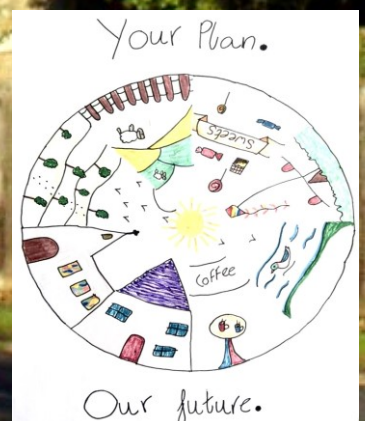


# HUSBANDS BOSWORTH NEIGHBOURHOOD PLAN REVIEW

2021 – 2041





# Contents

| Chapter heading                                 | Page |
|-------------------------------------------------|------|
| Foreword from the Parish Council                | 3    |
| 1. What changes have been made?                 | 4    |
| 2. About the Neighbourhood Plan                 | 6    |
| 3. The consultation process                     | 9    |
| 4. A plan for Husbands Bosworth Parish          | 11   |
| 5. Neighbourhood Plan Policies                  | 15   |
| A: General                                      | 15   |
| B: Housing                                      | 20   |
| C: The Natural, Historic and Social Environment | 26   |
| D: Community Sustainability                     | 52   |
| 6. Monitoring and Review                        | 60   |

## Appendices

1. Design Guide and Codes
  2. Site Options Appraisal
  3. Housing Needs Assessment
  4. Inventory of Local Green Spaces and Open Space, Sport & Recreation sites
  5. Landscape Character
  6. Community Facilities
-

## Foreword from the Parish Council

The In 2017 Husbands Bosworth Parish Council made the decision to embrace the powers of the Localism Act 2011 to draw up a Neighbourhood Plan, which could help to direct development within the parish to 2031. The Plan was 'made' and became a Statutory Planning Document in 2021. Provision was made for the Plan to be kept 'live', regularly monitored and reviewed.

Neighbourhood Plans provide a local framework for future development, which must be taken into account when planning applications in the Designated Area are determined. Husbands Bosworth Neighbourhood Plan was compiled by local residents and the Husbands Bosworth Parish Neighbourhood Plan Advisory Committee as a formal committee reporting to the Parish Council.

The Neighbourhood Plan has been prepared having regard to national planning policy and the existing development plan, and it does not propose a level of housing development lower than would otherwise be delivered in the Parish. Harborough District Council has recognised the Designated Area of Husbands Bosworth Neighbourhood Plan as the whole parish and authorised Husbands Bosworth Parish Council to lead the delivery.

Whilst there was no formal necessity to review the Plan, in view of possible changes in housing allocation in response to national government guidelines, and Harborough District Council's proposal to review its own Local Plan, Husbands Bosworth Parish Council agreed to conduct a formal review, which would extend the Plan period to 2041.

This is not a new Plan, it is a review of the existing Plan, which is still technically extant and enforceable. The Parish Council agreed to progress the review as part of normal business. Progress has been reported, as an agenda item open to public scrutiny, at all subsequent ordinary parish council meetings.

The preparation of the Neighbourhood Plan saw many local consultations and surveys carried out over a long period of time. Much of this work carries over into the review without modification and this review only seeks to adjust and add to those areas where significant changes to the parish are evident or proposed, such as housing allocation and service provision. A Questionnaire and an open event provided opportunities for the community to directly influence the updated Neighbourhood Plan Review.

The Neighbourhood Plan is a legal document that forms part of the statutory Development Plan for the District. Planning decisions by Harborough District Council will be made having taken the Plan into account. The Neighbourhood Plan will provide our community with a real and lasting tool to influence the future of our neighbourhood.

February 2026

# 1. What changes have been made?

The following changes (other than planning policy updates and formatting amendments) have been made to the Neighbourhood Plan which passed referendum on 6 May 2021 and was Made by Harborough District Council on 19 June 2020. They are listed by reference to the Made 2020 Neighbourhood Plan policy numbers, except for new policies (not covered in the 2019 Made Plan), as indicated.

Policy H1 Settlement Boundary is now **Policy G1**. The policy and red line boundary have been updated to reflect planning approvals since the NP was Made, the residential allocation in the Review NP and more detail about acceptable development in the countryside.

Policy H2 Residential Site Allocation is now **Policy H1** and is a new allocation..

Policy H3 Housing Mix is now **Policy H2**. It has been updated to reflect the recommendations contained in the Housing Needs Assessment (2024).

Policy H4 Affordable Housing Provision is now **Policy H3 Affordable Housing**. This policy has also been updated to reflect the recommendations contained in the Housing Needs Assessment (2024).

Policy H5 Windfall Sites is now **Policy H3**. It is updated from the policy in the Made NP as it strengthens the element of the policy respecting residential amenity by establishing criteria relating to back land development..

Policy H6 Design is now **Policy G2 Design Standards**. The policy has been updated to reflect a design guidance and codes document commissioned as part of the preparation of the Neighbourhood Plan review.

**Policy Env 1** Local Green Space is unchanged from the Made Neighbourhood Plan.

New **Policy Env 2** Important Open Spaces. This change brings the Plan into line with HDC practice and the national framework.

Policy Env 2 Protection of Sites of Environmental Significance is now two policies – **Policy Env 3** Sites of Historical Significance and **Policy Env 6** Sites and Features of Natural Environment Significance. The policy has been split to recognise changes in the National Framework and more comprehensive coverage in national and county-level designations since the Made (2021) Neighbourhood Plan was drafted.

Policy Env 3 Ridge and Furrow is now **Policy Env 4**. The surviving number of Ridge and Furrow fields has reduced since the Made NP and the policy has been updated to emphasise the need for the benefits of development to outweigh the harm.

Policy Env 4 Local Landscape Character is now **Policy Env 9**. There is no other change from the Made Plan.



Policy Env 5 Biodiversity, Woodland, Hedges and Habitat Connectivity is now **Policy ENV 6 Biodiversity across the Neighbourhood Area**. It has been updated to incorporate new national and county-level habitat designations into the wildlife corridors, and to have regard for the changes in the national framework about biodiversity net gain.

New **Policy Env 5 Non-Designated Heritage Assets** supports protection of the 14 structures and buildings in the Leicestershire Historic Environment Record's *local list* for the Neighbourhood Area, as set out in the national framework.

Policy Env 6 Protection of Important Views is now **Policy Env 8**. There is no other change from the Made Plan.

Policy Env 7 Biodiversity Protection in New Development is covered by new **Policy ENV 6** (see above).

Policy Env 8 Renewable Energy Generation and Conservation is now **Policy Env 11 Renewable Energy Generation Infrastructure** and reflects the community's stronger support for location-appropriate renewable energy proposals, in line with the current national framework.

New **Policy Env 10 Flood Risk Resilience and Climate Change** has been added to have regard for updated Environment Agency assessments of risk in the Neighbourhood Area, relevant provisions in national legislation, and changes to the national framework since 2021.

**Policy CFA1 The Retention of Community Facilities and Amenities** is the same as in the Made Neighbourhood Plan with minor updates on facilities that have closed or opened.

**Policy CFA2 Husbands Bosworth Primary School** remains the same with the narrative about the School updated.

**Policy T1 Parking Development** remains the same as the Made NP.

**Policy T2 Electric Vehicles** remains T2 in the NP Review. The requirement for new houses to provide a charging point is now part of the Building Regulations. This has been removed in the new Policy T2 and has been replaced with support for communal charging facilities.

**Policy T3 Traffic Management** remains the same as in the Made NP.

**Policy EC1 Support for Existing Employment Opportunities** remains the same as in the Made NP.

**Policy EC2 Support for New Employment Opportunities** remains the same as in the Made NP.

**Policy EC3 Working from Home** remains the same as in the Made NP.

**Policy EC4 Farm Diversification** remains the same as in the Made NP.

**Policy E4 Broadband and Mobile Phone Provision** remains the same as in the Made NP.



# Neighbourhood Plan Review Preparation

On reviewing the Neighbourhood Plan, the Parish Council took responsibility for driving the process forward, building on the evidence gathered during the preparation of the Made Neighbourhood Plan, and engaging the wider community through a Questionnaire and an open event to share the revised policies.

## Husbands Bosworth Parish

‘Husbands Bosworth is a township and extensive parish, in the southern division of the County of Leicestershire, Market Harborough Union and County District, archdeaconry of Leicester, 6 miles east of Lutterworth, 14 miles south from Leicester, and 95 miles from London.’ Thus, is the village of Husbands Bosworth described in Kelly's Postal Directory of Leicestershire 1875. ‘The village is large and well-built, situated at the junction of the roads from Leicester to Northampton, and from Lutterworth to Market Harborough, bounded on the south-east by the river Welland, which here divides the county from Northamptonshire, on the south-west by the river Avon, and on the west by the Grand Union canal, which here is conducted through a tunnel of nearly a mile in length.’

The Directory describes the soil as: ‘gravelly; subsoil clay’, and the cropping: ‘...wheat, barley, oats and roots, and partly grazing.’ The area of the parish is given as 3409 acres, and the population in 1871 was 934.

Kelly might also have noted the Rugby to Stamford branch of the London & North Western Railway, which opened in 1850 and skirted to the north of the village before succumbing to Doctor Beeching's economic scalpel in 1966.

## Historical Background

Recent archaeological evidence suggests that the land around Husbands Bosworth was being farmed and settlements established as early as the Neolithic period, c.3500 years ago. Evidence of later Bronze Age and Iron Age stock enclosures has also been identified by aerial survey.

What would be recognised as a community of Husbands Bosworth was probably first established soon after the departure of the Romans in 450AD when the whole of the country was in a state of flux.

The settlement was well established at the time the Normans invaded and over-ran the country in 1066. William the Conqueror divided his new territory up into easily controlled estates by giving lands to his faithful knights. We know from Bosworth's entry in the Domesday survey commissioned by William in 1086 that manors or fees in Bosworth, along with lands in other areas were allocated to four of William's trusted knights.

By 1130 much of the Bosworth lands had passed to Robert Fitz Ansketil, a Norman lord. With the permanency afforded to the settlement at this time came the building of the first church. By 1220 the village had expanded to such a degree that it could afford to build and support a stone church, and parts of the present church date back to this time.



By 1531 parts of Bosworth had passed into the hands of the Dixie family who also owned land in another place called Bosworth some 30 miles to the west. It was possibly at this time that the need arose to differentiate between the two places. The larger market town became known as Market Bosworth, while the smaller farming village became Husbands Bosworth; the husbandman's or farmer's Bosworth.

The village itself grew to be one of the larger in south Leicestershire thanks to, among other factors, its rich agricultural land, sand/gravel deposits and its location at the crossing of two important ancient tracks, later turnpike roads. In the last two centuries, growth was also a reflection of the economic contributions of home-based industries to the local economy including hunting, the canal, railway and airfield and a WW2 displaced persons settlement camp for Polish nationals. This mixed-economy history explains the attractive diversity of old and new, small and large buildings in the village.

## Present day Husbands Bosworth

The modern-day visitor to Husbands Bosworth would have little argument with Kelly's description of the village as described over 150 years ago.

Whilst modern development has extended the curtilage of the village, the core of the community remains as a recognisable and prosperous commercial and residential centre within an essentially rural parish. The community today supports a population of about 1100, with over 60 businesses operating within the parish or having principals living here.

## Census 2021 information

In 2024, Husbands Bosworth was home to around 1,600 residents, an increase of 455 since 2011, living in 600 households, 136 more than in 2011.

6.8% of the population is aged 80 or over, compared to 5.1% in England.

In line with national trends the local population is likely to get older as average life expectancy continues to rise. Home ownership levels are high with around 78% of households owning their homes outright or with a mortgage or loan and at 7.8% the share of households living in social rented accommodation is low when compared with regional and national rates.

There is a predominance of detached housing and high value council tax banded properties. Land Registry and council tax data indicates a steady supply of new-build housing in the local area. Deprivation is not a significant issue in the parish, but the high price of housing will make it difficult for those on lower and middle incomes to enter the local housing market.

### 3. The Consultation Process

#### The Made Neighbourhood Plan

The Made Neighbourhood Plan was prepared utilising considerable community involvement, through residents who contributed through their involvement in the Neighbourhood Plan Advisory Committee and on three Theme Groups exploring policy areas in greater detail.

Consultation included an initial Open Event in July 2017 attended by over 30 people.

A community questionnaire produced in the spring 2018 represented the comments of 625 residents of the parish, an excellent

return of 70% of the electorate, and this helped to identify some of the key issues that were ultimately addressed through the Neighbourhood Plan.

Consultation at the local primary school led to children thinking about what they would like to be included in the Neighbourhood Plan for their future in the village.



#### The Neighbourhood Plan Review

After taking the decision to review the Neighbourhood Plan, members of the Parish Council drove the Review process and met regularly to update the evidence and ensure that the policies remained appropriate and robust.

Posters displayed in the Parish announced the review process along with social media posts, newsletter articles and Parish Council agenda items.

A Design Guides and Codes document and a Housing Needs Assessment was commissioned through Locality's Technical Support programme. A site options report was also commissioned to assess the available residential sites that are available in the Neighbourhood Area for their suitability for a residential site allocation.

A Questionnaire was made available to every household, and a further open event took place to share the emerging policies with the community.

Since the last Questionnaire was carried out in 2018 a number of elements of the local demographic were found to have changed radically- in many cases changes directly linked to the after-effects of the covid pandemic in 2020.

In 2018 only 21% of respondents worked from home on a regular basis. Today over 60% of respondents in employment work at least three days a week from home. This is also reflected in the increase in the

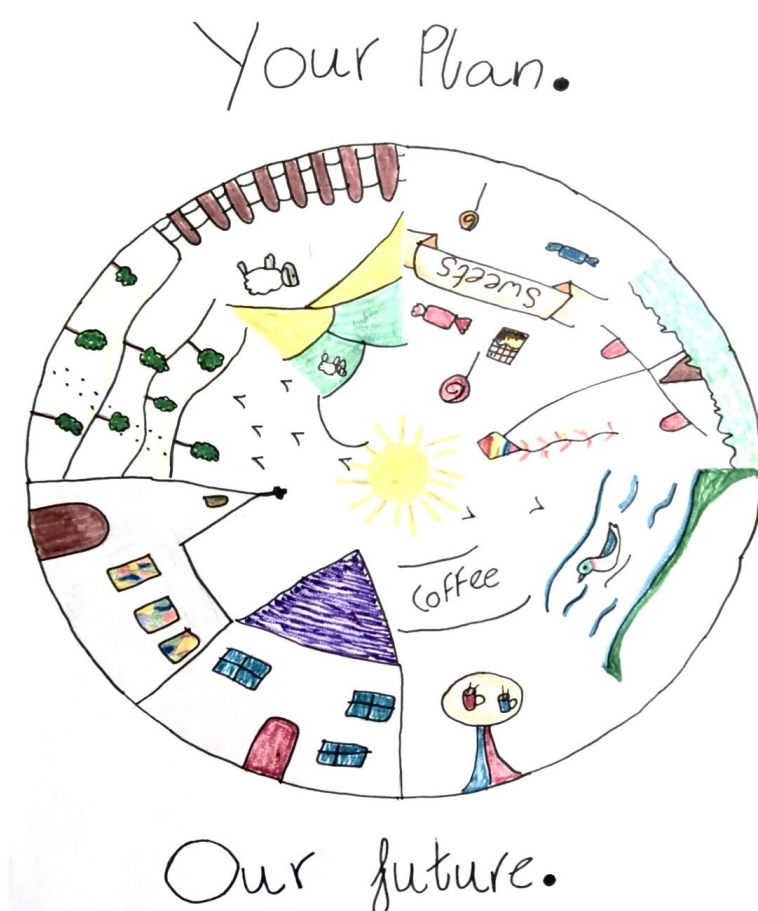
number of businesses that are run from the village- no doubt also partly a reflection of the improved internet speed and coverage. However, mobile phone coverage, which was a major grievance in 2018, is still noted by almost three-quarters of respondents as poor or bad.

Other fundamental changes to the demographic come with the new developments that have been built recently, clearly bringing in younger villagers with families, the survey revealing that 25% of respondents are under 40 years of age, although those over 60 years of age count for half the population!

Despite recent improvements to the bus service, the car still predominates, with 86% of people reliant on a car to access outside services and for travelling to work. When we come to location, unsurprisingly, respondents noted the rural location, but with easy links to the major road system. The sense of 'community' and village facilities and services; shop, cash dispenser, pubs, GP surgery and dispensary, all featured very strongly in responses, as did strong support for the village school and local pre-school facilities.

Understandably, traffic issues featured strongly again, this time around, with over three-quarters of respondents concerned about the speed and volume of traffic and HGV traffic in particular. Policing issues highlighted included the lack of visual presence policing and response to local issues, such as fly-tipping. Anti-social behaviour, relating to dog-fouling in particular, and low but significant, incidents of petty vandalism and fly-tipping were noted in many comments.

Further consultation at the local primary school led to the logo being updated.





