: **Brian Peart** | Postcode: **CV13 ONT**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?
No

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Range of types and sizes of housing.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

The only requirement for housing in Market Bosworth is for bungalows or suitable housing for older people, there houses would then become available. There is an ever increasing volume of traffic in and around Market Bosworth and therefore the building of family size houses would increase traffic to an intolerable level. The pressure on schools, doctors, dentists etc is already extremely high and therefore any new development should include an increase in these services.

Site: Land off York Close, Market Bosworth

Name: Rodney Tomlinson | Postcode: CV13 ONX

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?
No

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Feedback on proposed new homes in Market Bosworth - rear of Heath Road

Rodney.tomlinson@btinternet.com Contact information – 07989 404293 • The distance from the back of my property which is 71 Heath Road, Market Bosworth (Bungalow) is under 8 metres to the boundary. A lot less than advised by yourselves. And the properties that you are proposing to build at the rear, are only 10 metres from the boundary fence. This is far too close. In the original outline planning, there was going to be a public walkway, which I seem to recall was 40 metres in width from the boundary. • 69 and 71 Heath Road are both bungalows and you are showing on the plans proposing to build detached houses. This is not acceptable as these properties would be directly

looking into my property. I would like you to note that all the properties on Heath Road are all low eaved homes, meaning that the bedrooms are all in the eaves, making them very low properties. You made a point about the ground level being lower

Site: **Land off York Close, Market Bosworth**

Name: **Elizabeth Young** | Postcode: **CV130LT**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **No**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
- New/improved community facilities.
- Homes for local people.
- Range of types and sizes of housing.
- Provision of footpaths & cycleways.
- Provision of children's play areas.
- Space for older children/teenagers.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

Increased traffic is going to be a real problem. Station Rd&market place are already gridlocked at busy times, moving traffic mounting pavements. Increased traffic down narrow streets with on street parking (eg Warwick Ave) as well as further down including Westhaven Dr and York CIs will have a negative impact on air quality&noise pollution. Bosworth hasn't got a large enough centre to continue to grow round the edges. A huge strain on an already full primary school. The Owl Homes development has already seen class sizes become over subscribed in the school. Funding 'to the county council' seems a very non direct way of giving money to the school. New classroom, but what about staff, equipment etc? You claim 'up to 40% of the homes will be affordable. A hollow statement. 1% and 39% are 'up to 40%' - so can you guarantee a percentage? Terrible plans, terrible idea, not wanted or needed.

Site: **Land off York Close, Market Bosworth**

Name: **Darrell Gillett** | Postcode: **CV13 0RJ**

Are you, or anyone you know, looking for a new home in Market Bosworth? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Market Bosworth? **Yes**

Is there the need for more homes for first time buyers or young professionals in Market Bosworth?

Yes

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

The infrastructure of Market Bosworth can't take anymore housing in its current standing, there is insufficient spaces at the local schools for local children, who have to go out of the town to be educated, the parking in and around the square is completely at capacity, between the hours of 7.30 - 9.30 and 2.30 - 4.30 the whole town comes to a stand still with the current influx of parents/pupils, teachers and local traffic and the roads in and out of Bosworth cannot take anymore than the current numbers.