

1. Welcome

Miller Homes welcomes you to this public exhibition of our emerging proposals for approximately 130 new homes and approximately 1 hectare of employment uses on land south of Station Road, Market Bosworth.

We are preparing a hybrid planning application which will seek full planning permission for a mix of market and affordable homes along with new areas of publicly accessible open space and outline permission for 1 hectare of employment uses.

This exhibition sets out our analysis of the site and the resultant vision for the development. It also allows us to engage with you, the local community, to understand and recognise your views prior to the submission of the planning application in the near future. Undertaking consultation in this way allows a broader cross-section of the community to review our proposals and provide feedback.

In this respect, the exhibition is widely accessible, being also available to view online at any time of the day or night to best suit you.



WHO WE ARE

Miller Homes was established in 1934 and is one of the UK's largest, privately owned national homebuilders with a focus on creating great places where 'people and planet prosper' by building homes and developments

that create communities with an emphasis on placemaking and design. This has been recognised with a 5-star rating for customer satisfaction in the HBF National New Home Customer Satisfaction Survey for the 11th time in 12 years.



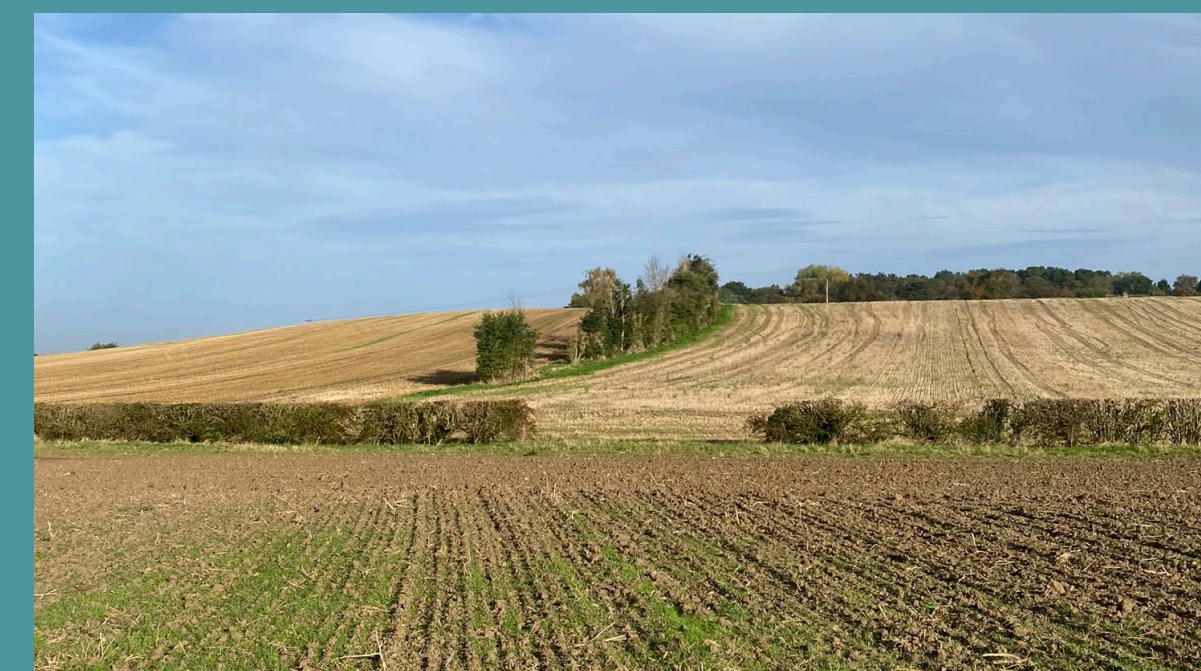
2. The Site

The Site

The site is located to the south of Station Road, Market Bosworth, measuring approximately 7.13 hectares (17.6 acres), principally comprising agricultural land, along with some existing commercial and residential properties to its northern end adjacent to Station Road.

The site is identified as an allocation (MKBOS02) for mixed-use development under Policy SA5 of the Hinckley & Bosworth Borough Council's Site Allocations & Development Management Development Plan

Document (adopted July 2016) and in Policy BD2 of the Market Bosworth Neighbourhood Plan 2014-2026 (made September 2015). The site also forms a draft allocation (MKBOS01M) for mixed-use development in Hinckley & Bosworth Borough Council's Pre-Submission Local Plan, which was consulted on in February/March 2022 and continues to be included as an allocation in the recent review of the Neighbourhood Plan, which was consulted on in September/October 2023.



