

Planning Statement Addendum

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

Agent:

Angela Brooks MRTPI

Kerry Andrews MRTPI

Contact Details:

Fisher German LLP

The Estates Office

Norman Court

Ashby de la Zouch

LE65 2UZ

01 Introduction

- 1.1 This Planning Statement Addendum has been prepared on behalf of Richborough, Clive Vero, Geoffrey Malcolm Vero, Kathleen Ann Sheppard and Leslie Alan James, in relation to land north of Station Road, Market Bosworth. It has been prepared to update the Planning Statement in regard to changes to National and Local Planning Policy that have occurred since the planning application was submitted seeking outline planning permission for the erection of 126 dwellings (Planning Reference: 24/01079/OUT) in November 2024.

02 Planning Policy Context

National Planning Policy Framework, December 2024

- 2.1 The revised National Planning Policy Framework was published on 12 December 2024 amending some of the text which would be relevant to determining this planning application.

Achieving Sustainable Development

- 2.2 At the heart of the Framework is a presumption in favour of sustainable development. The Framework in paragraph 11 states *“plans and decisions **should apply a presumption in favour of sustainable development**”*.
- 2.3 As paragraph 11 goes on to state, for decision-taking this means:
- *“approving development proposals that accord with an up-to-date development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.”*
- 2.4 Footnote 7 of the Framework sets out that the policies referred to are those in this Framework (rather than those in development plans) relate to: *“habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change..”*

- 2.5 Footnote 8 of the Framework explains that policies most important for the determination of applications involving the provision of housing should be considered out of date in situations where: *"the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 232."*
- 2.6 Footnote 9 sets out *"The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12."*

Delivering a sufficient supply of homes

- 2.7 Paragraph 62 states *"To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for."*
- 2.8 The previous text which stated that *"the outcome of the standard method was an advisory starting point"* has been removed. The NPPF sets out that strategic policies should be informed by the local housing need assessment conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- 2.9 The urban uplift previously applied to certain cities and urban centres as set out in Planning Policy Guidance that was previously referenced in paragraph 62 has been removed.

Maintaining supply and delivery

- 2.10 Paragraph 78 states that *"Local Planning Authorities should identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance."

Annex 1: Implementation

For the purposes of decision-making

- 2.11 Paragraph 232 states that "Where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure (calculated using the standard method set out in planning practice guidance) is greater than the housing requirement set out in adopted strategic policies, for a period of five years from the date of the plan's adoption."

For the purposes of Plan making

- 2.12 Paragraph 234 sets out that for the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where the criteria is met.

National Planning Practice Guidance (NPPG)

- 2.13 The Housing and economic needs assessment PPG was updated in December 2024 which updated the Standard method for calculating Local Housing Need. The PPG states out that the standard method uses a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for. It sets out that the standard method identifies a minimum annual housing need figure. (Para 002 Reference ID: 2a-002-20241212)

Local Housing Need

- 2.14 The changes to the standard method for calculating Local Housing Need (LHN) has resulted in the LHN for Hinckley and Bosworth increasing from 432 dwelling per annum (dpa) to 649 dpa (an increase of 217 dpa). This results in a LHN of 13,629 dwellings (over the 21 year plan period). The LHN is now below the draft plan housing requirement of 13,862 dwellings, however it is reasonable to assume that HBBC will continue to be required to contribute to the unmet need arising from Leicester City even though the Statement of Common Ground will require a more nuanced revisit. The unmet need contribution results in an increased housing requirement of 14,509 dwellings (2020-2041) or 691 dpa. The calculation of this is explained below.
- 2.15 The removal of the uplift associated with certain cities and urban areas has resulted in a reduction in Leicester City's LHN from 2,435 dpa to 1,557 dpa. This will therefore reduce the quantum of unmet need for Leicester City. If similar levels of supply are assumed as previously published in the Statement of Common Ground, then Leicester's unmet need is anticipated to decrease from circa 1,169 dwellings per annum to 262 dwellings per annum. Whilst this is a significant decrease, there remains potential unmet need within the HMA which will need to be positively dealt with for compliance with NPPF Paragraph 62. It can be reasonably assumed that given the direction of the Labour administration that this total will be expected to be met where it can. Leicestershire is not heavily constrained by Footnote 7 constraints, which is the only justification for not meeting identified needs in full.
- 2.16 If a similar percentage split was to be adopted in terms of the likely level of unmet need that HBBC would take on, this would still equate to 42 dwellings per annum in Hinckley and Bosworth, down from the 187 dwellings assumed in the SoCG. This would however still equate to 880 dwellings over the plan period, increasing the housing requirement Hinckley and Bosworth should Plan to 14,509 dwellings (2020-2041) or 691 dpa.
- 2.17 The draft Plan (Reg 18) made provision for 13,862 dwellings during the period 2020-2041, which included 514 dwellings to be allocated in the Regulation 19 Plan. The Council updated the Local Plan preparation timetable in the Local Development Scheme (March 2025) which states that the Council will undertake another Regulation 18 consultation between September - October 2025. The housing requirement for the emerging Regulation 18 plan will need to be increased by 647 dwellings (above the housing requirement in the previous Regulation 18 draft plan) to provide for

the updated Local Housing Need figure and an appropriate element of Leicester City's retained unmet needs.