## 4. A Plan for Husbands Bosworth Parish

The policies of the Husbands Bosworth Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Husbands Bosworth Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Planning Advisory Committee. This Plan covers the period up to 2031. In drawing up this Plan, the following vision and aims have been prepared:

### A Vision for 2041

The Advisory Committee of the Husbands Bosworth Neighbourhood Plan sought to guide the sustainable and controlled development of the community and established a vision for the Parish up to 2031, the timeframe for the first Neighbourhood Plan. In reviewing the Neighbourhood Plan, the same vision has been retained, updating the terminology to reflect changes brought about by the Regulation 19 Local Plan.

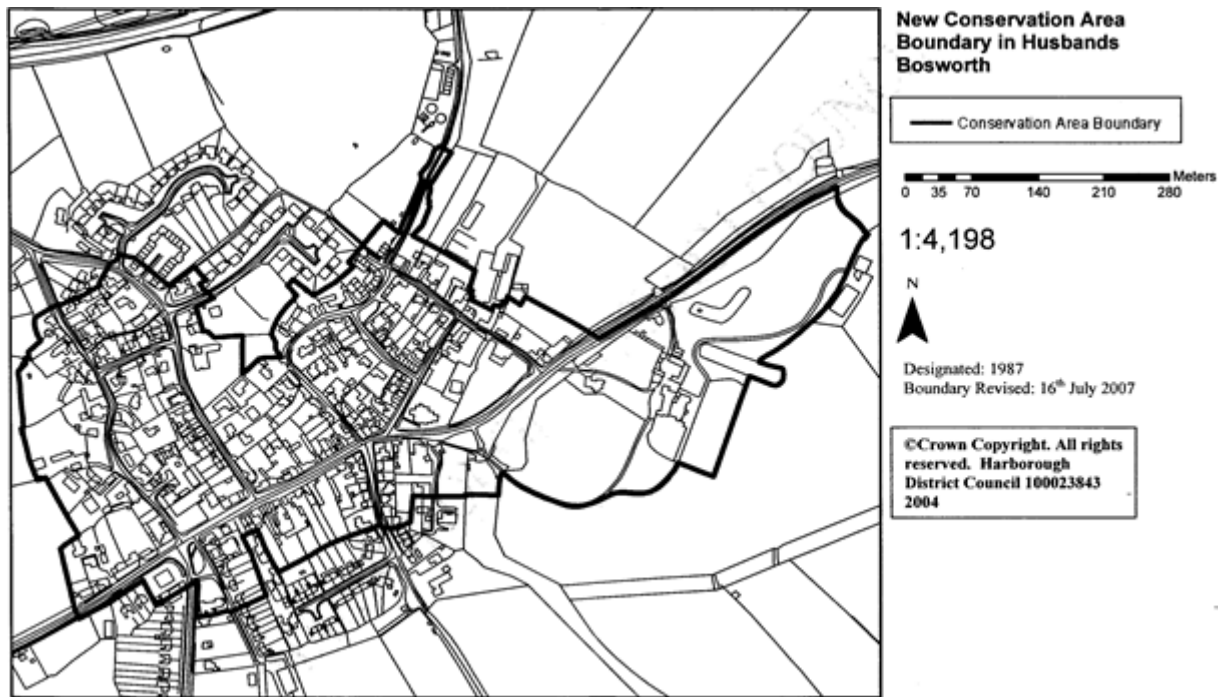
Husbands Bosworth is a Medium Village and, as such, will be a focus for 'modest and proportionate' growth (Regulation 19 Local Plan, paragraph 4.16). The commitment, within the Neighbourhood Plan, is to guide this development and ensure that Husbands Bosworth retains its individuality, rural identity and community pride.

The Neighbourhood Plan will seek to protect the character, heritage, environmental and visual amenity and encourage a natural mix of housing development, employment opportunities, social and leisure facilities that will ensure the future sustainability and viability of our community.

This will be achieved by:

- Allocating a site for measured, proportionate, timely and sustainable residential development up to 2041: eco-friendly in both design and operation and respecting the wishes of the community and design guidelines in the Plan. Smaller windfall sites coming forward through the period of the Neighbourhood Plan will also be considered on their own merits and in light of these criteria.
- Maintaining the high-quality natural environment with protected wildlife interests.
- Retaining and enhancing the character and appeal of the existing Conservation Area and unique assets of the parish, including footpaths, open green spaces and community and recreational facilities.
- Endorsing developments in environmentally acceptable locations that have a positive effect on the sustainability and environment of the parish, including those that mitigate climate change and reduce the village carbon footprint. Opportunities to remove or reduce through-traffic will be sought wherever possible, as will measures to reduce the impact of unavoidable traffic in and through the parish.
- Enhancing and supporting our rural economy through ensuring efficient and timely
- public transport to neighbouring centres and providing an environment for local businesses and home working to flourish in a modern digital age.
- Supporting rural businesses appropriate to the Neighbourhood Area.

Figure 2 – Husbands Bosworth Conservation Area



## Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Husbands Bosworth Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- has appropriate regard to national planning policy;
- contributes to the achievement of sustainable development;
- will not result in less housing development being delivered in the neighbourhood area than would be the case if the Plan were not made;
- takes appropriate account of climate change mitigation and adaptation;
- takes appropriate account of nature recovery; and
- is compatible with human rights requirements and other relevant legal obligations.

## Sustainable Development in Husbands Bosworth

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and notes that these dimensions give rise to the need for planning to perform three roles:

### An economic role

Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Whilst the community of Husbands Bosworth is primarily residential (despite the presence of around 90 businesses), there is a strong desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible.

## A social role

Supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The Husbands Bosworth Neighbourhood Plan seeks to ensure that any new housing delivers a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's health as well as its social and cultural wellbeing. We are particularly looking to encourage the provision of bungalows for older people as well as some smaller and more affordable homes. We are also seeking to support and enhance existing community facilities and to improve services for younger people.

## An environmental role

Contributing to protecting and enhancing our natural, built and historic environment. As part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

Special open spaces within the Neighbourhood Area are protected from development, to protect the village identity and retain the rural nature of its surroundings;

Development preserves and contributes to the attractive local countryside including replacement of any hedging lost, improvement of existing hedging and encouraging new planting.

Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments.

This document sets out local considerations for delivering sustainable development across Husbands Bosworth. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Harborough District and national policies.



Opening the Millennium Wood in 2002



## 5. Neighbourhood Plan Policies

### A: General policies

#### Settlement Boundary

The purpose of a Settlement Boundary is to ensure that sufficient housing and economic activity is available in appropriate locations that will avoid overloading the transport infrastructure and intruding into the local countryside.

Limits to Development were established by Harborough District Council in order to clarify where new development is best located. They can be used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would be unacceptable, generally in the least sustainable locations such as in the open countryside. Developments in the open countryside risk the creation of ribbon development, the merging of settlements and generally detract from the visual amenity of the area.

The Harborough Local Plan (2021-2031) removed Limits to Development as a planning tool, but the Neighbourhood Plan Review has decided to retain the Limits to Development as identified within the Made Neighbourhood Plan and update them as a Settlement Boundary within the Review. The Regulation 19 Local Plan for Harborough continues to exclude Limits to Development.

The built up area of Husbands Bosworth is the main settlement within the parish. In order to maintain its character, there is a need to carefully control where development occurs to protect its open and rural nature.

To direct development to those areas within the settlement that are considered most suitable, The Plan designates a Settlement Boundary for the built-up part of Husbands Bosworth. The redefined Settlement Boundary takes into account recent planning permissions, the site allocated in this Review and supersedes the 'limits' previously set by Harborough District Council and the 'Made' Neighbourhood Plan.

Within the Settlement Boundary, suitably designed and located development is, in principle, acceptable. Some sites within the Boundary are protected from further development but all new developments must comply with the policies in the Plan Review.

It is national and local planning policy that development in the countryside should be carefully controlled. Supporting “the intrinsic character and beauty of the countryside and supporting thriving rural communities within it” is a core planning principle in the NPPF. This approach is also supported by this Plan, in particular, because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for the expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource. Focusing development within the agreed Settlement Boundary will help to support existing services

within villages and help to protect the countryside and the remainder of The Plan area from inappropriate development.

## Methodology

In drawing up the Limits to Development, the Plan Review has applied the following principles, which are the same as with the Made Neighbourhood Plan:

- The development sites with an extant planning permission for residential, community use or employment land on the fringes of the settlement have been incorporated;
- The residential site allocated within the Neighbourhood Plan has been included;
- Defined physical features such as walls, fences, hedgerows, gardens, streams, brooks, allotments, formal leisure uses and roads have been used to define boundaries;
- Non- residential land which is deemed countryside, agricultural, paddock, meadow, woodland or another green-field use has been excluded.

**POLICY G1: Settlement Boundary-** Development proposals will be supported within the Settlement Boundary as identified in Figure 2.

Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled. Appropriate development in the countryside includes:

- For the purposes of agriculture – including farm diversification and other land-based rural businesses;
- For the provision of affordable housing through a rural exception site, where local need has been identified;
- For the provision of a formal recreation or sport use, or for rural tourism that respects the character of the countryside.
- The settlement boundary does not apply to land allocated for strategic development in the Harborough Regulation 19 Local Plan (Policy HB1). Development in this area will be guided by the Local Plan and an approved masterplan.

Figure 2: Settlement Boundary



## Design

Husbands Bosworth Parish has a rich and attractive built environment from its long history, resulting in a wide range of heritage assets, attractive landscapes and distinctive character, as reflected, in part, by the Conservation Area. The Plan seeks to protect this character and heritage.

The NPPF notes that development that is not well designed should be refused, especially where it fails to reflect local design policies.

We seek to ensure that the high-quality built environment is retained through the village and that development is in keeping with the existing housing design.

The Plan seeks to ensure that all development proposals (including minor works) are of good quality and designed sensitively to ensure that the generally good-quality built environment of the Parish is maintained and enhanced, particularly where they are located within or in close proximity to the Conservation Areas and/or a Listed Building or its setting. New designs should respond in a positive way to the local character through careful and appropriate layout use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area in which it is proposed to be situated.

The character and development of various building styles within the village has evolved over time with a specific contribution from three main influences, as follows:

## Agriculture

This part of the upper Welland Valley grows grass in abundance and in the past favoured grazier farming, where livestock was fattened through the spring and summer for autumn slaughter, preservation and supply for the winter. This resulted in a distinctive 'steading' with a minimum of over-wintering facilities and housing for livestock. There were at least sixteen of these in the village, most of which survive today as residences, giving it a definite character.



## Geography

The village lies at the crossing of two important, historic routes: the Coventry to Oundle Turnpike and the Northampton to Leicester road, connecting the administrative, commercial and legal centres of the central shires. Trade and traffic in both directions converged on the village and travellers required food and lodging, shops and services. At one time there were eight public houses and more than 15 shops, mostly along High Street. These well-built facilities have now mainly been turned into residences adding another character to local building style.





## Hunting

Hunting has been an important local industry. Three fox hunts, the Pytchley, Fernie and Woodland Pytchley border Bosworth and several others are within riding distance. The rich had residences within the hunt territories while others rented hunting lodges. All required services, from saddlers to blacksmiths to veterinarians, from plumbers to gardeners to butchers. Many of the distinctive features of this diversity of hunt servicing survive, albeit as residences, from the solid hunting lodges and stabling to the 'ghost' shop and workshop frontages still visible today.



On top of this framework and further house building during Victorian times, there have been a series of developments since the 1930s. Council housing replaced older, insanitary and unsafe cottages with few styling cues from existing buildings, but time has mellowed these into part of the village mix. From the 1970s social and economic changes brought private estate development into our housing, again with little sympathy for the existing scene, although, once more, time has provided acceptance of their place in the village landscape. More recent developments have, for planning, marketing and equity reasons, taken their design cues from wider historic styles, materials and context.

Objective 9 of the Local Plan (2011-31) requires new development to be 'of high quality and sustainable design which reflects local character and distinctiveness, provides attractive, healthy and safe environments, respects residential amenity and promotes sustainable behaviours ...'. Policy GD8 permits development which achieves a high standard of design.

**Policy G2: DESIGN STANDARDS** – All development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the neighbourhood Area. Any new development application should make specific reference to how the design guide and codes (Appendix 1) have been taken into account in the design proposals. New development should consider the prevailing area type in which the proposal resides and seek to contribute to and enhance the existing character.



Marsh Drive, 2018

## B: Housing

It is recognised that the provision of new housing helps to support existing community facilities such as shops and pubs and helps to achieve the aim of providing a balanced and sustainable community.

Various consultation activities have shown that residents are not opposed to development but are concerned that house building is not disproportionate and that where it takes place it does not have an adverse impact on the character of the Parish or result in inadequate infrastructure.

The Husbands Bosworth Neighbourhood Plan Review is a key part of securing sustainable development as described in Section 2 of the NPPF (2024) which states that all plans should provide a positive vision for the future of its area and provide ‘a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings’. (Paragraph 15).

When considering development proposals, the Plan takes a positive approach that reflects the presumption in favour of sustainable development.

Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

As the Harborough Local Plan (2019) states ‘The full objectively assessed housing need for the Leicester and Leicestershire Housing Market Area is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for Harborough District is 532 dwellings per annum between 2011 and 2031 (Housing and Economic Needs Assessment), giving a total plan requirement across the 20-year plan period of 10,640 dwellings’. (Paragraph 5.1.3).

The Local Plan incorporates a 20% buffer and therefore makes provision for 12,800 dwellings from 2011 to 2031. Of this, 8,150 dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) leaving a residual requirement of 4,650 dwellings up to 2031.

The Harborough District Authority Monitoring Report 2021/22 (published March 2023) updated these figures as follows ‘During the 2021/22 monitoring period 1,026 new dwellings were completed, of which 231 were Affordable Homes: 66 Social Rented, 68 Affordable Rented and 97 Shared Ownership’ (Paragraph 4.2).

In February 2025, Harborough District Council issued its Regulation 19 version of the new Local Plan. This Regulation 19 Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for development. Husbands Bosworth is classified as a ‘Medium Village’ along with Great Bowden, Houghton on the Hill, Ullesthorpe and Billesdon.

The emerging Local Plan identifies the housing requirement for Harborough District as 13,182 between 2020 and 2041. The annual housing requirement is 657 homes per year between 2020 and 2036, and 534 homes per year between 2036 and 2041.

Policy DS01 in the emerging Local Plan identifies a net housing requirement for Husbands Bosworth of 105 homes. Policy SA01 allocates a single site for residential development for 105 dwellings on land east of Welford Road within the Neighbourhood Area.

The housing requirement for Husbands Bosworth is a minimum requirement. Through the Neighbourhood Plan, the opportunity has been taken to positively plan for development within Husbands Bosworth that meets a local need and helps to support local services by undertaking an allocation for residential development. This will enable the Parish to secure the growth that is recognised as being necessary through appropriately sized developments in locations that are favoured by the community, avoiding the uncertainty that comes with speculative development proposals that threaten the character of the village into the future.

The Neighbourhood Plan supports a single residential site for 55 dwellings. The Neighbourhood Plan also states how new housing should be designed with an updated design guide and code, the housing mix and tenure required based on an updated Housing Needs Assessment (Appendix 2) which utilises Census data from 2021 as well as promoting the improvements to infrastructure that are needed locally.

In considering development proposals, the Neighbourhood Plan takes a positive and supportive approach with a presumption in favour of the sustainable development contained in the NPPF and Harborough Local Plan.

## Residential Site Allocation

The allocation of the site shown below under policy H1 will enable the Parish to secure the growth necessary up to 2041 to both help to sustain the local community and its limited services as well as contributing to the District's housing target through a location that is favoured by the community.