In terms of the policy requirements associated with the site's allocation in the aforementioned Policy SA5, development on the site should:

- Provide between 0.5 hectare to 1 hectare of additional B1, B2 or B8 employment land;
- Provide approximately 130 dwellings with an appropriate density, mix and design;
- Create a safe pedestrian access off Station Road and alternative pedestrian access into the site;
- Provide policy-compliant open space and play provision; and
- Provide policy-compliant affordable housing.

The site is also the subject of a Development Brief Supplementary Planning Document entitled An Opportunity South of Station Road (adopted March 2021), which was prepared on behalf of Hinckley & Bosworth Borough Council and St. Peter's Parochial Church Council in order to inform the development of the mixed-use site.

3. Our Analysis

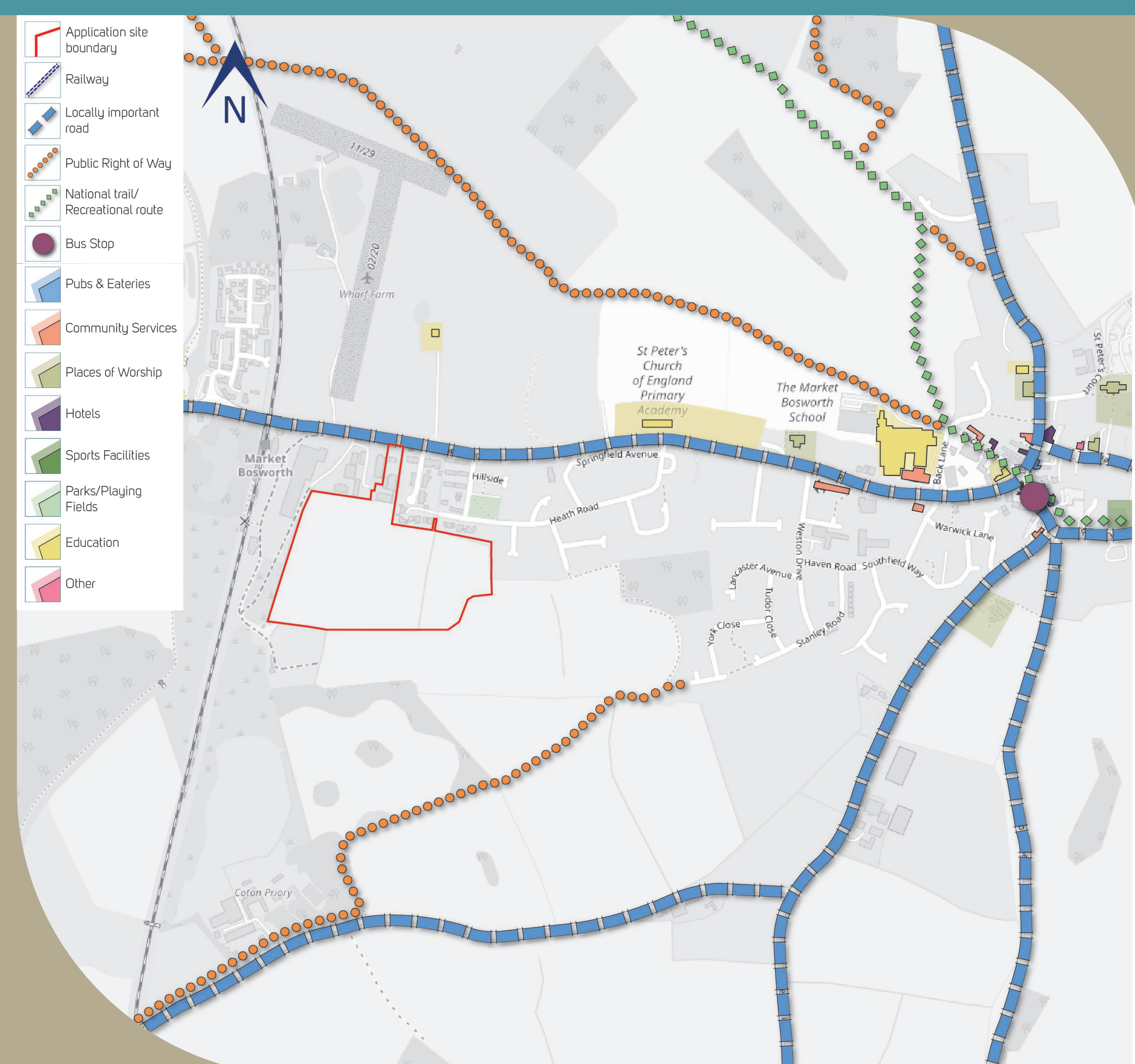
The site is located to the western edge of Market Bosworth, adjacent to existing residential and employment development within Market Bosworth. Vehicular access will be taken from Station Road, which connects the site to the centre of the settlement, providing a convenient and direct route to local services and facilities.