Local Plan Review 2020- 2041

- 2.18 HBBC published an updated Local Development Scheme in March 2025 which updates the Local Plan preparation timetable on response to the increased Local Housing Need. This outlines that the Council will be updating the supporting evidence base to reflect the new NPPF and NPPG between September 2024 and December 2025. It states that there will be a further Regulation 18 public consultation on a draft plan in September/October 2025 followed by Regulation 19 in March-April 2026.
- 2.19 The Council states that *"additional housing sites would need to be identified over and above those identified in the 2024 Regulation 18 consultation."* It is also set out that the additional Regulation 18 consultation is being undertaken to allow the Council to ensure that the plan reflected any new requirements in the new (December 2024) NPPF and NPPG. It is also necessary for the council to review and update the plan period to accommodate these changes and ensure at least a 15 year time horizon for the Plan at the point of adoption. The LDS currently anticipates that adoption will occur in late 2027. A 15 year post adoption plan would mean extending the plan period at least 2 years.
- 2.20 The increase in the housing requirement from the new LHN (649), 2 additional years in the plan period (2x691), plus the 514 dwellings which were not yet allocated in the draft Regulation 18 plan results in a need to allocate a further 2,543 dwellings in the emerging Regulation 18 plan (to be consulted on in September 2025).
- 2.21 The site at Land North of Station Road, Market Bosworth offers a suitable and sustainable location to develop 126 additional homes to assist in meeting the increased housing requirement that HBBC will be required to deliver and will be set out in the next Regulation 18 plan that will be published in the Autumn.

Market Bosworth Neighbourhood Plan Review (2020-2039)

- 2.22 The modified plan has been through Examination. The Council's website states that the Examiners Report was issued in March 2025 however it was published on the HBBC website on 8th May 2025.
- 2.23 In their report, the Examiner set out that they were concerned that Policy CE3: Important Views and Vistas and Landscape Character could be used as a 'catch all' policy which could be used to resist new development, regardless of its ability to be sustainable or include mitigation. They also state that the use of 'harm' in the first sentence is vague and subjective. They also expressed concern that in effect the Landscape Review appears to be a blanket approach to resist any potential development and as presented and if applied without any qualification, the Landscape Review would result in very little land being available for consideration for future development needs. NPPF 2023 and PPG guidance clearly advises that NP policies should not undermine future plan making.
- 2.24 The examiner has recommended the following changes to Policy CE3: Important Views and Vistas and Landscape Character:

"Comprehensive reference to both the Landscape Review and the Landscape Character Report should be included within the supporting text of the policy and accompanied by direct links. The best location for this is as additions to para 6.5.2 of the Revised NP.

A clear map illustrating key views should be included within the policy, to overcome any potential confusion on the part of the reader when comparing a number of supporting documents.

I further recommend that the first sentence is omitted, and the policy is redrafted as follows;

'The location and direction of important views and vistas are illustrated at fig and identified in the core document 'Landscape Review for Market Bosworth NP (2023)' (insert direct link). New development proposals impacting these areas should include an assessment, appropriate to the scale of development, of the impact on the landscape character of Market Bosworth. Development will be resisted if it has a significant adverse impact on an important view, vista or the character of the Parish, unless it can demonstrate how that development is appropriate and considered sustainable

development, and can integrate with the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape.'

2.25 *Only with these modifications do I find Policy CE3 compliant."*

2.26 The submitted LVIA (and revised version) includes an assessment of the impact on the landscape character of Market Bosworth. It sets out the visual envelope of the proposed development is contained and that longer term effects will tend to be minor or negligible. It also demonstrates how through the design of the scheme, the proposals include measures that are effective in helping to assimilate the development into its surroundings having regard to the layout, scale and height of properties and the retention and enhancement of existing hedgerows, trees and woodland. From the outset Views 1 and Vista 11 (latterly referred to as Vista I) have been considered in the design. LVIA concludes that overall, the Proposed Development will not result in unacceptable effects on the landscape or visual resource.

2.27 The Examiners Report states that the following modification is required to the section 6.14 of the revised Neighbourhood Plan:

"Further to the progression of both the Leicester City Plan and the Hinckley and Bosworth Local Plan, and further to relevant revised national policy, it is accepted that housing needs for the NP area are likely to change. Reflecting Market Bosworth's status as a Key Rural Centre, there will be a need to review the housing allocations for the NP area, in the near future. Until such a review of the NP takes place, and the housing need for the area has progressed sufficiently through the Local Plan process to a point where it carries weight, windfall development proposals will not be resisted. Such windfall proposals need to be supported by a clear and up-to-date housing needs assessment, and accord with all other policies within this NP."