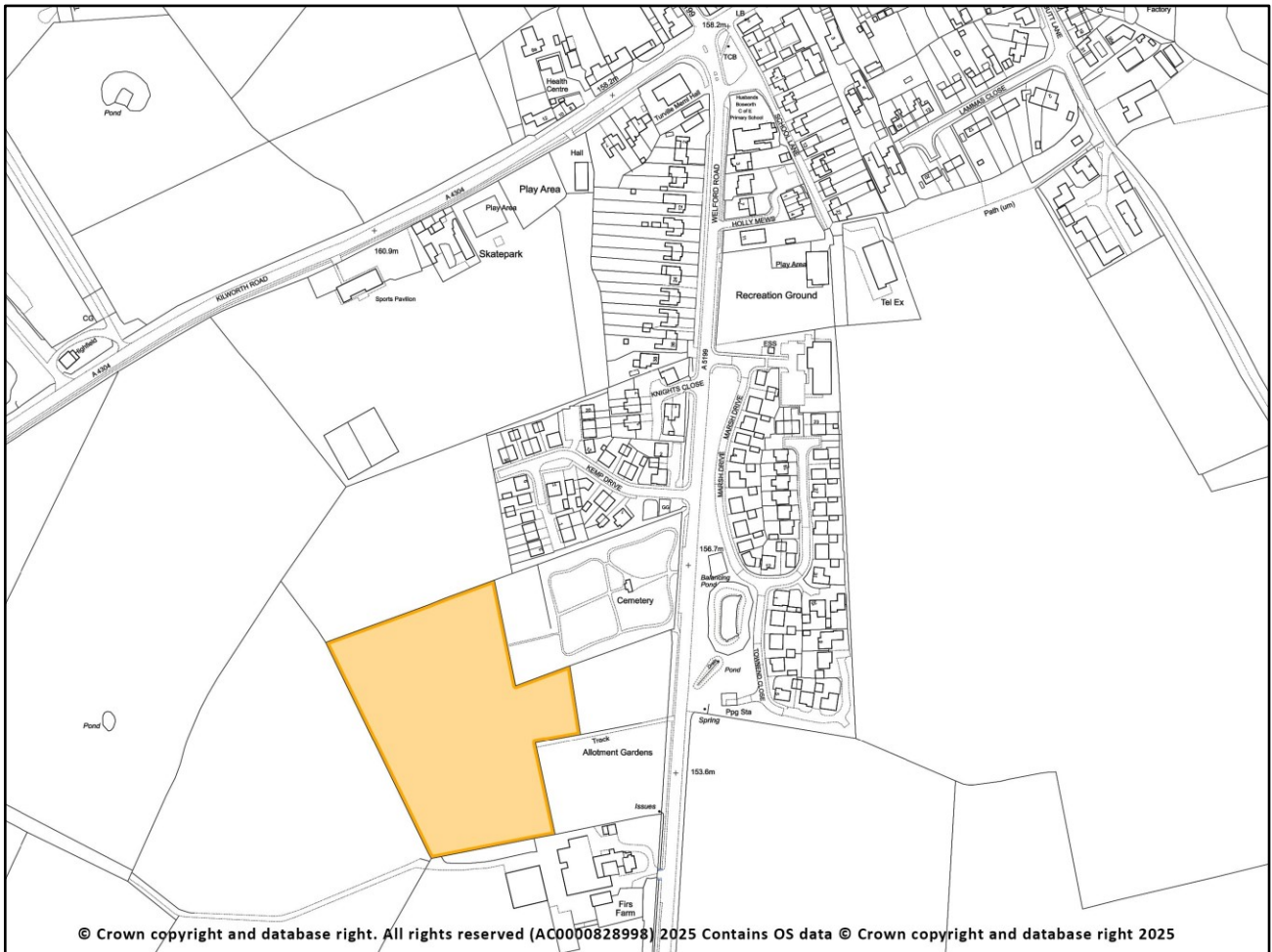
There are 22 known potential development sites within the Husbands Bosworth Neighbourhood Area. These have been identified following a review of Harborough District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) and sites submitted to the Neighbourhood Plan Call for Sites. Each site was assessed both through the SHELAA and an independent site assessment process, commissioned through Locality's technical support programme and included as Appendix 3.

As a result of these processes, the following site is allocated through the Neighbourhood Plan review.

**POLICY H1: RESIDENTIAL SITE ALLOCATION-** The plan makes provision for 55 new dwellings in Husbands Bosworth up to 2041. This is met by land being allocated for residential development at land off Welford Road as shown in figure 3. Development will be supported subject to the following criteria:

- a) The development will provide for around 55 dwellings;
- b) A footpath of stone construction will be provided from the site to the adjoining play area and to the community wood;
- c) A car park will be provide to serve the adjacent allotments; and
- d) An assessment of the landfill site is required as part of the planning application and any agreed mitigation measures undertaken.

Figure 3 – Residential Site Allocation



## Housing Mix

It is important that any local housing growth helps to meet the changing population and needs of the Parish. This is especially important as there is some evidence that the housing type of the Parish is unbalanced. In particular, there are relatively more larger properties and relatively fewer small dwellings. There is also evidence of under-occupancy of properties.

The Housing Needs Assessment (May 2025) shows that in 2021, semi-detached and detached houses make up 71% of Husbands Bosworth's housing, while flats and terraced houses account for just 8% and 15%. The percentage of 4+ bedroom housing has increased since 2011 (by 56%).

As with most areas in the UK, Husbands Bosworth's population appears to be ageing, and will continue to do so over the Neighbourhood Plan period unless development succeeds in attracting a more balanced demographic profile. The three younger age categories (of 0-14, 15-24 and 25-44) are all underrepresented when compared to England.

The Housing Needs Assessment concludes that it may be appropriate for new dwellings in the Parish to contribute toward the creation of more variety in Husbands Bosworth's dwelling stock, by offering a range of dwelling types and sizes, with prioritisation of medium-sized dwellings overall in order to widen choice. It also supports prioritising dwellings that would be appropriate to accommodate the area's growing elderly population.



Both the Housing Needs Assessment and the 2022 HENA suggest that the majority of market housing provision should focus on 3-bedroom, followed by 2-bedroom homes.

**POLICY H2: HOUSING MIX-** Major residential development (10 or more dwellings) must provide a mix of housing informed by up to date evidence of local need (for example the Housing Needs Assessment (Appendix 2) and the Leicester and Leicestershire HEDNA, as updated). The provision of smaller homes and homes suitable for older people will be supported. Major residential development should provide a greater proportion of 1 or 2 bedroom homes than 4+ bedroom homes

## Affordable Housing

The NPPF (2024) defines affordable housing as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’. The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, discounted market sale housing and other affordable housing routes to home ownership. The Government has subsequently introduced ‘First Homes’ as an Affordable Housing product.

The Local Plan contains a requirement to provide a minimum of 40% affordable units on-site for all developments on relevant housing sites, these are defined as being of more than 10 dwellings or with a combined gross floor-space of more than 1,000 square metres.

Local consultation has demonstrated support for more affordable units to be provided across a range of tenures.

In line with the HEDNA report the Husbands Bosworth Neighbourhood Plan seeks a tenure split for the affordable housing as 75% social and affordable rented and 25% low-cost starter homes for sale.

Home ownership is the dominant tenure in Husbands Bosworth, making up 76% of the NA’s total stock—higher than England (62%) and similar to Harborough (76%). Social rent (8%) and private rent (15%) account for smaller shares in Husbands Bosworth. Shared ownership remains minimal across all three geographies, comprising 1-2% of the total tenure mix.

These trends may be becoming more pronounced, with home ownership increasing by 32% (110 units) since 2011. While shared ownership grew by 17%, this only represents two additional households due to the low starting point in 2011.

The Housing Needs Assessment (Appendix 2) revealed a large gap between the spending power of average income households (£47,700 in 2020) and those earning the lowest 25% of incomes, particularly where the household in question has one earner (£20,494 in 2023). Nevertheless, even average income households fall below the affordability threshold required to afford an average home through market ownership.

The adopted Local Plan sets a tenure mix of 75% social/affordable rented housing and 25% affordable home ownership. However, the Qualifying Body wishes to expand affordable home ownership and proposes adjusting this to 60% social/affordable rented and 40% affordable home ownership in the Husbands Bosworth Neighbourhood Area, as suggested by the Housing Needs Assessment. The high

property prices and lack of shared ownership options in areas like Husbands Bosworth justify increasing affordable home ownership, ensuring greater housing choice for local residents.

Consultation has demonstrated support for affordable units to be provided for those individuals in housing need who have a local connection so that local need is prioritised. Similarly, the provision of First Homes or Shared Ownership Homes will also be supported to help achieve a balanced community. The Plan supports the provision of more affordable housing within the Husbands Bosworth Parish. It is also felt that development should make provision for the increasing numbers and demand of older members of the population and those with specialist care needs. When asked about the importance of various housing types in new developments, respondents in the parish survey showed the strongest preference for starter homes (now First Homes), and shared ownership.

**Policy H3: AFFORDABLE HOUSING – New housing development proposals should provide a tenure split of around 60% social and affordable rented housing and about 40% affordable home ownership.**

The affordable units should be integrated within the design and layout of a development such that they are externally indistinguishable from market housing on the same site.

The provision of smaller homes, especially for young families and young people and for older people, will be supported, as is the provision of affordable housing for people with a local connection.

## Windfall sites

A windfall site is defined in the NPPF as one which has not been specifically identified in the development plan. The sites usually comprise previously developed land that has unexpectedly become available.

**POLICY H4: WINDFALL SITES – Well-designed residential development on infill and redevelopment sites within the Settlement Boundary will be supported where such development: a) is within a gap within the built-up area; and b) respects local character; and c) retains existing natural boundaries, such as trees, hedges and streams; and d) does not reduce garden space to an extent where it unacceptably impacts on the character of the area, the amenity of neighbours and the occupiers of the dwelling or has an unacceptable heritage or environmental impact.**

# C: The Natural, Historic and Social Environment

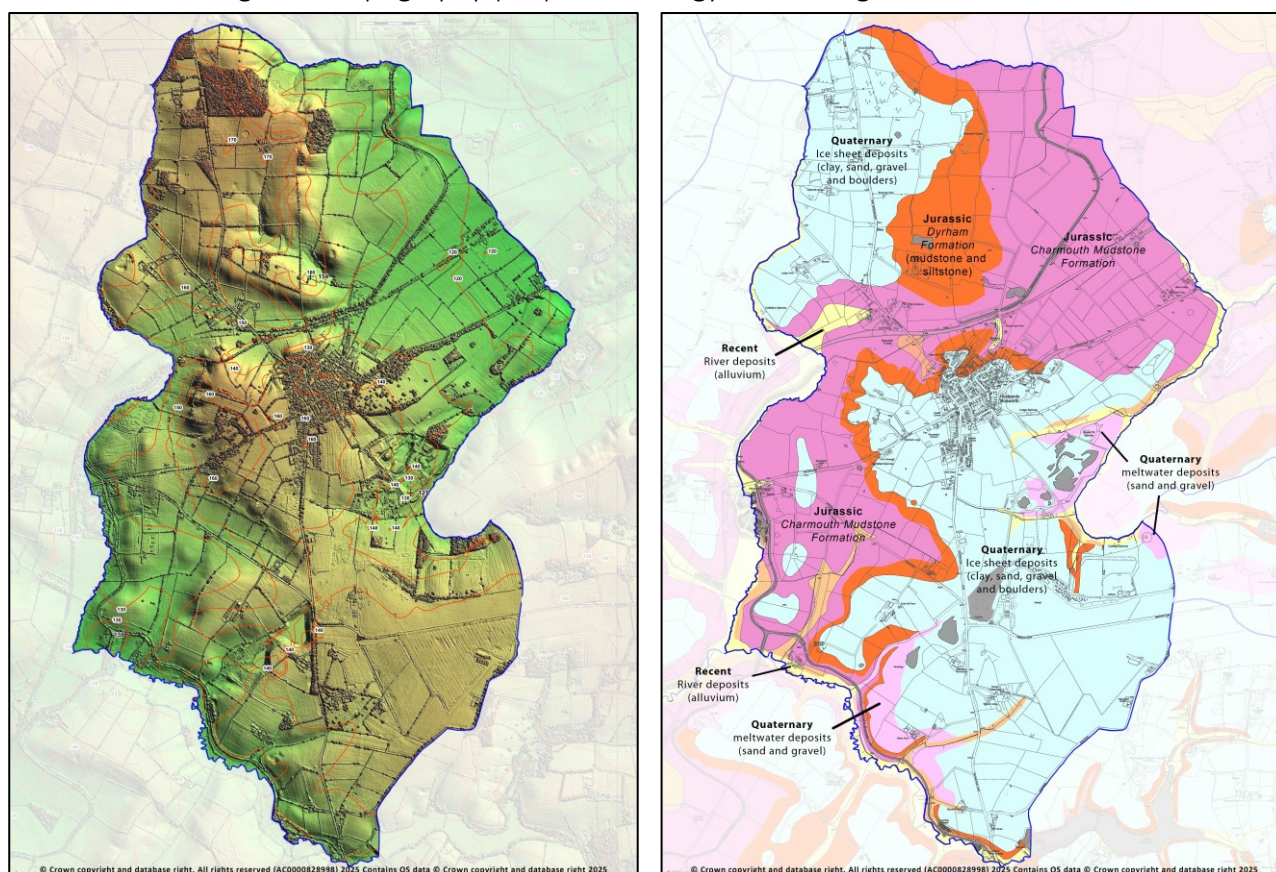
## Introduction

### Landscape, geology and setting

The Neighbourhood Area coincides with the Civil Parish of Husbands Bosworth. It lies in a deeply rural part of South Leicestershire. Its southern boundary, with Northamptonshire, follows the upper River Avon and is probably ancient. The village itself is located on a ridge, part of a modest escarpment of Jurassic rocks (which outcrop in places) that extends northeast into Leicestershire and Lincolnshire and southwest to Gloucestershire and beyond. The ridge is a significant watershed between the Avon (flowing into the Severn and the Bristol Channel) and the Welland (running into the North Sea).

The Jurassic bedrock is mostly clay and siltstone, dated at some 200 million years. These are covered, on the high ground, by 300 thousand-years-old Ice Age deposits of ‘boulder clay’, sand and gravel. The latter are an important local mineral resource. The overwhelmingly impermeable nature of the local geology is an important contributor to surface water run-off and to flooding, both in the Area and downstream.

Figure 4: Topography (left) and Geology of the Neighbourhood Area



Thanks to the varied topography and geology, the landscape includes rolling ‘high Leicestershire’, much of it still pastoral, in the north and an area of more intimate, narrow valleys and hillslopes with small fields and woodland around the village, and high plateau country, largely under arable cultivation, in the south. This landscape combination provides surprisingly impressive, extensive vistas as well as

more 'secret', local views close to the village.

## Historic environment

The role of history in creating the landscapes of the parish and the setting of the village is both universal and particular. Husbands Bosworth, like many settlements in South Leicestershire, can be shown to be the result of an interaction between human activity, topography and geology over many millennia. It is this characteristic historic environment that this Plan seeks to protect.

Archaeological finds and excavations show that the landscape of the Area was inhabited, at least intermittently, through the prehistoric era from the Palaeolithic (flint scatters) through the Neolithic/Bronze Age and into the Iron Age. An Anglo-Saxon burial and the placename dates the foundation of the modern village in the so-called 'dark ages' after the end of the Roman occupation:

### History from a place-name

#### ***Husbands Bosworth***

'Bar's enclosure' or perhaps, 'boar's enclosure'. [Husband, 'husbandman, farmer', was prefixed in the 16<sup>th</sup> century to distinguish from *Market Bosworth*, which has a different etymological origin.]

#### **Elements and their meanings:**

- **Bar** (Old English) personal name OR
- **Bār** (Old English) A boar (wild or domestic)
- **Worð** (Old English) An enclosure

Many elements of the medieval landscape survive, including the church, village earthworks and ridge and furrow, while buildings and structures (ornamental garden, railway, canal, cottages, brickworks, etc.) take the story through the 17<sup>th</sup> to 20<sup>th</sup> centuries. Also significant for local history (and recent living memory) are features (airfield, prisoner of war camp) surviving from the Second World War, and gravel pits dating from the 1950s-on.

## Natural environment

Settlement has had a profound effect on native habitats. Surviving semi-natural areas are the result of the interaction between Husbands Bosworth's human activity and natural ecological processes. They include areas of woodland, species-rich hedgerows, natural and artificial watercourses and ponds, disused quarries, and grassland of ecological value.

These survivors are now few and far-between, and the community has come to realise that, if any biodiversity is to be maintained in the Plan area, what remains should be protected and nurtured wherever possible. This is in recognition also of the wider benefits of biodiversity including health and wellbeing.

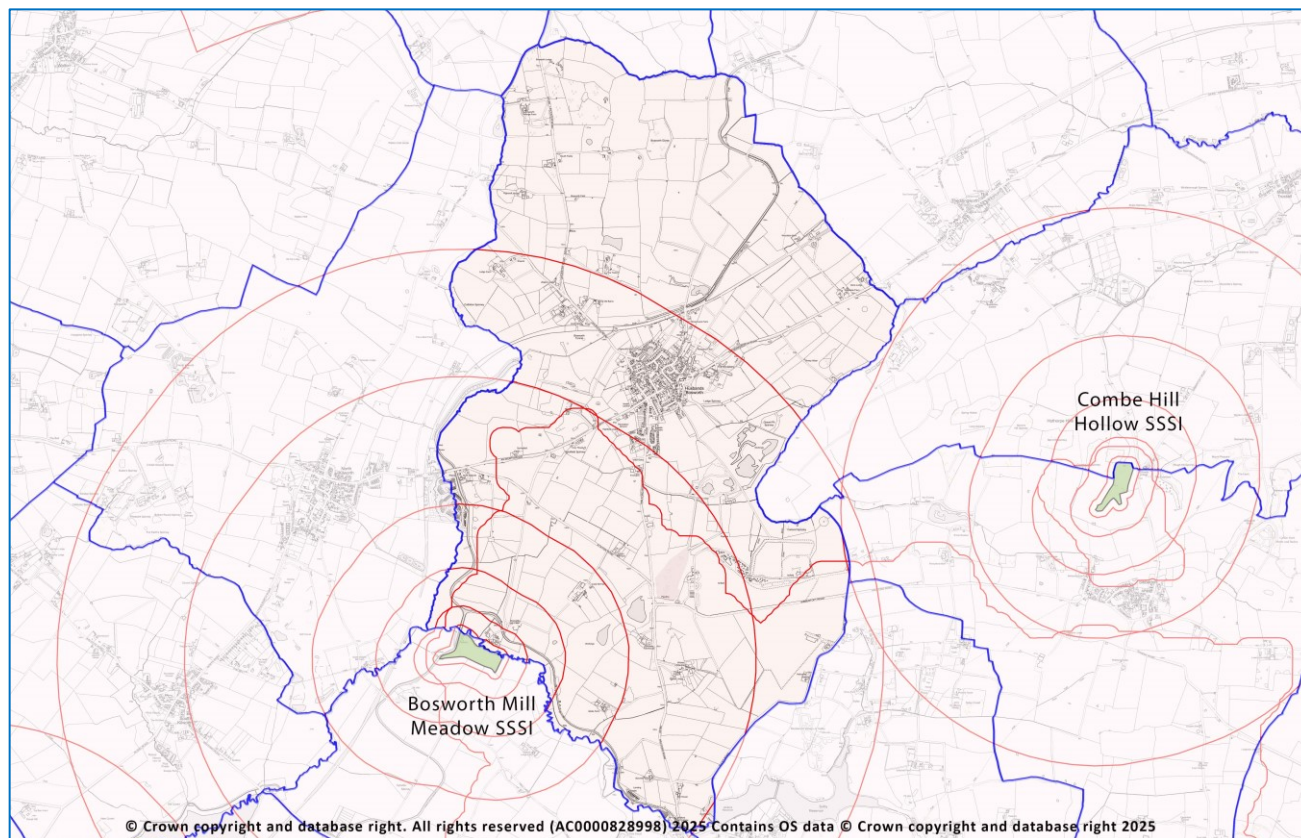
## Existing environmental designations

The Plan Area is located partly in National Character Areas (NCA) *89 Northamptonshire Vales*, *94 Leicestershire Vales* and *95 Northamptonshire Uplands*. NCAs are landscape areas defined by Natural England for planning purposes.