Services and Facilities

The centre of Market Bosworth lies approximately 1km (0.6 miles) to the east of the site along Station Road and is therefore within close-proximity to the services and facilities it offers, including shops, hairdressers, a Post Office, places of worship, as well as a number of cafés, restaurants and public houses. Further east of

the settlement's centre is Market Bosworth Country Park, with Bosworth Hall Hotel providing spa and leisure facilities. To the west of the site lies Market Bosworth Sports Club, which includes a cricket and football club.

There are several educational facilities within Market Bosworth, all of which are within walking distance from the site. St Peter's CE Primary Academy provides primary education for local children whilst the Dixie Grammar School provides nursery, junior and secondary education, set over two locations. Secondary education is also provided at the Market Bosworth School.



3. Our Analysis

Highways and Traffic

The site is located off Station Road, a main arterial route through the settlement which is well-connected to the local highway network. To the west of the site, Station Road becomes Wellsborough Road and then Bosworth Road before connecting to the A444, enabling access to the M42 from Junction 11 to the north as well as the A5 to the south.

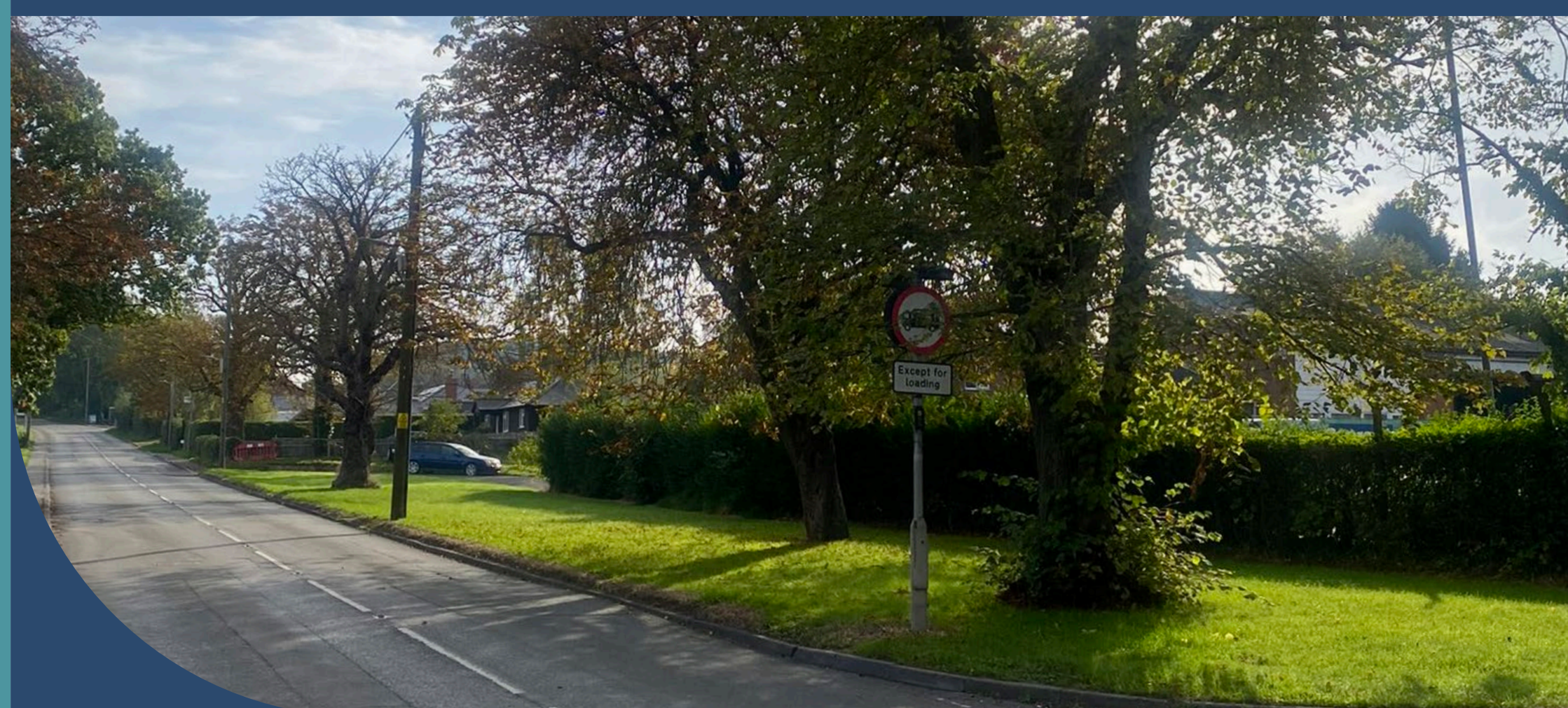
To the north of the site, Station Road provides connectivity to the centre of Market Bosworth. Further eastwards, Park Street and The Park lead out towards the A447

