

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/K2420/W/21/3279808**

#### DETAILS OF THE CASE

Appeal Reference APP/K2420/W/21/3279808

Appeal By RICHBOROUGH ESTATES & MESSRS VERO

Site Address  
Land at Station Road  
Market Bosworth  
CV13 0PE

#### SENDER DETAILS

Name DR HELEN WALKER

Address  
11 Sutton Lane  
Market Bosworth  
NUNEATON  
CV13 0LB

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I opposed the original planning application for development of up to 63 dwellings at land on Station Road Market Bosworth for two main reasons. Firstly, the planning application is outside the current development plans for the town laid out in the Neighbourhood Plans which have been developed with the support of the community. Secondly, because the additional proposed development of 63 homes is above and beyond the agreed growth of the town (which currently totals 173 new homes), and therefore represents a significant additional growth of Market Bosworth that would put unsustainable additional pressure on the town's road and social infrastructure.

I am writing to continue to oppose this planning application at the appeal stage because since this application has been submitted, a further new additional planning application has been submitted by Ainscough Strategic Land for a proposed development on adjacent land at Wharf Farm on Station Road, Market Bosworth (ref: 21/00970/OUT) for up to 105 additional houses. Both this current Richborough Estates application and the Ainscough Strategic Land application are outside of the agreed Neighbourhood Plans.

If this current appeal is successful, I believe that it will result in unsustainable growth of Market Bosworth where the underlying road and social infrastructure (e.g. schools and doctors surgeries) would not be able to accommodate such a dramatic increase in size, as well as resulting in irreversible damage to the open countryside on the approaches to Market Bosworth and the many views and vistas that are intrinsic to the character of this historic market town. I also have significant concerns that it will set a precedent thereby opening the door to future developers such as Ainscough Strategic Land to over-ride the democratic planning process, resulting in even more unsustainable development for Market Bosworth.

Market Bosworth Parish Council's planning group is committed to meeting the required growth and housing needs of Market Bosworth over the next several years and has invested a considerable amount of time and energy developing a Neighbourhood plan in consultation with the community. This Neighbourhood Plan identifies two alternative areas in the town for sustainable development that will result in 173 additional houses as well as an extension of an existing industrial estate to create local jobs. This carefully considered development plan has been produced in consultation with the local community and meets the required expansion of the town in a sustainable way.

In summary, I support the original decision by the HBBC councillors to reject the current planning application and propose the appeal against this decision is rejected for three reasons:

- 1) The proposed planning is outside the agreed Neighbourhood Plans.
- 2) It would contribute to over-development of Market Bosworth which would not be sustainable on top of the current growth plans for the area.
- 3) It undermines the democratic planning process, and sets a precedent in the future for further overdevelopment.