In the natural environment there are 34 areas of *Priority Habitat* and other habitat designations (Natural England), together with 12 *Local Wildlife Sites* (LWS) and 16 *Historic and Potential Local Wildlife Sites* in the Leicestershire Environmental Records Centre (LERC) database. There are no Sites of Special Scientific Importance (SSSIs) in the Neighbourhood Area, but two lie just beyond the Area boundary and their *Impact Risk Zones* as mapped by Natural England (figure 5) will need to be taken into account when development proposals in Husbands Bosworth are prepared and scrutinised.

Figure 5: Nearby Sites of Special Scientific Interest (SSSIs) and their Impact Risk Zones



In the historic environment there is one *Scheduled Monument*, 28 *Listed Buildings*, and 73 further 'monuments' (sites and features of historical environment significance; Historic England and/or Leicestershire Historic Environment Records, HER), of which some 37 are of direct relevance to Neighbourhood Plan policies.

## Environmental inventory

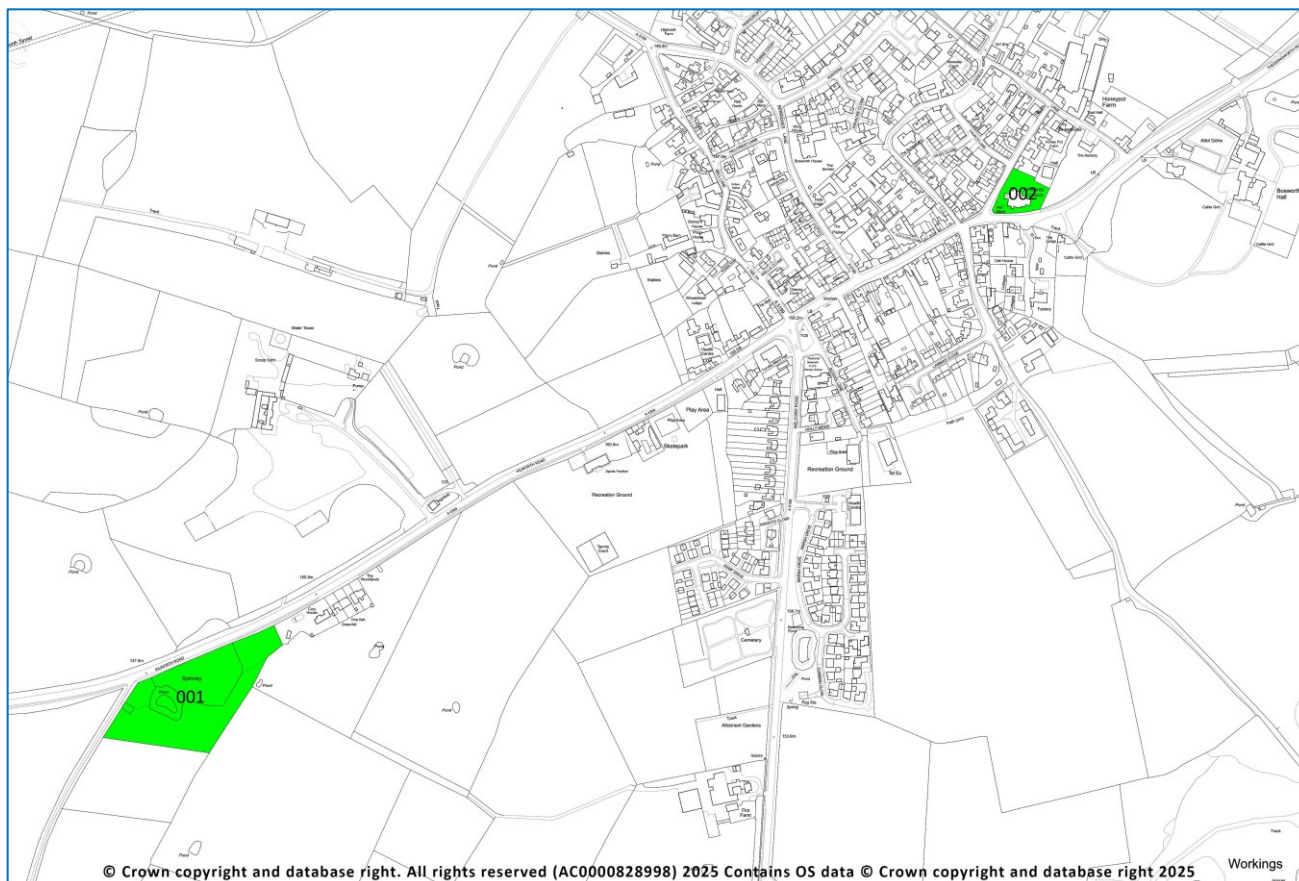
A comprehensive field-by-field inventory of the environmental components of the Area was carried out during 2017-18 for the Made Neighbourhood Plan (2021). It provided the baseline for an update for this Review Plan; the latest existing designations for the natural and historic environments have been added, all potential Local Green Spaces and Open Space, Sport & Recreation sites (OSSRs) have been re-assessed, and up-to-date 'local detail' has been incorporated where relevant.

## Local Green Spaces

The Made 2021 Husbands Bosworth Neighbourhood Plan designated two sites as Local Green Spaces (LGSs), but they are not shown as such on the Harborough Council Local Plan (2019) Policies Map. In

order to ensure completeness and an evidence-based balance between the different protections given to LGSs and OSSRs by the National Planning Policy Framework (2012 to 2024), the review of all potential Local Green Spaces and Open Space, Sport & Recreation sites undertaken for this Review Plan (noted above) therefore re-assessed the two Husbands Bosworth LGSs along with all other open spaces in the Area (see Policy ENV 2). Two sites are now designated as Local Green Spaces (evidence base, Appendix 5). Statutory protection ensures that these most important places in Husband Bosworth’s natural and human environment are protected for future generations.

Figure 6: Local Green Spaces



**POLICY ENV 1: LOCAL GREEN SPACES** – The areas listed below and identified on Figure 6 and Appendix 4 are designated as Local Green Space, which will be protected in a manner consistent with the protection of land within the Green Belt.

Millennium Wood (figure 6, map reference 001)

All Saints churchyard (002)

## Open Space, Sport & Recreation sites

The Made 2021 Husbands Bosworth Neighbourhood Plan had no policy for Open Space, Sport & Recreation sites (OSSRs). The Planning status of OSSRs generally (nationally and in Harborough District) and their relevance to Neighbourhood Plans has been clarified by the Making of numerous Neighbourhood Plans with an OSSR policy in recent years. This Review Plan has therefore assessed all *de facto* and potential OSSRs in the Neighbourhood Area, including all the sites now included in the Harborough Council audit (*HDC Open Spaces Strategy, 2019*) and shown on the *HDC Policies Map (2019, for the 2018 Local Plan)* and others identified by the community as meeting the criteria for

designation and using the open space typologies recognised by HDC.

Twenty-one OSSRs in the Husbands Bosworth Neighbourhood Area are recognised by this Plan and covered by Policy ENV 2.

POLICY ENV 2: IMPORTANT OPEN SPACES- The following open spaces [Figures 7.1 and 7.2, details Appendix 4] are of high local value for sport, recreation, function and/or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Old (Lower) Green (figures 7.1 / 7.2, map reference 003) HDC OSSR (unnamed) in Local Plan 2011-31 Appendix H and on policies map 2019. *Amenity Open Space*

Broad Lane verges and hedgerows (004) OSSR, this Plan *Amenity Open Space* and *Natural Greenspace*

Bell Lane/ Berridges Lane verge (005) OSSR, this Plan *Amenity Open Space* and *Natural Greenspace*

Upper Green (006) HDC OSSR as Village Green 2 in Local Plan 2011-31 Appendix H and on policies map 2019. *Amenity Open Space*

Marsh Drive / Townsend Close Open Space (007) OSSR, this Plan. Also HDC OSSR in emerging Local Plan 2021-41 and on draft policies map 2025. *Amenity Open Space*

Sports field, pavilion, tennis court & play area [and skatepark?] (008) HDC OSSR as Playing Fields, Kilworth Road in Local Plan 2011-31 Appendix H and on policies map 2019. *Sports facility; also Recreation Ground and Facilities for children and young people*

Cemetery (009) HDC OSSR as Cemetery, Welford Road in Local Plan 2011-31 Appendix H and on policies map 2019. *Burial Ground*

Husbands Bosworth allotments (010) Comprises two HDC OSSRs as Allotments, Welford Road (Leics CC) and Allotments 1 Welford Road (Trustees) in Local Plan 2011-31 Appendix H and on policies map 2019

Bosworth Hall entrance verges (011) HDC OSSR (unnamed) in Local Plan 2011-31 Appendix H and on policies map 2019. *Amenity Open Space*

Bosworth Hall parkland (012) HDC OSSR as Parkland Bosworth Hall in Local Plan 2011-31 Appendix H and on policies map 2019. *Natural greenspace*

(013) HDC OSSR as Woodland Roadside Belt, Theddingworth Road 3 in Local Plan 2011-31 Appendix H and on policies map 2019. *Natural greenspace*

(014) HDC OSSR as Woodland Roadside Belt, Theddingworth Road 2 in Local Plan 2011-31 Appendix H and on policies map 2019. *Natural greenspace*

(015) HDC OSSR as Woodland Roadside Belt, Theddingworth Road in Local Plan 2011-31 Appendix H and on policies map 2019. *Natural greenspace*

Primary School field, play area, etc. (016) HDC OSSR as School Playing Field in Local Plan 2011-31 Appendix H and on policies map 2019. *School; Facilities for children and young people; sport facilities*

Canal cutting (017) HDC OSSR as Woodland Belt by Canal in Local Plan 2011-31 Appendix H and on policies map 2019. *Natural greenspace*

Fishing Lake (018) HDC OSSR as Fishing Lake Husbands Bosworth in Local Plan 2011-31 Appendix H and on policies map 2019. *Sports; Natural greenspace*. NB boundary redefined to include lakeside grass etc., for access by anglers

Kilworth Marina (part in Husbands Bosworth) (019) HDC OSSR as Kilworth Marina on HDC Local Plan policies map 2019 but not in Local Plan 2011-31 Appendix H



Kemp Drive open spaces (020) OSSR, this Plan *Amenity open space*

Gravel Pit Lane verge (021) OSSR, this Plan *Greenway*

Marsh Drive roadside verge (022) OSSR, this Plan *Greenway*

Butt Lane bridleway (023) OSSR, this Plan *Greenway*

Figure 7.1: Open Space, Sport & Recreation sites, Plan Area

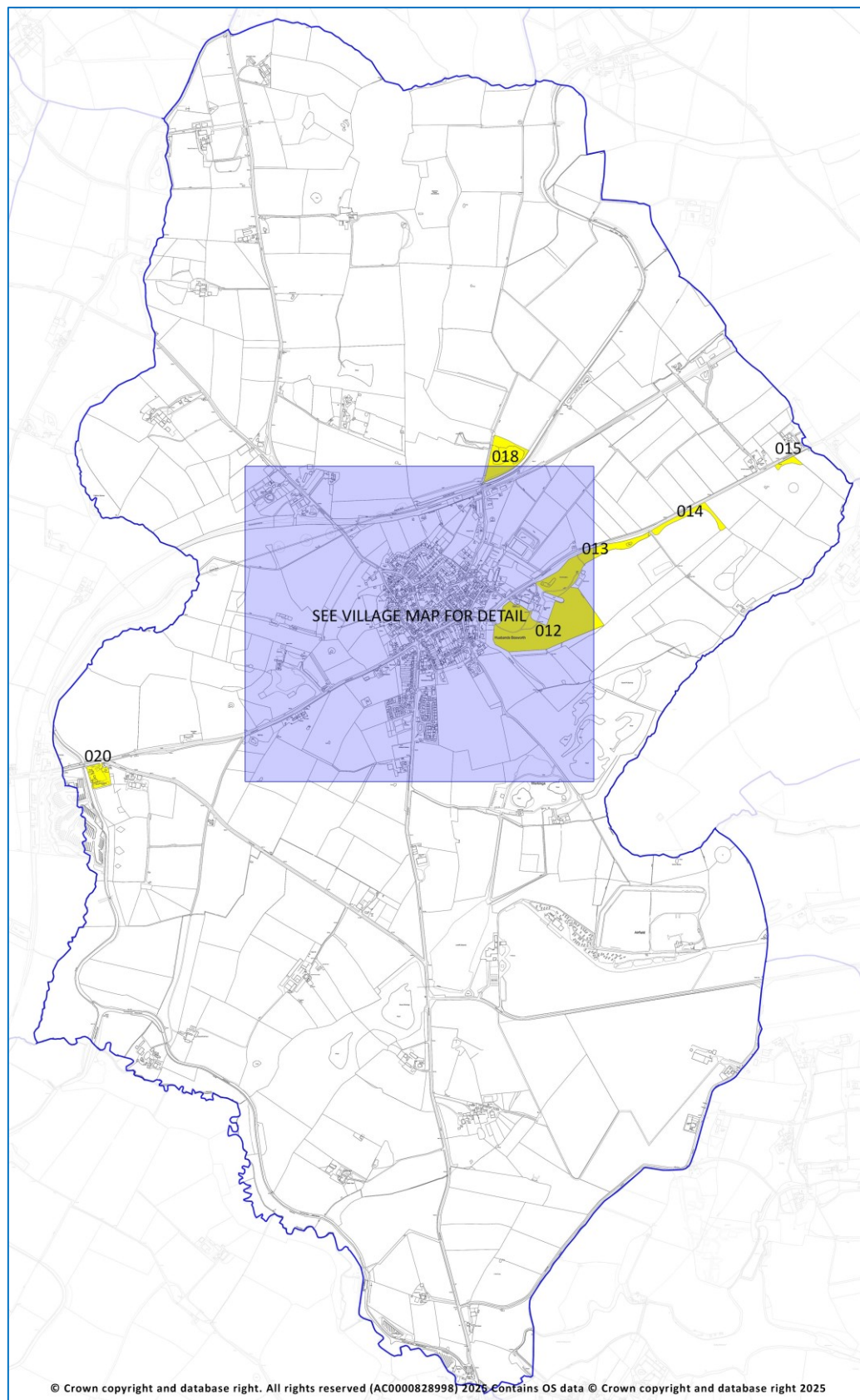
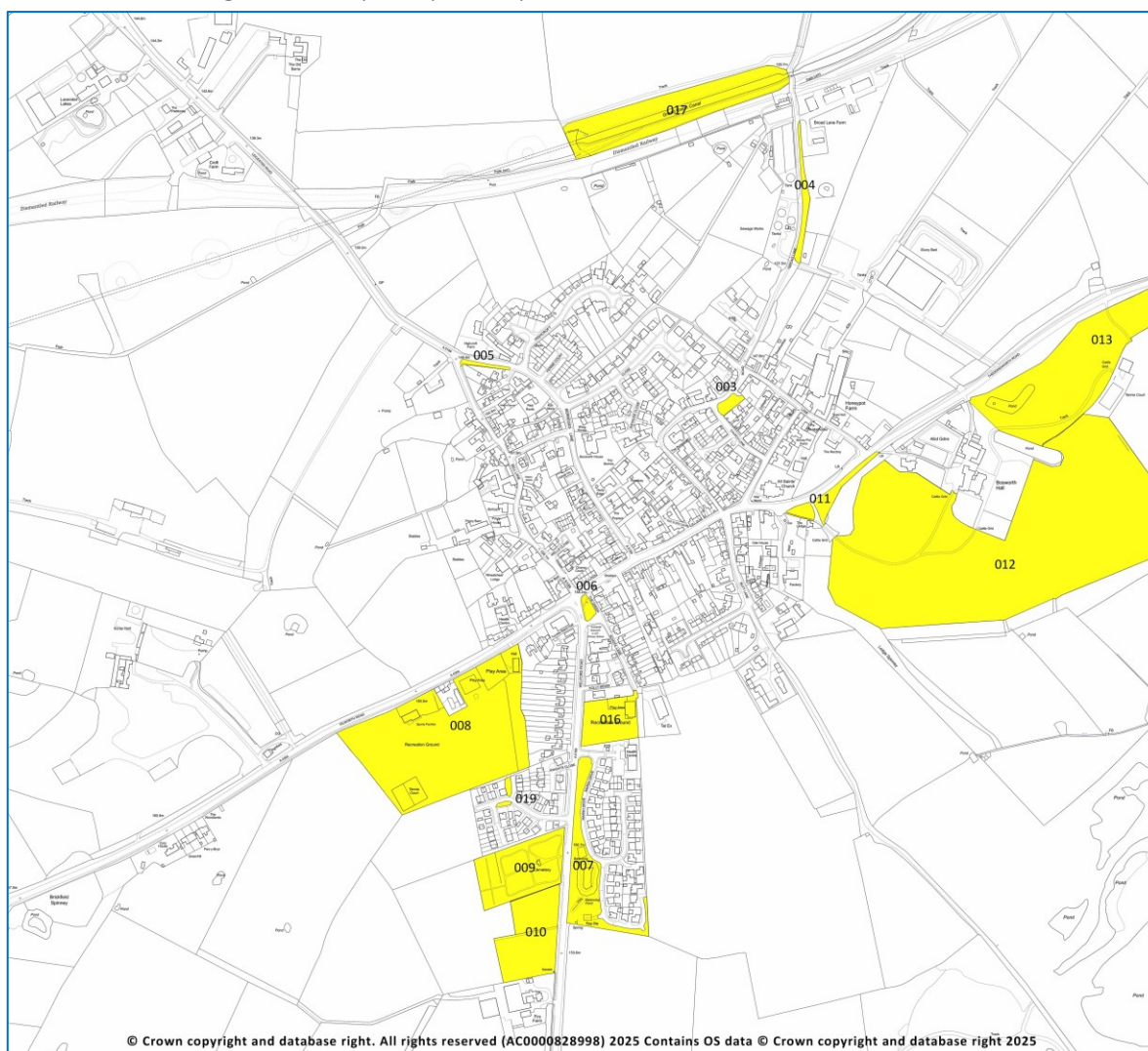




