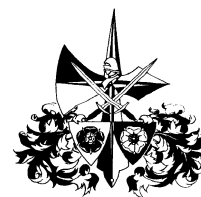


# MARKET BOSWORTH PARISH COUNCIL

Parish Council Office  
The Parish Hall  
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Market Bosworth  
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CV13 0LL

Parish Clerk  
Mrs Cathy Monkman  
  
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The Parish Office is open Thursdays 10.00 a.m. – 1.00 p.m. and other times by appointment

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For the attention of Mr T Hartley, Team Leader, Development Services  
Hinckley & Bosworth Borough Council  
Hinckley Hub  
Rugby Road  
Hinckley  
Leicestershire  
LE10 0FR

By email to: tim.hartley@hinckley-bosworth.gov.uk  
planningapplicationcomments@hinckley-bosworth.gov.uk

30 September 2024

Dear Mr Hartley

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

Thank you for inviting the Parish Council to comment on the above referenced planning application. Please find below the Parish Council's observations on the application for your consideration.

The application appears to be robust, detailed and thorough. In any reference to the Market Bosworth Neighbourhood Plan (MBNP), the reference embraces all iterations of the Plan i.e. the Made Neighbourhood Plan 2015, the Modified Plan 2021 and the Modified Plan 2024 currently at Regulation 16 consultation.

Market Bosworth Parish Council (MBPC) supports all the principles of development outlined in this planning application. Although it is proposed to deliver more homes than identified in the various iterations of the MBNP, the application has considered the main parameters identified in the Neighbourhood Plan policies, the Station Field Design Brief and the Hinckley & Bosworth Masterplan for Market Bosworth.

The indicative layout of the site is ideally suited to the rural environment as well as the road layouts in existing neighbouring developments. MBPC would urge that all the proposed planting identified on the 'illustrative landscape masterplan' is made a condition of the development.

MBPC is pleased to see that the affordable homes include social housing of various types. In order that the social housing and affordable housing will benefit those 'in need' within the community of Market Bosworth, MBPC urges that the accommodation should be prioritised according to the MBNP's 'Local Connection Criteria'. MBPC suggests that this proposal should be made a condition of development.

MBPC is concerned about the potential impact of heavy goods vehicles passing through the centre of the town during construction. Such vehicle movements would be a danger to pedestrians and experience shows that they would pose serious risk of damage to property. We urge that the weight restriction currently in force on Station Road be moved to start immediately east of the site entrance prior to commencement of construction, and we propose that a condition of development should be that all HGV movements into and from the site should be restricted to be via the western approach to Market Bosworth via Wellsborough Road. Otherwise, MBPC supports the proposed access and traffic management proposals on Station Road.

MBPC would urge that during the construction phase best practice should be adopted to minimise disruption, noise and disturbance factors with particular respect for the residents of the existing Springfield Estate e.g. advance notification of pile driving and other potential major disturbance events.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Cathy Monkman'.

Mrs Cathy Monkman  
Parish Clerk