and B585 Bosworth Lane. These networks offer connections to Ibstock and Coalville in the north and to Hinckley and the M1 to the south.

With regards to sustainable travel, Station Road is classified as an on-road leisure cycle route, running through the heart of Market Bosworth and providing access to Barton Road and Sutton Lane to the east which are also categorised as on-road leisure routes, enabling cycle connectivity to Barton in the Beans and Congerstone to the north and Hinckley to the south.

To the west of the site, Station Road connects with National Cycle Network (NCN) Route 52, which extends to destinations such as Nuneaton and Coalville. In addition to these cycle links, a continuous footway on the northern side of Station Road forms an interconnected system of public footpaths to the settlement's centre. Hourly bus services are available from the settlement's centre and provide access to nearby towns and villages as well as Leicester city centre. This bus route also provides access to Leicester Railway Station

which provides regular services to towns and cities across the country. The proposals for the development of the site include upgrades to the local highway network, with access to the site formed via a new priority-controlled T-junction on Station Road. Beyond the vehicular access, we are keen to establish a potential pedestrian link between the site and Heath Road, which will encourage local use of the public open space to be provided within the development.



Landscape Context & Designations

The site is not covered by any landscape or other amenity designations. It retains an excellent relationship with the existing settlement edge of Market Bosworth both to the north, west and, in part, to the east. Mature native vegetation encloses the site to the south and south-west and, in combination with the lower lying, generally flat topography of the site, it is well visually enclosed to, and from, the majority of its aspects.

Native hedgerow vegetation generally defines the site boundaries, with an existing hedgerow remaining across the eastern section of the site. Elsewhere the site has seen removal of another hedgerow, originally located to the west of, and parallel with, the retained hedgerow. There is public access along parts of the northern boundary of the site via a permissive footpath.

The proposed development envelope takes advantage of the relationship with the existing settlement and its built form to the north, west and east, tying closely into it, with a large set-back to the south where lower-lying land accommodates a series of balancing ponds. Reinstatement of the former hedgerow alignment serves to naturally sub-divide the site into a series of logical parcels, strongly defined by landscape features. Proposed land uses are separated, with commercial to the

west and residential across the balance of the site, by a large area of green space with associated native planting. Consequently, the masterplan is landscape-led, with a series of substantial green open spaces with locally characteristic landscape features, complemented across the development envelope with street trees and smaller open spaces within the public realm and ample opportunity for public access and movement.