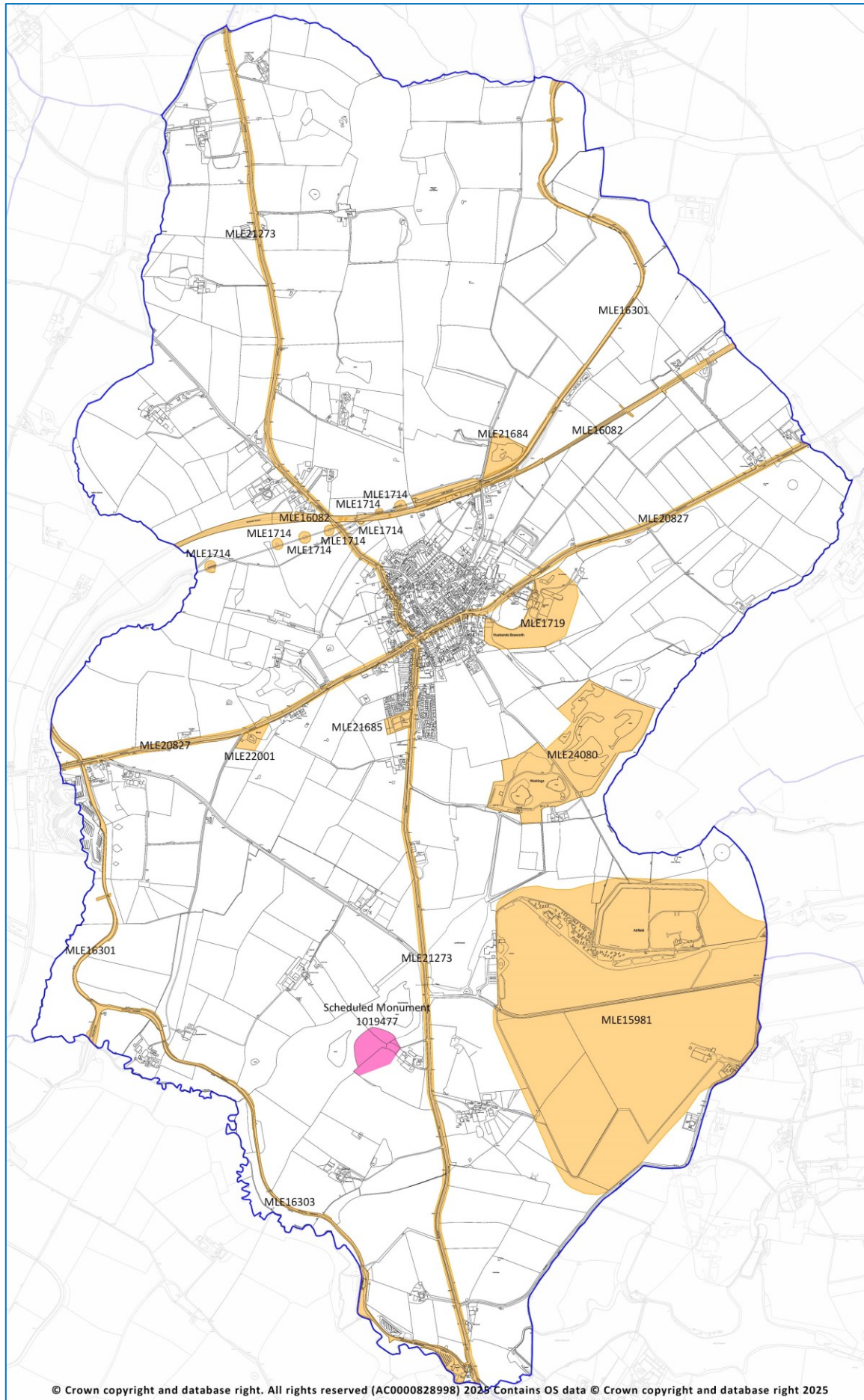
Figure 7.2: Open Space, Sport & Recreation sites, central area



## Sites of Historic Environment significance

Some 75 sites and features in Husbands Bosworth have been recorded nationally and locally as being important for (at least local) archaeology, history and heritage. One is a Scheduled Monument (and has statutory protection); the others are in the Leicestershire Historic Environment Record and/or are mapped in Historic England's *Heritage Gateway* online service. Of these, 12 are relevant to Neighbourhood Plan policies because they are extant (with upstanding features or visible expression in the landscape) or there is proven buried archaeology on the site. Findspots, and other sites from which the archaeological interest has been removed, rescued or collected, or has been destroyed by permitted development, have been excluded as having nothing of significance surviving to be protected. The majority of the omissions – they are the records of statutory 'watching brief' archaeology, excavations and discoveries on the sites of sand and gravel quarries that were given planning consent in the late 20<sup>th</sup> century – show how relatively important the Area is, in a County-level context, for history. The map (figure 8) shows their locations.

Figure 8: Sites of Historic Environment significance





POLICY ENV 3: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – The sites mapped in figure 8 are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the local benefit of any development that would affect or damage them.

## Ridge and furrow

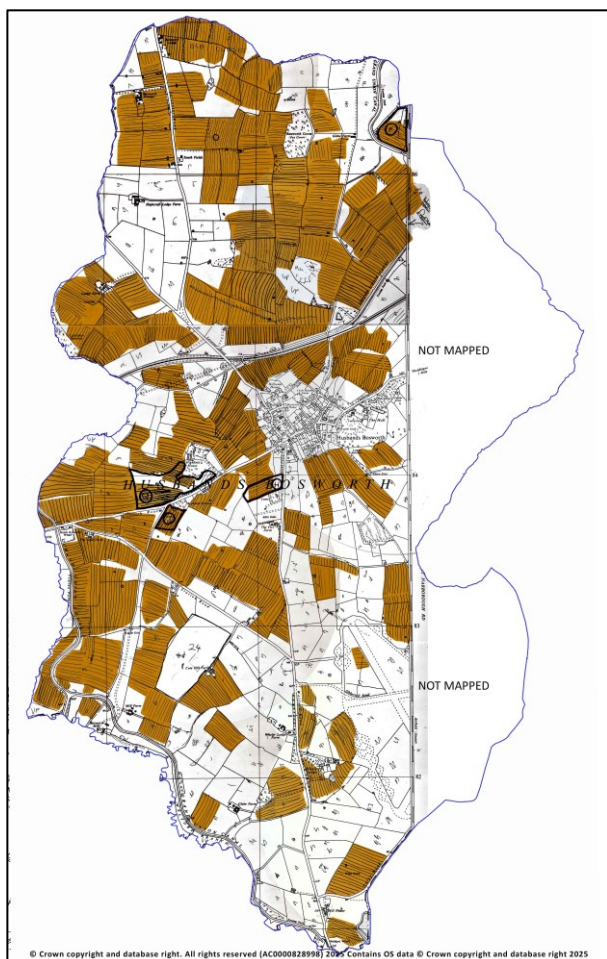


Figure 9.1: Ridge and furrow, c.1947

Adapted from documentation in Leicestershire Historic Environment Record

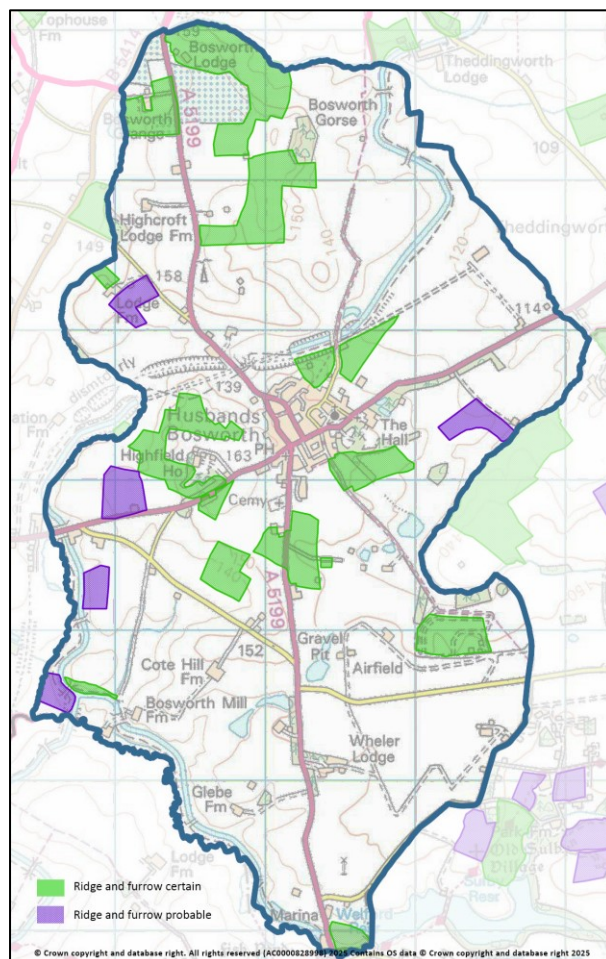


Figure 9.2: Ridge and furrow, 1999

*Turning the Plough 2* survey (Historic England, via Leicestershire Historic Environment Record)

From early times, the local area was farmed using the open field system. Three fields radiated from the village, northeast, south and west, and they were worked on a rotational basis. This method of farming largely prevailed until 1764, when an Act to enclose the open fields was granted. This was a time of agricultural improvement, and the result was that the ridges and furrows of the ancient ploughlands were ‘fossilised’ where it remained under permanent grass, preserving the layout of the medieval strips. In the mid-20th century, a new agricultural revolution began, using modern ploughs that quickly obliterate all trace of ridge and furrow.

Aerial photography by the RAF immediately after WW2 shows that ridge and furrow covered some 40% of the parish (the airfield had recently taken several hundred hectares) (figure 9.1). By the 1990s a survey by English Heritage (*Turning the Plough 2*) mapped ridge and furrow at only about 12% (figure 9.2), at which point the national historic value of ridge and furrow – in its way, a record of medieval

England as important as its parish churches – was realised ‘... As the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance’ (Turning the Plough, as above.)

In English legislation ridge and furrow (except for the few areas that are Scheduled Monuments) is not statutorily protected. While individual fields in Husbands Bosworth are not claimed to be of national importance, any further, avoidable, loss would be irreversibly detrimental. Historic England strongly recommends treating all surviving ridge and furrow as non-designated heritage assets, and this is the approach taken in this Plan. The current distribution of surviving ridge and furrow was re-surveyed in 2018 for the 2021 Made Plan and has now been checked and updated to record the position in 2025 (figure 9.3).

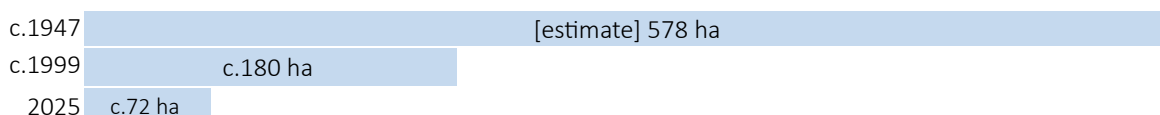
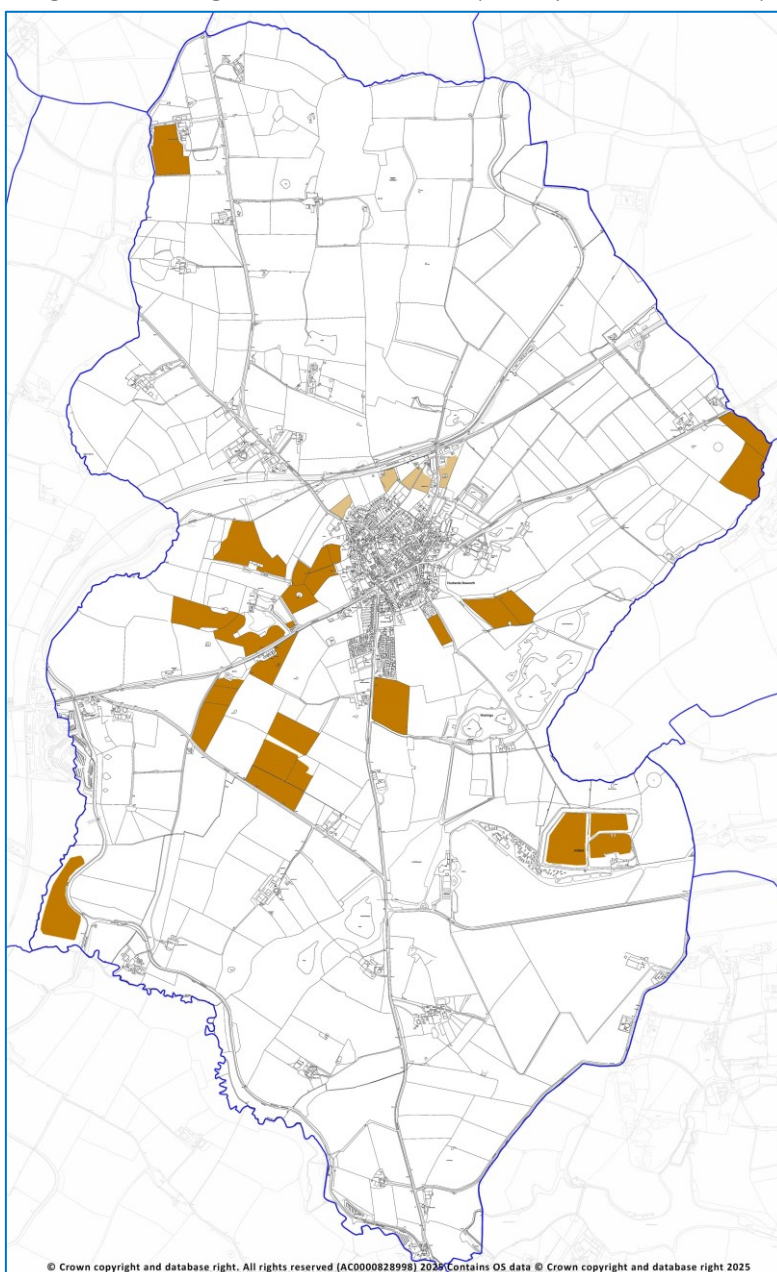


Figure 9.3: Ridge and furrow, 2025 (surveyed for this Plan)