2.28 The Council have published a Decision Statement in relation to the Examiner's Report – 08 May 2025 which states that *"Having considered the recommendations made in the examiner's report, and the reasons for them, Hinckley and Bosworth Borough Council has agreed to accept the modifications made to the draft plan under paragraph 12(6) of Schedule 4B to the Town and Country Planning Act 1990 in response to the Examiner's recommendations/modifications."* They Council states that as per the decision by the Examiner, the Market Bosworth Neighbourhood Plan will be subject to referendum. The dates for this have not yet been confirmed.

Five Year Housing Land Supply

- 2.29 As a result of the increase to the Local Housing Need from 432 dwelling per annum (dpa) to 649 dpa, Hinckley and Bosworth Borough Council cannot demonstrate a five year housing land supply. The Council confirmed that it can only demonstrate 3.55-year supply in the Supplemental Statement of Common Ground in a recent appeal for a development proposal for up to 95 dwellings in Barwell, which was allowed on the 13 March 2025 (Appeal Ref: APP/K2420/W/24/3348387).
- 2.30 In the Planning Committee Papers for the meeting on 18 February 2025, the Council stated that *"Whilst further assessments must be made, the Council are now unlikely to be able to demonstrate a 5YHLS, which is one of the circumstances where the tilted balance of Paragraph 11d) of the NPPF is engaged."*

Planning application 24/00560/HYB - Land Off Station Road Market Bosworth Leicestershire

- 2.31 It was resolved to grant planning permission subject to the completion of a S106 agreement at planning committee on 18 February 2025 for a 'Hybrid planning application seeking full planning permission for residential development of 135 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.' on Land south of Station Road in Market Bosworth. This land is a housing allocation in the Market Bosworth Neighbourhood Plan (2015) and Site Allocations and Development Management Policies DPD (2016).
- 2.32 Market Bosworth will continue to need development to come forward in the town to contribute towards sustaining and increasing the vitality and viability of its local services and facilities to contribute towards maintaining a sustainable and balanced community and promoting a strong local economy. Growth of Market Bosworth is largely limited to the western edge of the town as development constraints to the east to the town, including parkland, conservation area, listed buildings, landscape, access and highway safety limitations, will make the design of a sensitive development proposal in the eastern area in the future challenging. The proposed development on Land North of Station Road, offers a sustainable location for 126 new homes to the west of Market Bosworth on a site which is less constrained than other areas in the town, The proposal also

ensures that sufficient measures are in place to enhance and mitigate any development constraints to an acceptable level to minimise any adverse impacts. This proposal will help to deliver much need growth in Market Bosworth to meet HBBC's increased Local Housing Need.

03 Conclusion

- 3.1 The proposed development would assist the Council in boosting the supply of housing and delivery of housing in future years in the context of an increased housing requirement in the emerging Regulation 18 Local Plan as a result of increased Local Housing Need and the continued requirement to deliver Leicester City's unmet need. The Council is required to allocated further land for residential development in the emerging Regulation 18 plan to meet the increased housing requirement and extended plan period, as well as 514 dwellings which were not allocated in the previous draft plan. This results in a need to allocate a further 2,624 dwellings in the emerging Regulation 18 plan (to be consulted on in September 2025).
- 3.2 Market Bosworth is located in one the Borough's most sustainable rural settlements proposed to be a 'Key Rural Centre' in the draft Local Plan. Market Bosworth is suitable and capable of accommodating sustainable development and there is a continued need for development to come forward to contribute towards sustaining and increasing the vitality and viability of its local services and facilities. The development proposal on Land north of Station Road is therefore suitably located in a sustainable location to contribute 126 dwellings towards the increased housing requirement. The proposed development would not have a significant adverse impact on the important views and vistas (View 1 and Vista 11- latterly referred to as Vista I) and can integrate with the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape.
- 3.3 Hinckley and Bosworth Borough Council previously acknowledged that the housing policies in the development plan are out of date. The Council cannot demonstrate a five year land supply as a result of increased Local Housing Need and therefore the application should therefore be determined in accordance with Paragraph 11(d) of the Framework and planning permission granted. The supporting documents of this planning application demonstrate that proposals can be delivered without unacceptable adverse impact. As such, the application should be approved without delay.
- 3.4 This Statement and the technical reports submitted with this application confirm that the adverse impacts of granting planning permission for the proposed development will not significantly and

demonstrably outweigh the significant benefits which will be delivered as a result of the new housing proposed. The proposals are therefore considered to constitute sustainable development and should be approved without delay in accordance with paragraph 11 of the NPPF, subject to the imposition of appropriate conditions and a S106 obligation.

- 3.5 The application is supported by various detailed reports and surveys which consider the proposed development's impact on the site and its surroundings. All of these reports and surveys conclude that the proposal can be comfortably assimilated into its surroundings without any significant adverse impacts. Furthermore, there are no technical considerations or complications in respect of land ownership which would delay the delivery of the site or undermine its viability.
- 3.6 We therefore urge you to approve this planning application without delay.