



**Hinckley & Bosworth
Borough Council**

Forward timetable of consultation and decision making

Scrutiny Commission 25 March 2021
Council 20 April 2021

Wards affected: All Wards

Masterplan for Land South of Station Road, Market Bosworth.

Report of Director (Environment & Planning)

1. Purpose of report

1.1 This report seeks Members support that Full Council approve the masterplan for Land South of Station Road, Market Bosworth as a Supplementary Planning Document (SPD), to aid in the delivery of the allocated site within the Council's current Local Plan (2006-2026) and Market Bosworth's Neighbourhood Plan (2015).

2. Recommendation

2.1 That Members support that Full Council approve the adoption of the Land South of Station Road, Market Bosworth Masterplan as an SPD to aid in the delivery of the site and for it be used in decision making with the submission of any related planning application and pre-application discussions.

3. Background to the report

3.1 Within Hinckley and Bosworth Borough Council's Local Plan and more specifically the Site Allocations and Development Management Policies DPD (2016), land south of Station Road, Market Bosworth was allocated for a mixed use development. This allocation has a specific policy (SA5) which states that proposals for the land should:

- Provide between 0.5ha to 1ha of additional B1, B2 or B8 employment land;
- Provide approximately 100 dwellings with a density, mix and design in line with Core Strategy Policy 16;
- Create a safe pedestrian access off Station Road and alternative pedestrian access in to the site;

- Provide some allotment provision on site with associated car parking facilities;
 - Provide open space and play provision in line with the Core Strategy Policy 19; and
 - Provide affordable housing in line with Core Strategy Policy 15.
- 3.2 In addition to the Local Plan, Market Bosworth have a ‘made’ neighbourhood development plan and Policy BD2: Site allocation of south of Station Road and Heath road identified Land South of Station Road as a site for housing and employment opportunities.
- 3.3 Since the adoption of both the Market Bosworth Neighbourhood Plan (2015) and Council’s Site Allocations and Development Management Policies DPD (2016), the development market has not been able to deliver the site due to the existing access constraints. The allocated site sits south of the Station Road industrial estate, part of which is under the ownership of Hinckley and Bosworth Borough Council and is 100% occupied by existing businesses.
- 3.4 As the Council owns land that could facilitate the access to the development site, the Council has worked collaboratively with the land owner of the allocation to commission a masterplan to facilitate the delivery of the site by enabling suitable access routes. The work on the masterplan has been funded from the existing Local Plan budget with agreement from the church commissioners that the costs would be offset once the development deal had been agreed. It consisted of the following elements:
- Define: Work to Masterplan consultation stage £10,500
 - Consultation and final publication for SPD status £13,000
 - Mode: Transport evidence base £3,400
 - Graphic Magazine: Consultation advert £115
- 3.5 The Land South of Station Road, Market Bosworth Masterplan SPD presents two deliverable options for the site giving future developers a degree of flexibility when assessing the site’s development.
- 3.6 The Land South of Station Road, Market Bosworth Masterplan SPD also considers the local and borough policy requirements as well as the aspirations of the landowners, parish council and Neighbourhood Development Group. In relation to all roads within the Market Bosworth Masterplan site area at page 12 of the SPD it states they should be designed to an adoptable standard as required by the Leicestershire Highway Authority’s Design Guide

LCC Highway Design Guide (Chapter 5, para 5.2) states

‘We will encourage developers to create, whenever possible, ‘road’ layouts that are to an adoptable standard and that will be offered for adoption for:

- Residential developments of five or more dwellings; and
- Multiple-building, multiple occupation industrial and commercial developments (developments occupied by more than one company).’

<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2018/6/5/Part-5-adopting-new-roads-apcs.pdf>

3.7 If the Land South of Station Road, Market Bosworth Masterplan SPD is adopted as an SPD, it becomes a material consideration when any planning application is submitted for the site as well as aiding in the deliverability of the site.

4. Exemptions in accordance with the Access to Information procedure rules

4.1 This report will be taken in open session.

5. Financial implications [CS]

5.1 None arising directly from this report, however, any future projects as a result of the adoption of this master plan will require approval in accordance with financial procedure rules.

6. Legal implications [MR]

6.1 The Market Bosworth Masterplan SPD must be prepared and adopted in accordance with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

7. Corporate Plan implications

7.1 The Land South of Station Road, Market Bosworth Masterplan SPD will contribute to the delivery of the following Corporate Plan priorities:

People

- Help people to stay healthy, be active and feel well
- Take measure to reduce crime and antisocial behaviour and protect people from harm
- Give children and young people the best start in life and offer them the opportunity to thrive in their communities

Places

- Make our neighbourhoods safer
- Improve the quality of existing homes and enable the delivery of affordable housing
- Inspire standards of urban design that create attractive places to live

Prosperity

- Boost economic growth and regeneration...places to work and live all over the borough.