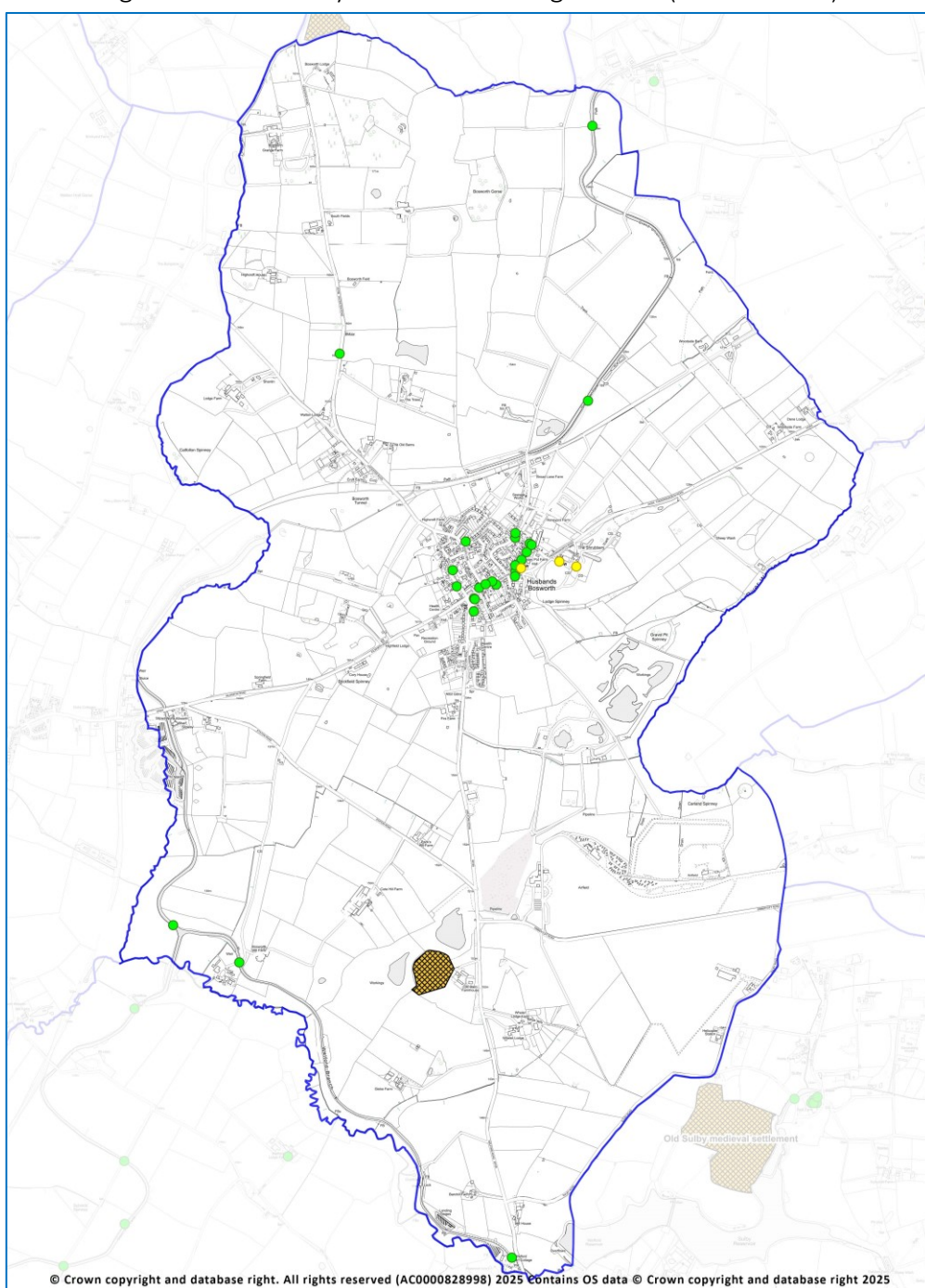


POLICY ENV 4: RIDGE AND FURROW- The surviving areas of ridge and furrow shown in Figure 9.3 are Non-Designated Heritage Assets. Any development proposal that would result in loss or damage to the assets will only be supported if the local benefits of and need for the development can be shown to outweigh the historic and landscape significance of the ridge and furrow features.

## Statutorily Protected Heritage Assets

29 sites, buildings and structures in the Neighbourhood Area have statutory protection as a Scheduled Monument or through Listing at Grade II\* or II. Because they are already protected nationally there is no need for a policy in the Neighbourhood Plan; their entries in the Historic England database are recorded here for reference, and to note that new development will be required to take into account their *setting* as defined, on a case-by-case basis, by Historic England.

Figure 10: Statutorily Protected Heritage Assets (for reference)



**CAUSEWAYED ENCLOSURE 175m WEST OF  
WHELER LODGE FARM**

List Entry Number: 1019477  
Heritage Category: Scheduling  
Location: Husbands Bosworth, Harborough,  
Leicestershire

**CHAPEL OF ST. MARY**

List Entry Number: 1187989  
Heritage Category: Listing  
Grade: II\*  
Location: Chapel of St. Mary, Theddingworth Road,  
Husbands Bosworth, Harborough, Leicestershire

**BOSWORTH HALL**

List Entry Number: 1360723  
Heritage Category: Listing  
Grade: II\*  
Location: BOSWORTH HALL, THEDDINGWORTH  
ROAD, Husbands Bosworth, Harborough,  
Leicestershire

**CHURCH OF ALL SAINTS**

List Entry Number: 1360720  
Heritage Category: Listing  
Grade: II\*  
Location: CHURCH OF ALL SAINTS, CHURCH  
STREET, Husbands Bosworth, Harborough,  
Leicestershire

**GRAND UNION CANAL WELFORD ARM: BRIDGE AT  
BOSWORTH MILL**

List Entry Number: 1360719  
Heritage Category: Listing  
Grade: II  
Location: GRAND UNION CANAL WELFORD ARM:  
BRIDGE AT BOSWORTH MILL, Husbands Bosworth,  
GRAND UNION CANAL, Harborough, Leicestershire

**GRAND UNION CANAL BRIDGE NUMBER 48**

List Entry Number: 1180252  
Heritage Category: Listing  
Grade: II  
Location: GRAND UNION CANAL BRIDGE NUMBER  
48, Husbands Bosworth, GRAND UNION CANAL,  
Harborough, Leicestershire

**GRAND UNION CANAL BRIDGE NUMBER 42**

List Entry Number: 1061515  
Heritage Category: Listing  
Grade: II  
Location: GRAND UNION CANAL BRIDGE NUMBER  
42, Husbands Bosworth, GRAND UNION CANAL,  
Harborough, Leicestershire

**2, THE GREEN**

List Entry Number: 1294956  
Heritage Category: Listing  
Grade: II  
Location: 2, THE GREEN, Husbands Bosworth,  
Harborough, Leicestershire

**48, HIGH STREET**

List Entry Number: 1360722  
Heritage Category: Listing  
Grade: II  
Location: 48, HIGH STREET, Husbands Bosworth,  
Harborough, Leicestershire

**MILEPOST CIRCA 500 YARDS NORTH OF KIMCOTE  
ROAD AT NGR 635854**

List Entry Number: 1180322  
Heritage Category: Listing  
Grade: II  
Location: MILEPOST CIRCA 500 YARDS NORTH OF  
KIMCOTE ROAD AT NGR 635854, LEICESTER ROAD,  
Husbands Bosworth, Harborough, Leicestershire

**FOXBURY HOUSE**

List Entry Number: 1295007  
Heritage Category: Listing  
Grade: II  
Location: FOXBURY HOUSE, 27, HIGH STREET,  
Husbands Bosworth, Harborough, Leicestershire

**1, THE GREEN**

List Entry Number: 1061522  
Heritage Category: Listing  
Grade: II  
Location: 1, The Green, Husbands Bosworth,  
Harborough, Leicestershire

**GRAND UNION CANAL MILEPOST BETWEEN  
BRIDGES 46 AND 47 AT NATIONAL GRID  
REFERENCE SP 648 852**

List Entry Number: 1252264  
Heritage Category: Listing  
Grade: II  
Location: GRAND UNION CANAL MILEPOST  
BETWEEN BRIDGES 46 AND 47 AT NATIONAL GRID  
REFERENCE SP 648 852, Husbands Bosworth,  
GRAND UNION CANAL, Harborough, Leicestershire

**WHARF BUILDING**

List Entry Number: 1061480  
Heritage Category: Listing  
Grade: II  
Location: WHARF BUILDING, WELFORD ROAD,  
Husbands Bosworth, Harborough, Leicestershire

#### HONEYPOT FARMHOUSE

List Entry Number: 1061517  
Heritage Category: Listing  
Grade: II  
Location: HONEYPOT FARMHOUSE, CHURCH STREET, Husbands Bosworth, Harborough, Leicestershire

#### 19, HIGH STREET

List Entry Number: 1360721  
Heritage Category: Listing  
Grade: II  
Location: 19, HIGH STREET, Husbands Bosworth, Harborough, Leicestershire

#### 18, HONEYPOT LANE

List Entry Number: 1294971  
Heritage Category: Listing  
Grade: II  
Location: 18, HONEYPOT LANE, Husbands Bosworth, Harborough, Leicestershire

#### 7-11, Church Street

List Entry Number: 1295004  
Heritage Category: Listing  
Grade: II  
Location: 7-11, Church Street, Husbands Bosworth, Harborough, Leicestershire

#### 13, HIGH STREET

List Entry Number: 1061518  
Heritage Category: Listing  
Grade: II  
Location: 13, HIGH STREET, Husbands Bosworth, Harborough, Leicestershire

#### RAILWAY FARMHOUSE

List Entry Number: 1061520  
Heritage Category: Listing  
Grade: II  
Location: RAILWAY FARMHOUSE, 20, HONEYPOT LANE, Husbands Bosworth, Harborough, Leicestershire

#### 2 CHURCH STREET AND GARDEN WALL

List Entry Number: 1294993  
Heritage Category: Listing  
Grade: II  
Location: 2, Church Street, Husbands Bosworth, Harborough, Leicestershire

#### 32, HIGH STREET

List Entry Number: 1180296  
Heritage Category: Listing

Grade: II

Location: 32, HIGH STREET, Husbands Bosworth, Harborough, Leicestershire

#### WAR MEMORIAL

List Entry Number: 1061519  
Heritage Category: Listing  
Grade: II  
Location: WAR MEMORIAL, HIGH STREET, Husbands Bosworth, Harborough, Leicestershire

#### SCHOOL

List Entry Number: 1360724  
Heritage Category: Listing  
Grade: II  
Location: SCHOOL, THE GREEN, Husbands Bosworth, Harborough, Leicestershire

#### 32 AND 34, BELL LANE

List Entry Number: 1061516  
Heritage Category: Listing  
Grade: II  
Location: 32 AND 34, BELL LANE, Husbands Bosworth, Harborough, Leicestershire

#### HUNTERS LODGE

List Entry Number: 1180256  
Heritage Category: Listing  
Grade: II  
Location: HUNTERS LODGE, BERRIDGES LANE, Husbands Bosworth, Harborough, Leicestershire

#### THE OLD HOUSE AND GARDEN WALL

List Entry Number: 1061521  
Heritage Category: Listing  
Grade: II  
Location: THE OLD HOUSE AND GARDEN WALL, HONEYPOT LANE, Husbands Bosworth, Harborough, Leicestershire

#### WHEATSHEAF HOUSE

List Entry Number: 1180253  
Heritage Category: Listing  
Grade: II  
Location: WHEATSHEAF HOUSE, BELL LANE, Husbands Bosworth, Harborough, Leicestershire

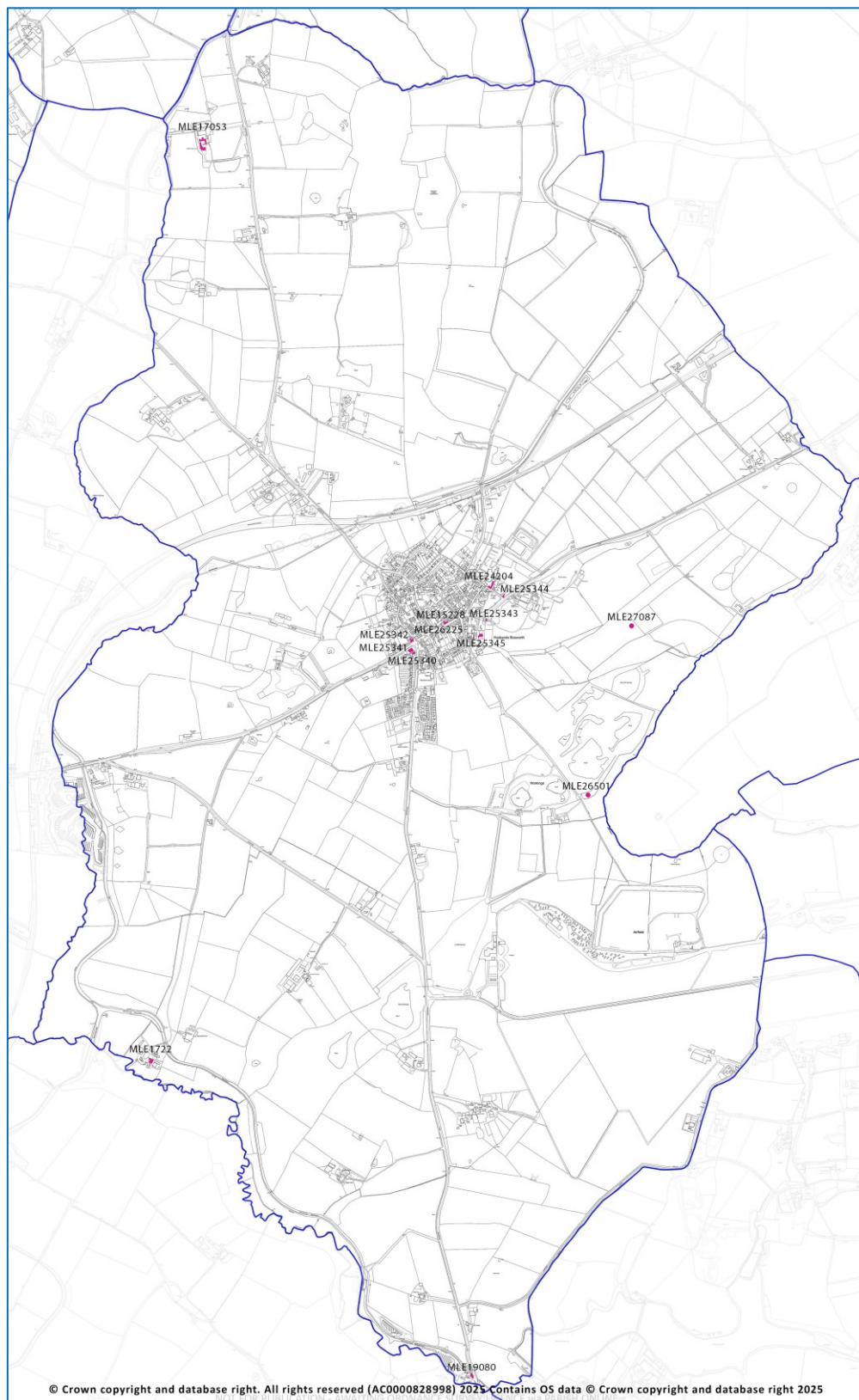
#### 34 HONEYPOT LANE AND ATTACHED GARDEN WALLS AND OUTBUILDING

List Entry Number: 1294978  
Heritage Category: Listing  
Grade: II  
Location: 34, Honeypot Lane, Husbands Bosworth, Harborough, Leicestershire

## Non-Designated Heritage Assets

Although this Neighbourhood Plan Review does not have a policy for Listed Buildings, it does include the following Policy (ENV 5) to recognise and protect buildings and structures which have notable local significance.

Figure 11: Non-Designated Heritage assets





In that context, 14 buildings and structures in the Leicestershire and Rutland Historic Environment Record (HER) have been identified as meriting inclusion in a new 'Local List.' Inclusion in the Husbands Bosworth Local List in this NP Review consolidates them in the planning system as *Non-Designated Heritage Assets* so that they can be afforded protection at the appropriate level, having regard for NPPF (2024) paragraphs 192 and 216.

**POLICY ENV 5: NON-DESIGNATED HERITAGE ASSETS-** The structures and buildings listed here (mapped in Figure 11) are Non-Designated Heritage Assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the Neighbourhood Area, and their features and settings will be protected wherever possible. The loss of, or substantial harm to, a Non-Designated Heritage Asset listed here will not be supported unless it is demonstrated that the loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.