3. Our Analysis

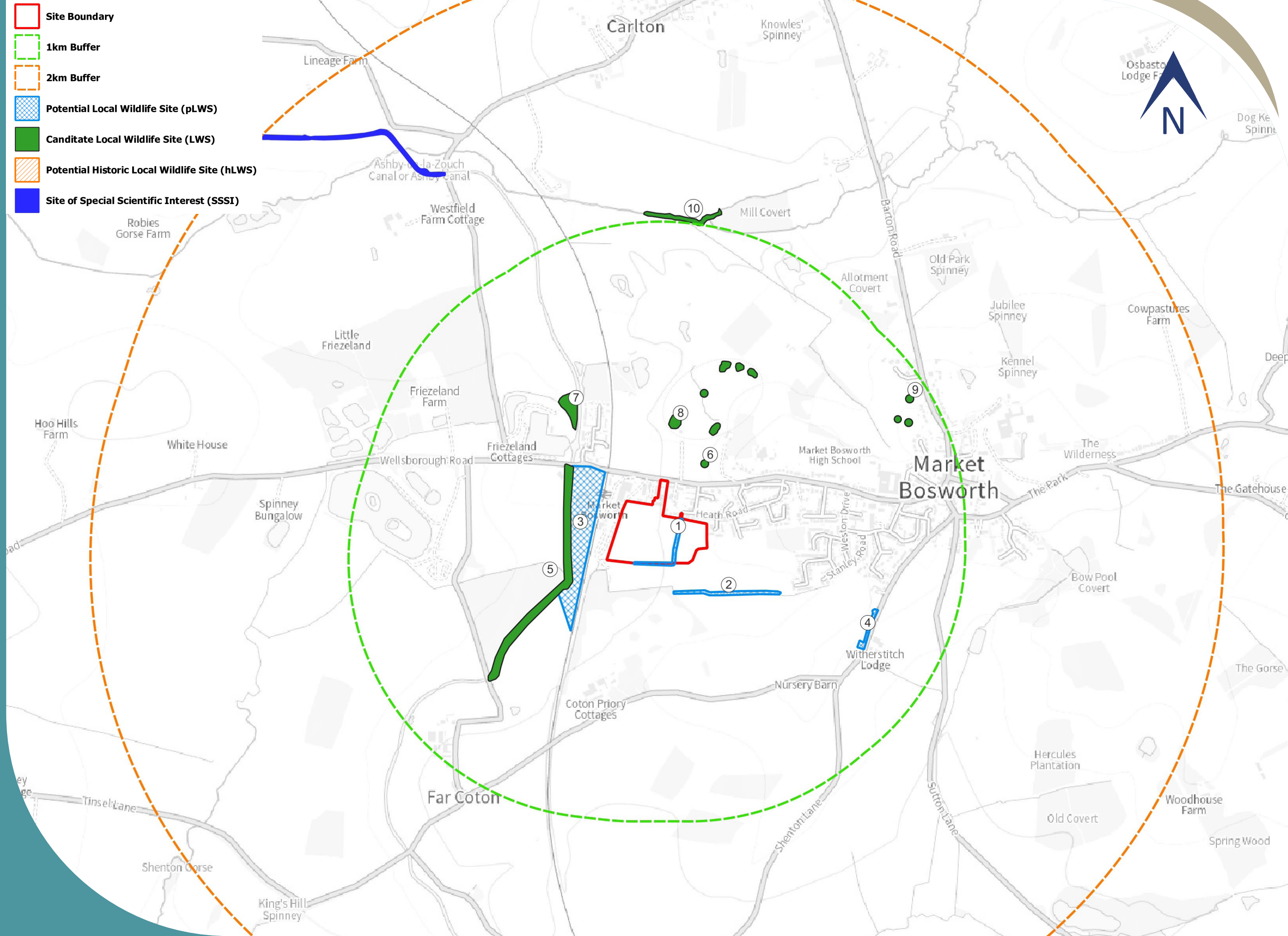
Ecology

The site does not include any statutory designated nature conservation sites and nor are any located adjacent. Beyond its immediate surroundings, Ashby Canal Site of Special Scientific Interest (SSSI) lies within a 2km radius and our assessments conclude that no harm will be caused to this land following the development of the site.

Site boundaries and field boundaries are generally formed by native hedgerows, ditches, broadleaved trees, walls and fence lines.