- Support the regeneration of our town centres and villages
- Support our rural communities

8. Consultation

8.1 There have been many forms of engagement and consultation for the Land South of Station Road, Market Bosworth Masterplan SPD in line with the Council's Statement of Community Involvement 2019. These include:

- 24 July 2019 - Meeting to establish a Stakeholder Group (including the local elected member, the Parish Council and Neighbourhood Plan group) to bring forward the site for development.
- 26 September 2019 - Meeting with the Stakeholder Group to agree appropriate consultants to undertake the work for the masterplan.
- 7 October 2019 – Attendance of the Stakeholder Group at the inception meeting with appointed consultants.
- 22 October 2019 – The appointed consultants and HBBC officers met with existing businesses on the Station Road industrial estate to explain the masterplan process and its implications.
- 11 November 2019 –meetings between the consultants, HBBC and individual business owners to gather their individual business needs as part of any redevelopment.
- 27 November 2019 – HBBC and the appointed consultants met with the Stakeholder Group to talk through the initial access options to the site.
- 29 May 2020 - informal public consultation started where the draft was posted on the Council's website and comments invited from landowners, occupiers within and adjacent to the site, members of the public and statutory consultees.
- Between Tuesday 24 November 2020 and Tuesday 22 December 2020 formal public consultation where the final draft of the Market Bosworth Masterplan SPD was made available.
- 1 March 2021 - HBBC and the appointed consultants met with the Stakeholder Group to update on the outcomes of the recent formal consultation and inform them of the process now to formally adopt the document as a Supplementary Planning Document. A similar meeting was held with HBBC tenants on the Station Road industrial estate on 5 March 2021.

8.2 The public consultation received 40 responses from statutory consultees, developers, planning agents, parish councils and members of the public. The consultation followed COVID-19 protocols to comply with the national guidelines that prevailed at the time of consultation with the masterplan published on our website and an article and advert placed in the Graphic magazine that was circulated to residents in Market Bosworth.

9. Risk implications

9.1 It is the council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

9.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
DLS 36 Improve quality of place through design: failure to do so leads to non achievement of corporate aim to create: 'A vibrant place to live and work'.	Ensure community consultation on planning applications and regeneration schemes.	Nicola Smith
DLC 37 Consult with customers and stakeholders: failure to do so leads to non compliance of Local Authority's Statement of Community Involvement	Ensure consultation to meet statutory requirements ensuring it is all inclusive. Regularly reviewing processes.	Kirstie Rea
DLS. 51 Housing Delivery Test. Failure to have design guidance elongates the planning process and can delay the delivery of housing, which could result in the Council failing the housing Delivery Test in future years.	Using the land South of Station Road, Market Bosworth Masterplan to facilitate delivery of an allocated development site with a targeted approach.	Stephen Meynell

10. Knowing your community – equality and rural implications

10.1 The Land South of Station Road, Market Bosworth Masterplan SPD along with the already adopted Good Design Guide, Site Allocations and Development Management Policies DPD, Core Strategy, Hinckley Town Centre Area Action Plan and Earl Shilton and Barwell Area Action Plan, address issues associated with development.

10.2 Engagement with relevant stakeholders and other local authorities is an integral part of plan making and this has been undertaken in accordance with the Council's Statement of Community Involvement 2019.

10.3 An Equality Impact Assessment was conducted as part of the Site Allocations and Development Management Policies DPD (2016) and Land South of Station Road, Market Bosworth Masterplan SPD provides additional guidance to those policies which have regard to the requirements of the Equality Duty set out in Section 149 of the Equality Act 2010.

11. Climate implications

11.1 The inclusion of sustainable drainage systems (SUDS) and services and the promotion of improved walking and cycling routes are within the masterplan.

12. Corporate implications

12.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications – none directly as a result of this report
- Environmental implications – the masterplan requires the delivery of 1.08 hectares of Green Space, a net gain for on-site biodiversity, the inclusion of sustainable drainage systems (SUDS) and services, retain the existing trees & hedgerows, establish new hedgerow & tree corridors.
- ICT implications - none directly as a result of this report
- Asset Management implications - the Council owns land that could facilitate the access to the development site.
- Procurement implications - none directly as a result of this report
- Human Resources implications - none directly as a result of this report
- Planning implications – the Land South of Station Road, Market Bosworth Masterplan will be used as an SPD to aid in the delivery of the site and in decision making with the submission of any related planning application and pre-application discussions.
- Data Protection implications - none directly as a result of this report
- Voluntary Sector – none directly as a result of this report.

Background papers: The Site Allocations and Development Management Policies
DPD (2016)
Market Bosworth Neighbourhood plan (2015)
Land South of Station Road, Market Bosworth Masterplan SPD
Consultation Statement

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