*Non-listed historic buildings* in the Leicestershire and Rutland Historic Environment Record (HER):

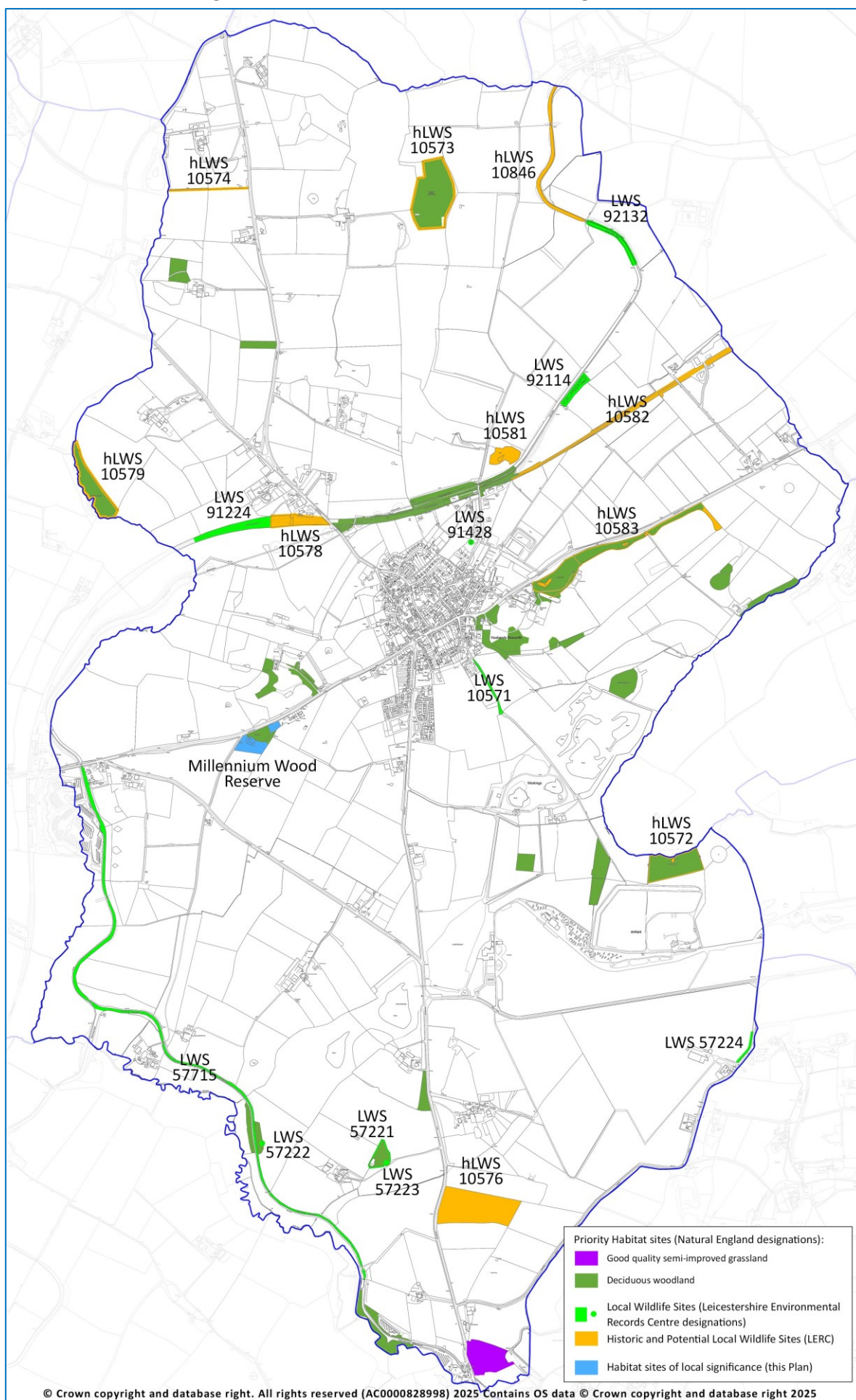
|          |                                                                      |
|----------|----------------------------------------------------------------------|
| MLE1722  | Bosworth Mill, Husbands Bosworth                                     |
| MLE15228 | 31-33 High Street, Husbands Bosworth                                 |
| MLE17053 | Bosworth Grange Farm, Husbands Bosworth                              |
| MLE19080 | Wharf House Hotel, Welford Road, Husbands Bosworth                   |
| MLE24204 | C19th farm buildings, Honey Pot Farm, Husbands Bosworth              |
| MLE25340 | Wesleyan Methodist Chapel, Welford Road, Husbands Bosworth           |
| MLE25341 | Turville Memorial Hall, Welford Road, Husbands Bosworth              |
| MLE25342 | The Bell Inn, Kilworth Road, Husbands Bosworth                       |
| MLE25343 | Bosworth Hall gate lodge, Theddingworth Road, Husbands Bosworth      |
| MLE25344 | 2, Honey Pot Lane, Husbands Bosworth                                 |
| MLE25345 | Waterworks, Waterworks Way, Husbands Bosworth                        |
| MLE26225 | Former Wesleyan Methodist Chapel, 29, High Street, Husbands Bosworth |
| MLE26501 | WW2 Wellington Bomber crash site memorial, Husbands Bosworth         |
| MLE27087 | WW2 Miles Master crash site memorial, Husbands Bosworth              |

## Sites of Natural Environment significance

A group of sites scored highly for 'wildlife', scoring at least 3/4 under this criterion in the Made Plan's environmental inventory. This Review Plan has been updated by referring to the latest Natural England and Leicestershire Environmental Records Centre data and mapping, and by the addition of further sites identified from local knowledge. Figure 12 shows their locations.

Policy ENV 6 delivers site-specific compliance in the Neighbourhood Area with the relevant Harborough District Council Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It has regard for National Planning Policy Framework (December 2024) policies 185 and 186. It also refers to the *Planning Practice Guidance* of 2024, in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites and for delivering *biodiversity net gain*.

Figure 12: Sites of Natural Environment significance



POLICY ENV 6: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped in figure 12 have been identified as being of local or greater significance for the natural environment and biodiversity. They are ecologically important in their own right and are locally valued. The significance of the habitats, species or features present should be weighed against the benefit of any development that would adversely affect them. Development proposals on the identified sites will not be supported unless they include evidence-based, measurable proposals for delivering *biodiversity net gain* at a minimum 10%.

If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above, or compensated for, planning permission should be refused, having regard for paragraph 193(a) of the National Planning Policy Framework December 2024.

## Biodiversity across the Neighbourhood Area

As noted above, the Husbands Bosworth Neighbourhood Area's biodiversity is concentrated in a few, widely scattered, sites. It might be argued these identified 'biodiverse' areas compensate for the low biodiversity elsewhere where there is nothing of significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England's biodiversity is entirely and only the sum of the wildlife in all parts of all of its individual parishes: ubiquitous low biodiversity makes net improvement more difficult at a national scale, while any further reduction inevitably produces more incremental net loss. Husbands Bosworth residents want this Neighbourhood Plan's policies to be applied rigorously, to ensure it plays its essential part in protecting what remains of England's threatened and diminishing biodiversity.

Because connectivity is an essential component of biodiversity (isolated populations of animals and plants are at risk of destruction or of simply 'dying out'), this Plan adds local detail to the Harborough Council Local Plan by defining a network of wildlife corridors connecting known sites of biodiversity significance (figure 13.2).

While policy ENV 6 delivers site-specific compliance in the Plan Area with the relevant Harborough District Council Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 7) does the same for strategic planning and future development proposals across the Neighbourhood Area. The policy is explicitly supported by National Planning Policy Framework (December 2024) paragraphs 187 (a) and (d), 188 and 192, and on 193(a), on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting the Plan Area to comply with the requirements of the *Climate Change Act* 2008, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021* and the relevant *Planning Practice Guidance* of 2024-25.



Figure 13.1: Hedges and woodland in the Plan Area

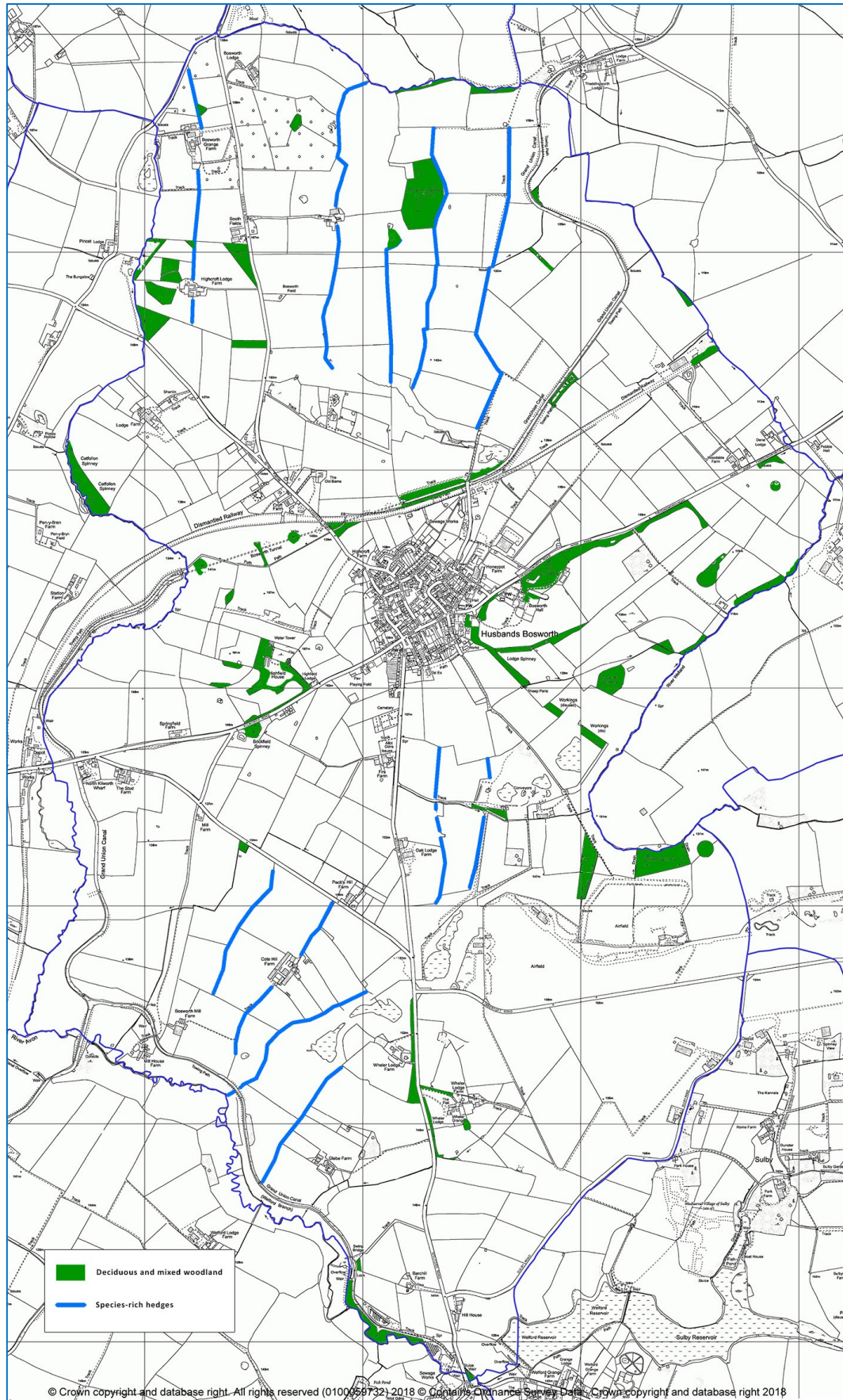
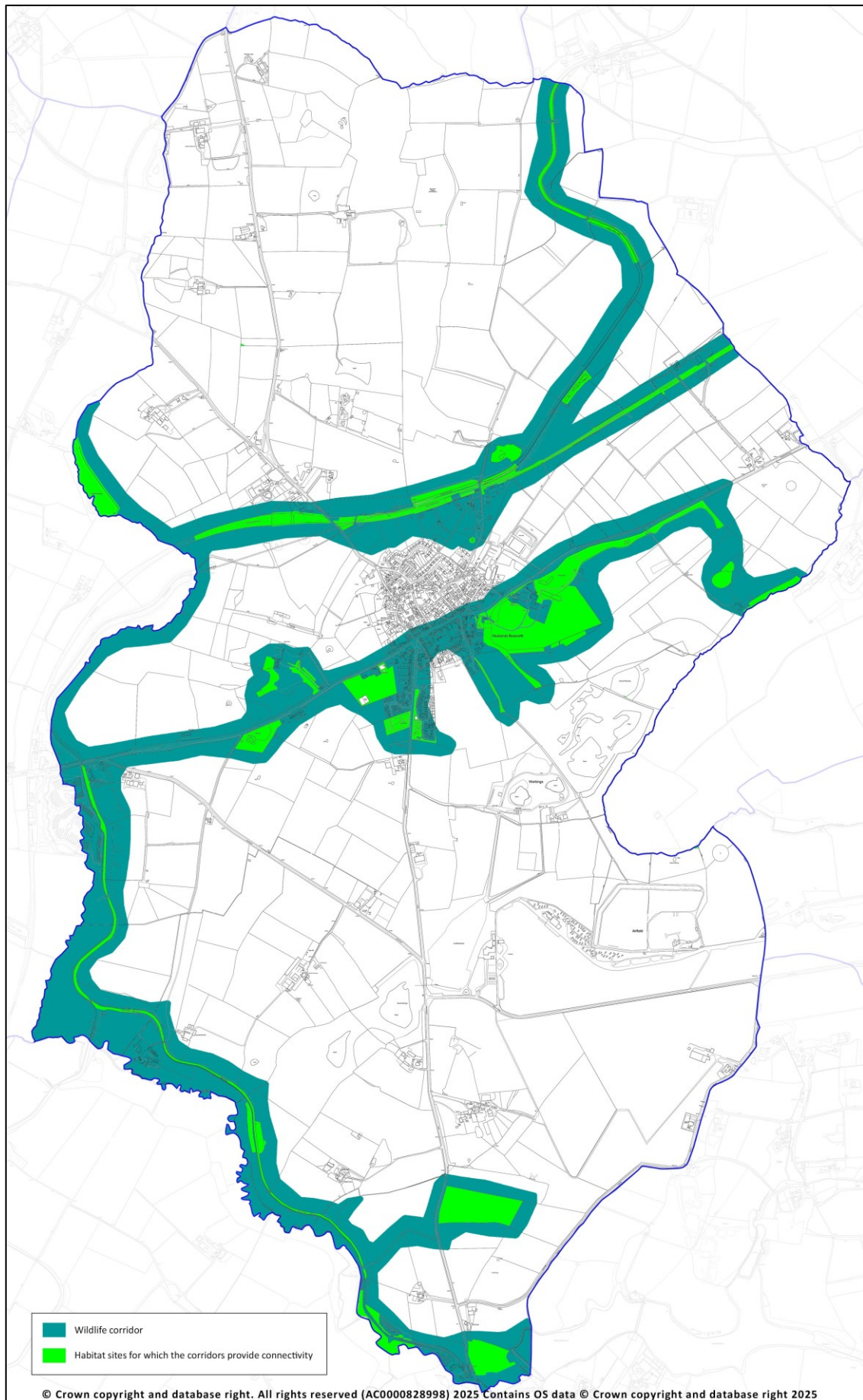




Figure 13.2: Wildlife corridor(s) in the Plan Area



## POLICY ENV 7: BIODIVERSITY ACROSS THE NEIGHBOURHOOD AREA

- a) All new development proposals in the Neighbourhood Area will be expected to safeguard habitats and species, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at minimum 10%), planning permission should be refused, having regard for paragraph 193(a) of the National Planning Policy Framework December 2024.
- b) Notable trees (veteran, ancient, those with TPO designations, and those regarded as significant by the community) on sites proposed for development across the Neighbourhood Area should be protected from felling, uprooting or damage unless they have been independently judged by a qualified arboriculturist to present an unmanageable public safety risk. Development proposals that would damage or result in the loss of woodland will not be supported unless the environmental and ecological harm is demonstrably outweighed by the benefits of the development. Development proposals affecting trees or woodland (figure 13.1) should be accompanied by a full arboricultural survey that establishes the health and longevity of all trees within the site. When fulfilment of biodiversity net gain involves replacement of trees or woodland, compensatory plantings should be of native or appropriate ornamental species and should take account of current best practice regarding plant disease control and aftercare.
- c) Hedgerows (figure 13.1) should be retained and protected. Where loss is unavoidable, it should be minimised and compensated for by replacement planting of locally-appropriate native species. Only development proposals providing a net gain in length and species diversity of hedgerows will be supported. When fulfilment of biodiversity net gain involves trees and hedges, compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare.
- d) Development proposals will be supported only if they do not adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 13.2.

## Important Views

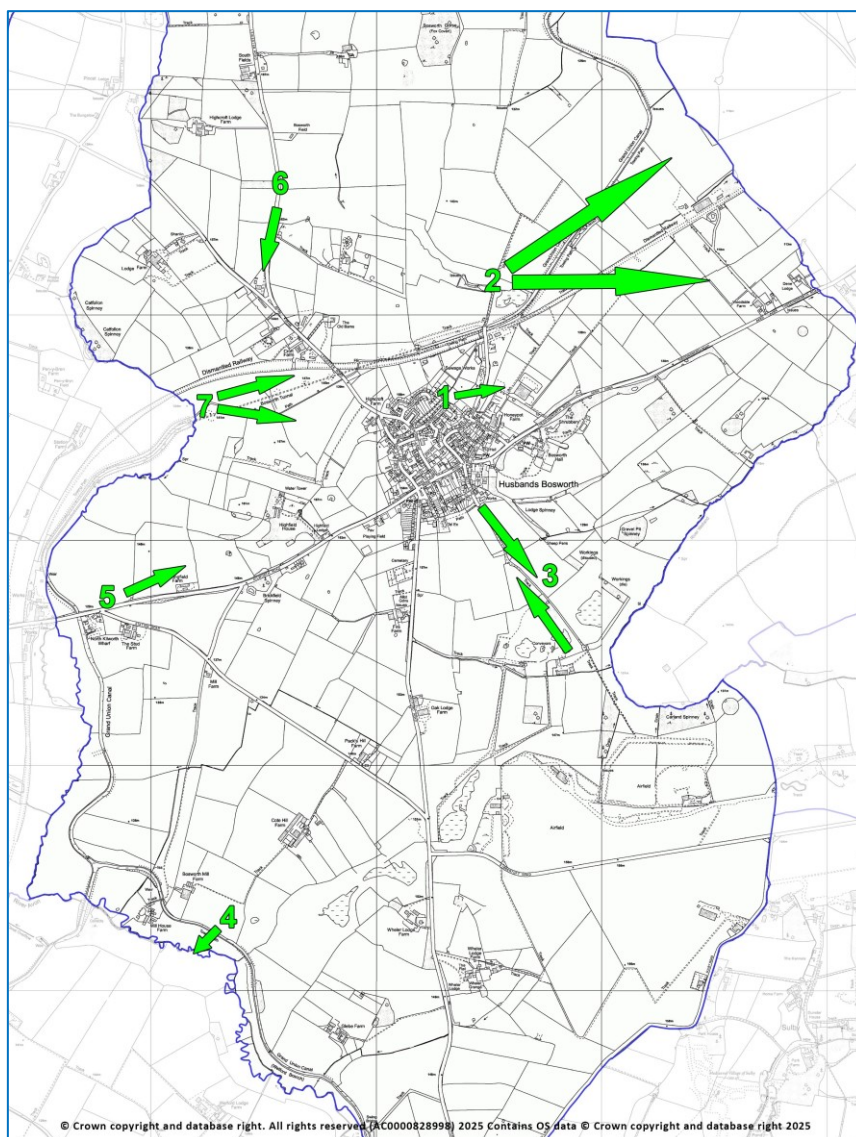
Consultation during the Neighbourhood Plan's preparation identified a wish to protect what remains of Husbands Bosworth's rural setting, and its relationship with the surrounding landscape, including its hillside location at the boundary between the Northamptonshire uplands and the rolling country of the Leicestershire Vales.

