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Sent: 16 September 2021 11:44
To: Humphrey, Elizabeth
Cc: 'Cathy Monkman'
Subject: Ref.: APP/K2420/W/21/3279808

Categories: 3P - 3279808 (Hinckley & Bosworth)

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I am writing as a resident of Market Bosworth and as Chair of the Bosworth Vision Planning Group, to comment on the appeal to the rejection of the planning application (ref. 21/01021/OUT) from Richborough Estates (Richborough) for c.63 houses ("the development") to be built on land in front of the dormant Kyngs Golf Club to the North side of Station Road, Market Bosworth.

The Localism Act 2011 sought to give effect to the Government's ambitions to decentralise power away from Whitehall and back into the hands of local councils, communities and individuals to act on local priorities. The stated aim of the Act was to facilitate the devolution of decision-making powers from central government control to individuals and communities.

In accordance with this, the Market Bosworth Neighbourhood Plan (2016-2026) ("the Plan"), adopted by the community via referendum in 2015, specifically allocated land South of Station Road for development, leaving the North side as part of the collection of valued views and vistas as identified in the Plan which give the town so much of its unique character. The development would totally ruin this particular view and vista as well as destroying the green entrance to the town from the West. This is crucial in a town such as Market Bosworth which relies on tourism for much of its economy.

The Housing Needs Assessment for Market Bosworth Parish was independently verified and updated (by AECOM) in 2020 and adopted by Hinckley and Bosworth Borough Council (HBBC) in 2021. This figure came out with a requirement for 108 new dwellings up to the end of 2026. Current approved plans, and buildings under construction, including the Station Field site (whose Masterplan has been formally adopted by HBBC), will produce almost double that figure of new dwellings over the next four or five years. There is, therefore, no current need for further housing to be planned for Market Bosworth.

The Richborough submissions include vast quantity of largely technical documentation to be scanned and deliberated on by unpaid and largely unqualified volunteers - pure obfuscation on the part of the applicant. Several of the assertions in the submission are factually incorrect - previous planning applications for this site have NOT been passed - they have either been refused and/or dropped on local appeal. Most recently, The Hinckley and Bosworth Council full Planning Committee rejected planning application 21/01021/OUT by a complete majority of 16 to nil, despite the borough's Planning Department recommending approval, on the basis that they wished to support localism and the Plan. Allowing this application to succeed would therefore be an affront to local democracy.

It should be noted that, recently, Lord Dearden, chairman of the independent Climate Change Committee, has warned that building housing developments in villages mean that people have to travel further for work, leading to increased emissions, noting, "The pressures to urbanise the countryside are largely antagonistic to dealing with climate change...". Given the Government's drive to a zero-carbon society, how can developments of this nature be allowed?

The already stretched infrastructure of essential services in Market Bosworth, such as medical, educational and the narrow medieval-based road network, will be put under further strain by the housing developments in the pipeline. This proposal would add a further approx. 6% to the town's housing stock, which cannot be supported by existing service structures.

On these grounds, I urge for the rejection of this application.

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