The existing hedgerow within the site is recognised to be of some value and our development proposals therefore seek its retention. Whilst parts of the hedgerow may be lost in order to facilitate a new internal highway layout, any loss will be mitigated through new planting. In addition to hedgerow retention and new planting, our proposals seek to retain existing mature trees whilst enhancing provision through the planting of new trees across the site.

- Site Boundary
- 1km Buffer
- 2km Buffer
- Potential Local Wildlife Site (pLWS)
- Candidate Local Wildlife Site (LWS)
- Potential Historic Local Wildlife Site (hLWS)
- Site of Special Scientific Interest (SSSI)



Flood Risk

The Environment Agency's Flood Maps show that the site falls within Flood Zone 1 and as such, the Flood Risk Assessment confirms the development to be at a low risk of flooding from rivers or the sea.

Our topographical survey indicates that site levels fall from east towards the south-west, away from existing houses.

There are existing field drainage ditches within the site and at its boundaries. In terms of proposals for surface water discharge, a sustainable urban drainage scheme will be designed and run-off rates will be restricted to the greenfield equivalent to ensure that they do not increase as a result of the proposed development.

Heritage

Our Heritage Assessment concludes that the proposed development will not result in harm to heritage assets, identifying that there are no designated or non-designated built heritage assets located within, or adjacent to the site.



4. Constraints and Opportunities

Our technical work undertaken to date has informed our understanding of the site and its context, with the following constraints and opportunities being identified.

Constraints:

- Topography of the site falls away from existing houses towards the south-west.
- Surface water attenuation basins will need to be located at the low point of the site, along the southern boundary.
- There are existing field drainage ditches within the site and at its boundaries associated with hedgerows.
- An existing foul water sewer crosses the site and will be diverted by the proposals.
- Existing trees and hedgerows around the site boundaries and within the site should be retained where possible.
- Existing tree canopy spreads and Root Protection Areas (RPAs) should be protected where possible.
- Protection of the amenity of existing dwellings adjoining the site to the north and east.
- Potential noise associated with existing commercial uses adjacent to the north and western boundaries of the site.

Opportunities:

- The provision of new houses in an appropriate and sustainable location.
- A mix of house types and sizes can be delivered, including both market and affordable tenures.
- Access to the site is proposed via a new priority-controlled T-junction on Station Road.
- Potential to reinstate an historic hedgerow.
- A potential pedestrian link can be realised by formalising the link onto Heath Road to the north.
- The creation of new public open space, including a children's play area.
- Proposed footpath links in and around areas of open space, connecting into the wider footpath network and public rights of way, provide walking opportunities and promoting healthy lifestyle choices.
- Opportunity to provide an attractive arrival into the site with a grass verge and proposed tree planting on either side of the carriageway.
- Surface water run-off can be balanced on site and incorporated into the design of the open space, improving surface water drainage in the local area and supporting the site's green infrastructure.
- Retention, protection and enhancement of the existing trees and hedgerows around the site's boundaries and within the site.
- There are opportunities to enhance biodiversity within the site.
- There are opportunities for good access to the existing public transport network and to the centre of Market Bosworth by pedestrians and cyclists.



5. Our Emerging Proposals

Our ongoing technical assessments of the site and its context has informed the emerging proposals which demonstrate how the site can be developed for a mixed-use development. These proposals may be subject to change following the completion of our community engagement exercises, in addition to our ongoing dialogue with Hinckley and Bosworth Borough Council and Market Bosworth Parish Council.

The key elements of our proposals currently include:

- Delivery of a mix of house types and sizes, including both market and affordable tenures in a sustainable location.
- An employment site is proposed as a logical extension to existing employment uses adjacent to the site.
- Vehicular access to the site will be via a new priority-controlled T-junction on Station Road.
- A potential pedestrian access from Heath Road forming a key element of an internal pedestrian walking loop, which also provides new access for local residents to take advantage of the public open space that will be delivered as part of the proposals.
- The entrance to the site will feature a number of houses acting as a welcoming gateway feature.
- Delivery of an internal green space as a central feature of the development.



