

MARKET BOSWORTH PARISH COUNCIL

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

Councillor S L Bray
Hinckley & Bosworth Borough Council Planning Committee
c/o Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road
Hinckley, Leicestershire
LE10 0FR

By email: stuart.bray@hinckley-bosworth.gov.uk

7 August 2025

Dear Councillor Bray

Re: Planning application reference 24/01079/OUT Land north of Station Road, Market Bosworth

I write on behalf of Market Bosworth Parish Council in respect of the above referenced planning application which is scheduled for consideration by the Planning Committee on 12 August 2025. The Parish Council is extremely concerned to learn that the application has been recommended for approval. As the Parish Council's concerns are too complex to outline in the few minutes granted to speak at the Committee meeting, Councillors agreed we should write to Members of the Planning Committee to provide additional information we believe to be relevant. We trust this is acceptable and thank you in anticipation for your consideration of our concerns.

The application for 126 new dwellings is outside the settlement boundary and is in direct conflict with several policies in the Market Bosworth Neighbourhood Plan. The previous application for only 63 dwellings was dismissed for several reasons at appeal, notably in respect of harm identified to views and vistas identified in the Neighbourhood Plan, as well as harm to the character approach to the town.

The modified Market Bosworth Neighbourhood Plan 2020-2039 was a result of a major review following a minor modification in 2021. The modified Neighbourhood Plan was submitted to the local planning authority in 2024 and subsequently underwent all required statutory consultations and examination. The modified Neighbourhood Plan was deemed to be a major modification, the Examiner's Report of March 2025 stating:

Para 8.5 "Hence, I recommend that, further to my proposed modifications, the Revised Market Bosworth Neighbourhood Plan should proceed to a referendum. Should that

Referendum be successful the Plan could proceed to be 'made' by Hinckley and Bosworth Borough Council."

The Neighbourhood Plan passed referendum on 10 July 2025 with 95.4% of the turnout voting 'Yes' to the adoption of the new Plan.

The community of Market Bosworth has supported the Parish Council and Neighbourhood Plan which has already demonstrated agreement to exceed the housing requirement identified for MHCLG in the Housing Needs Assessment carried out for the Neighbourhood Plan. Para 7 of the HNA document states:

"This HNA recommends an overall HNF of 179 dwellings for Market Bosworth, which equates to 9.4 dwellings per year between 2020 and 2039, or a residual HNF of 154 dwellings between 2022 and 2039 after completions to date have been deducted. There are, in addition, currently 77 dwelling commitments outstanding in the NA. If implemented, this will halve the residual HNF, leaving a further 77 homes to potentially be accommodated."

Since 2020 the actual number of completions now amounts to 100 dwellings with approvals for a further 141 dwellings approved or under construction. This total of 241 dwellings exceeds the Housing Needs Requirement for the period to 2039 by 35%. Furthermore, the Parish Council also supports tourism and has seen a development of 103 lodges at the Lakeside Lodges amenity, plus approvals at Kyns Golf & Country Club for a 50 bedroom hotel and 3 lodges, with a further 9 lodges recommended for approval at the Planning Committee meeting on 12 August 2025. The 165 tourism units effectively provide new development, although for transient occupation rather than permanent occupation.

The Parish Council is fully aware of the imperative to build. The Neighbourhood Plan supports appropriate development in appropriate places but recognises that tourism is a key economic driver not only for the town but the borough. New developments that impact on the character of the rural ambience which tourists value must be considered extremely carefully. The Examiner who considered the Neighbourhood Plan was fully aware of both the local pressures and the national imperatives for housing. As a result, the Examiner's Report required a modification to the Plan to include a statement at para 6.14 which reads as follows:

"6.14.4. 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 Neighbourhood Plan 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 Neighbourhood Plan area in the near future."

"Until such a review of the Neighbourhood Plan 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 Neighbourhood Plan."

This statement was made by the Examiner in March this year. At that stage the Neighbourhood Plan carries significant weight, and since referendum the made Neighbourhood Plan carries full weight. The Parish Council and the community therefore cannot understand why this application has been recommended for approval without the requirements identified by the Examiner for windfall proposals, notably the final sentence.

Market Bosworth Parish Council is extremely concerned that this application does NOT provide a clear and up to date housing needs assessment and does NOT accord with the following policies:

Policy DC1: Design Codes

Policy CE3: Important Views and Vistas and Landscape Character

Policy CE4: Trees and Hedgerows

Policy CE5: Landscape of the wider Parish

Policy CE6: Provision for wildlife in new development

Policy BD4: Heritage Asset Protection

Paragraph 9 of the NPPF provides a significant statement in respect of the term sustainability when considering development, as follows:

“9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

The community wholeheartedly provided input and support to ensure the Neighbourhood Plan policies clearly identify the local character, needs and opportunities of each area.

Paras 30 and 31 of the NPPF updated in February 2025:

“30. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

“31. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

Market Bosworth Parish Council urges all members of the planning committee to recognise the importance of neighbourhood plans and the role the community plays in ensuring appropriate development can be delivered in appropriate places, often exceeding the housing requirements set.

Parish Councillors do not understand on this occasion the Officer’s recommendation to approve this application, which recommendation minimises the significance of the made Market Bosworth Neighbourhood Plan policies and seemingly dismisses the Examiner’s Decision Statement for new development outside the settlement boundary.

Yours sincerely

C M Monkman

Mrs Cathy Monkman
Parish Clerk