- Delivery of areas of new publicly accessible open space and with this potentially including a new children's play area.
- Houses being arranged to provide natural surveillance of the new areas of open space and surface water from the new housing area being captured and attenuated by the attenuation basins shown.
- Pedestrian connections.
- Biodiversity Net Gain.
- Retention and reinstatement of existing and historic hedgerows to create green corridors within the site, with ensuing benefits for ecological enhancements and pedestrian connectivity.
- The retention and enhancement of existing boundary trees and hedgerows wherever possible.
- The reinstatement of historic hedgerow defining the extent of the site proposed for new employment uses.
- Suitable separation distances being provided between the proposed dwellings and existing neighbouring properties – those to the northern site boundary likely to include an element of bungalows.

6. Conclusion

Timeframe

We are aiming to submit a hybrid planning application to Hinckley and Bosworth Borough Council for development of the site in the near future. The Council will then formally notify local residents and businesses when the application has been registered as part of its own consultation process.

Summary

We believe that our proposals for the delivery of approximately 130 dwellings and 1 hectare of employment uses are sensitively designed and will create an attractive and safe environment for new and adjoining residents to enjoy, with new publicly accessible open space, streets, resident and visitor parking,

footpaths and resilient drainage infrastructure. The development will respond positively to and embrace measures referenced in the Council's Development Brief for the site and the wider policies of its Development Plan and associated guidance.

The delivery of the proposed development on this allocated site will bring forward new homes,

including significant affordable housing provision, as well as new employment opportunities, therefore aligning with the social, economic and environmental aspirations of sustainability as advocated in national planning policy, whilst offering an appropriate scale of development in a highly accessible location.

7. Frequently Asked Questions

Q. How Many houses are proposed?

It is proposed to provide approximately 130 new homes on the site, including 40% affordable homes.

Q. What types of housing will be delivered?

A wide choice of quality homes will be provided within the site, including a mix of 2 to 5 bedroom homes, with 40% of the homes being affordable and a proportion being accessible homes. This mix will ensure the delivery of a range of housing types to help address local need.

Q. How will vehicular, cycle and pedestrian access to and egress from the site be achieved in a safe way?

Proposed vehicular and pedestrian access to the site will be taken from Station Road via a new priority-controlled T-junction. A potential pedestrian connection could be provided along the north-eastern edge of the development via a new pathway through to Heath Road.

Q. Will the local road network have capacity for the increase in traffic created by the additional homes?

A comprehensive assessment of highways and transport matters has been undertaken, which demonstrates that the development can be accommodated on the local highway network. The Transport Assessment will accompany the planning application and provide further technical details.

Q. Will the local services and facilities be able to cope with the increased number of residents that the development would create?

The application will include information to demonstrate capacity within the local infrastructure including in terms of highways, drainage, open space, education, healthcare and utilities. Where the capacity of existing infrastructure is deemed insufficient to accommodate the proposed development, contributions will be secured via a legal agreement to address any shortfalls.

Q. How will the development be designed to meet current sustainability standards?

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work considerably with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and suppliers we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

All new Miller Homes are built in-line with modern Building Regulations which mean they are extremely energy efficient compared to older properties.

Q. If you get planning permission, when would construction work be expected to begin?

Assuming a planning application being submitted in March and, subject to planning permission being granted this Summer, we anticipate being on site by the end of this year.

Q. Will there be an opportunity for local people to work in construction of the site?

Miller Homes seeks to employ contractors and suppliers locally with the country or region as much as possible. We also operate an apprentice scheme, where we have worked with local college to provide employment opportunities on our sites

Q. When will you submit a planning application?

Following the conclusion of the public consultation, we will review all comments received and prepare final plans and supporting technical documents to accompany the planning application. We are currently targeting submission of an application from March 2024.

Q. Is the site at risk of flooding, or will its development have an impact on nearby homes?

No, the site falls within Flood Zone 1 (the area at least risk of flooding) and the application will include details of a robust drainage strategy.

Q. My feedback on your proposals won't make any difference – this is all a done deal, isn't it?

Not at all. We recognise the importance of involving the local community in these proposals, particularly because this provides us with a more personal understanding of the local area. The reason for the public consultation is to present our current proposals to you, the local community, and hear your thoughts on the development before an application is submitted, allowing us to amend the proposals where required.

Q: How can I view the planning application?

Hinckley and Bosworth Borough Council will undertake consultation on the proposals once an application is received. They will notify immediate neighbours, though anyone will be able to review and comment on the final proposals on the Council's website.