One of the main ways in which residents expressed this wish was by describing a number of highly-valued views within the village and toward it from the surrounding countryside. These consultation findings were supported by the environmental inventory, which confirmed the sight-lines of the suggested views and mapped them (figure 14).

POLICY ENV 8: PROTECTION OF IMPORTANT VIEWS – Views into and out of the village (Fig 14) are important to the setting and character of the village. To be supported, development proposals must not significantly harm these views where seen from publicly accessible locations and should include the treatment of views in any design statement:

- 1) From the corner of Dag Lane over steeply contoured grazing fields and hedges toward the distant Welland Valley
- 2) Panoramic view from Mowsley Road bridleway northeast to the Laughton Hills and East along the Welland Valley, including distant view of Theddingworth church spire.
- 3) Along Butt Lane both north and south, into the village and south toward the airfield.
- 4) From the Welford Arm of the canal (towpath) down and over water meadows to the river Avon and the parish boundary.
- 5) Northwest toward the village from Kilworth Road close to the marina.
- 6) South from Leicester Road across the valley and up the bank into the village.
- 7) From the top of Boaty Lane back into the village.

Figure 14: Important Views



## Local Landscape Character Area

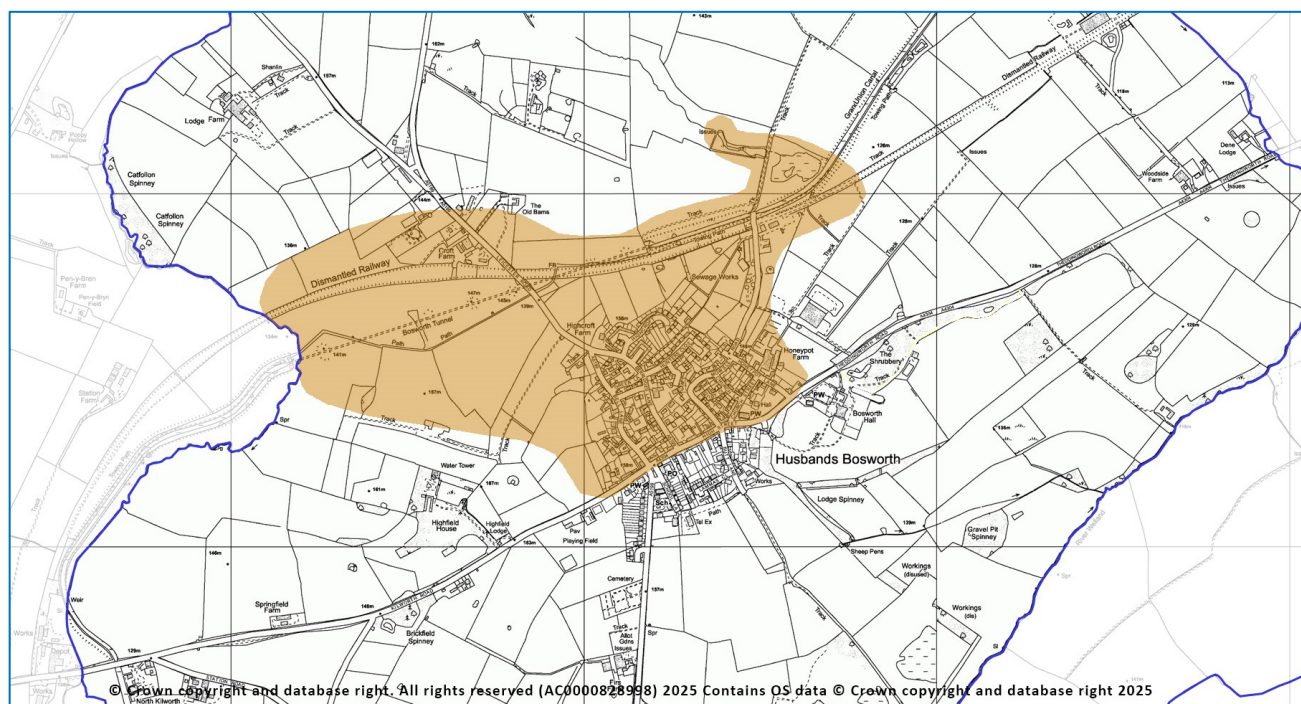
The Neighbourhood Area is covered by parts of Natural England *Landscape Character Areas* (LCA) 94 *Leicestershire Vales*, 89 *Northamptonshire Vales* and 95 *Northamptonshire Uplands*. The village is set



on the northward-facing slopes that define the 3-way boundary between these national LCAs. The parish is also in the Harborough District Council *Laughton Hills Landscape Character Area*.

One area of Husbands Bosworth parish provides a scenic microcosm of the landscape characters for which the national- and district-level LCAs have been designated. A description is in Appendix 5. It comprises the north side of the village, with its medieval layout of winding lanes, 18<sup>th</sup> century turnpike road and mixture of vernacular midlands buildings, the patchwork of small sloping fields that fall away from the village into the picturesque and the industrial archaeology landscape, and the buildings and structures associated with the old Midland & LNWR Joint railway line and the Grand Union Canal. The latter is a locally important heritage and tourism attraction that provides income for the parish economy.

Figure 15: Local Landscape Character Area



**POLICY ENV 9: LOCAL LANDSCAPE CHARACTER** – The area mapped in figure 15 comprises a landscape that is an important and highly valued environmental resource within Husbands Bosworth parish.

Development proposals are required to demonstrate that they respect the distinctive landscape character of the area as identified in the Laughton Hills Landscape Character Area. Impact upon the landscape will be assessed having regard to the extent to which the development would:

- a) cause an unacceptable visual intrusion;
- b) adversely affect landscape elements which contribute to the landscape character such as landform, field boundaries or settlement patterns;
- c) introduce or remove incongruous landscape elements;
- d) disturb or detract from the visual amenity and tranquillity by the attraction of large numbers of people or excessive traffic; and
- e) impact on the views within and from the area.



## Flooding: Risk, Resilience and Climate Change

Even if international cooperation and national strategies and policies eventually succeed in halting the global human causes of climate change, the effects on weather events of recent and current warming will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that manage the effects of climate change on flooding for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis shifts from mitigation to resilience; in other words, from requiring new development to reduce its adverse effects on flood risk to requiring it to avoid creating or adding to flood risk at all.

This is a step change in the strategic approach. It should change how the National Planning Policy Framework, and Local and Neighbourhood Plan policies, are applied, particularly:

- rigorous use of the sequential and exception tests to reject or modify allocations and proposals in *flood risk zones* and in *locations where surface water run-off originates*, and
- *strict imposition and enforcement of conditions attached to planning consents* in respect of the *sustainable drainage systems* (SuDS) to be incorporated (e.g. *future-proofed* surface water drainage and attenuation to retain all of the excess rainfall falling on the whole site in a 45mm/24hrs event)

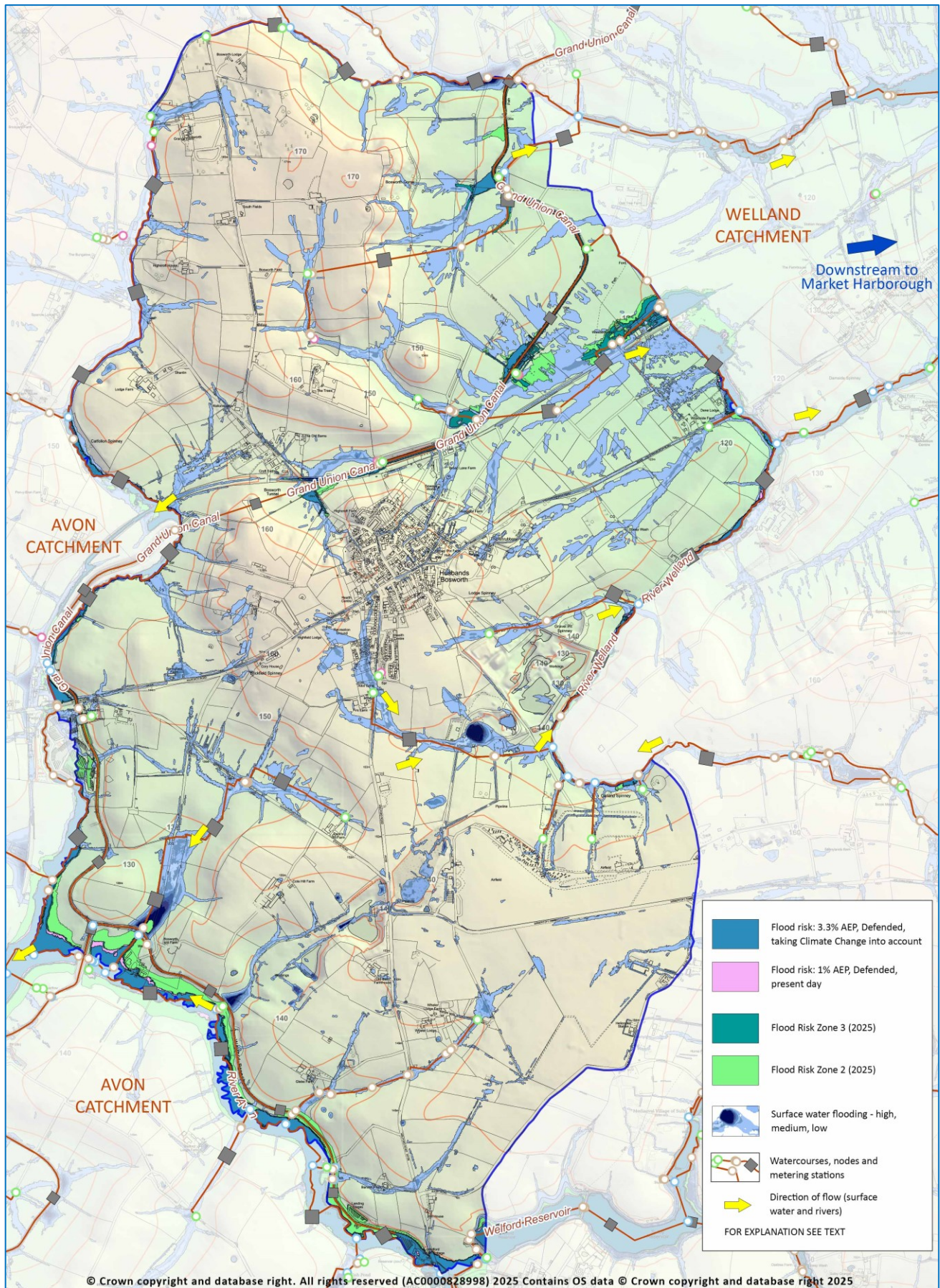
Because of its hill-top location, with watercourses (ditches, small streams, etc.) and surface water flowing away from the built-up area, most of Husbands Bosworth village is free of large-scale flooding. Outside the village, however, this configuration means that existing properties and new development in open countryside may be at risk of flooding from rivers and watercourses (Zones 3 and 2 and Annual Exceedance Probability (AEP) areas with 3.3% and 1% risk) or from excess surface water. It also means that the Neighbourhood Area is a significant contributor to flooding beyond its boundaries, as excess surface water at times of high rainfall flows downhill to cause flooding by rivers in the Welland, [Nene?] and Avon catchments. Recent (2023 – 2025) damaging floods in Market Harborough have undoubtedly been exacerbated in part by surface water run-off originating in Husbands Bosworth.

In light of the above, it is particularly important that the location and technical standards of all new development proposals in the Neighbourhood Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this part of the policy, the community will strongly support proposals to improve the infrastructure (including natural mitigations like tree-planting and ‘slow the flow’ measures) for managing flooding from watercourses and, especially, from surface water run-off, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

Policy ENV 10 has regard for National Planning Policy Framework (December 2024, updated February 2025) paragraphs 161, 162, 164(a) (and generally with 170- 182), and with Harborough District Council Local Plan Policy CC3. It will also accord with the (currently Submission Draft) Harborough Local Plan 2020- 2041 paragraphs 2.20 and Policies DS03(d), DM07 and DM08.



Figure 17: Flooding: Risk, Resilience and Climate Change





### Environment Agency risk definitions in figure 17:

Annual Exceedance Probability (AEP) is the preferred method for describing the likelihood of a flood occurring. This is because it better explains that the chance of a flood of a given magnitude occurring remains constant through time, i.e. 1% AEP means that *for any given year* there is a 0.1% chance (1 in 1000) of a 1-in-100-year flood occurring; 3.3% AEP means 3.3% chance of a 1-in-100-year flood. The 3.3% zone has the highest probability but covers the smallest area (nearest to the river causing the flood).

Defended 3.3% AEP Rivers (Climate change). The mapping of this zone takes into account the presence of flood defences and assumes that they will operate in the way they were intended (or designed) to function. The climate change allowance is based on the latest UK Climate Projections (UKCP18) from the Met Office. The specific climate change scenario used in the map is the projection for the 2080s epoch (2070-2125) for risk of flooding from rivers.

POLICY ENV 10: FLOODING: RISK, RESILIENCE AND CLIMATE CHANGE- Development proposals within the areas indicated (Zones 3 and 2 (2025 mapping), 3.3% and 1% AEP defended for rivers, and surface water) in Figure 17 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable, national and local flood mitigation policies, strategies and infrastructure.

Development proposals of two or more residential units and/or for tourism, employment or agricultural development should demonstrate that:

- a) if in a location susceptible to, or contributing to, flooding from rivers or surface water (Figure 17), no alternative site is available;
- b) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and the proposal is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- c) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff, and that the development will not adversely affect other natural habitats and water systems;
- d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- e) proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g., landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- f) it does not increase the risk of flooding downstream or to third parties, including taking into account the effects of climate change.

Proposals for Natural Flood Management (NFM) measures (including watercourse restorative landscaping and other 'slow the flow' techniques, tree-planting), wildlife introductions and rewilding/Environmental Land Management agreements will be very strongly supported.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc. will be supported, provided they do not adversely affect important open spaces, or sites and features of natural or historic environment significance.



## Renewable Energy Generation Infrastructure

Based on the clarity provided in chapter 2 of the draft National Planning Policy Framework (2026) about the required and additional component parts of Local Plans, this Neighbourhood Plan Review now includes a policy which takes a *strategic, location-based approach to decision-making* for development proposals promoting renewable energy generation (wind, solar and other technologies).

By doing so it adds local detail to Harborough Local Plan (2020 – 2041). Policy AP05, including the evidence base documents *Harborough Renewable Energy Landscape Sensitivity Assessment, 2024* and *Harborough Renewable Energy Assessment, 2024* (maps). These documents map, respectively, areas ‘technically suitable’ for wind and solar generation, and areas where (for landscape sensitivity reasons) there are strategic presumptions against wind and solar proposals.

In the questionnaire undertaken for this Review Neighbourhood Plan in 2025, community support for large-scale (multiple large turbines, large solar farms) was generally low, but for medium- to small-scale developments support rose to 40%-50%. At the consultation event (March 2026) for the pre-submission draft of this Plan, however, attending members of the community showed support for small- and medium-scale proposals when the opportunity was also given to identify specific locations/areas on maps of the Neighbourhood Area. The option of ‘remaining silent’ (i.e. relying on national and Harborough Local Plan policies) was rejected; residents recognise the importance of renewable energy generation to national energy resilience and the mitigation of climate change and wish to ‘play their part’ by supporting national and Local Plan policies, but with the control on the siting of acceptable proposed developments that is afforded by having a location-specific Neighbourhood Plan policy.

[Community support in the south of the Neighbourhood Area for turbines was indicated in the subject-specific consultation exercise, but this has been omitted because of the proximity of Husbands Bosworth Gliding Club airfield.]

**POLICY ENV 11- RENEWABLE ENERGY GENERATION INFRASTRUCTURE –** Proposals for wind (small-scale turbines 30m tip height or less) and solar PV (solar arrays 10 ha area or smaller) generation infrastructure proposals will be supported in the areas shown in figure 18.

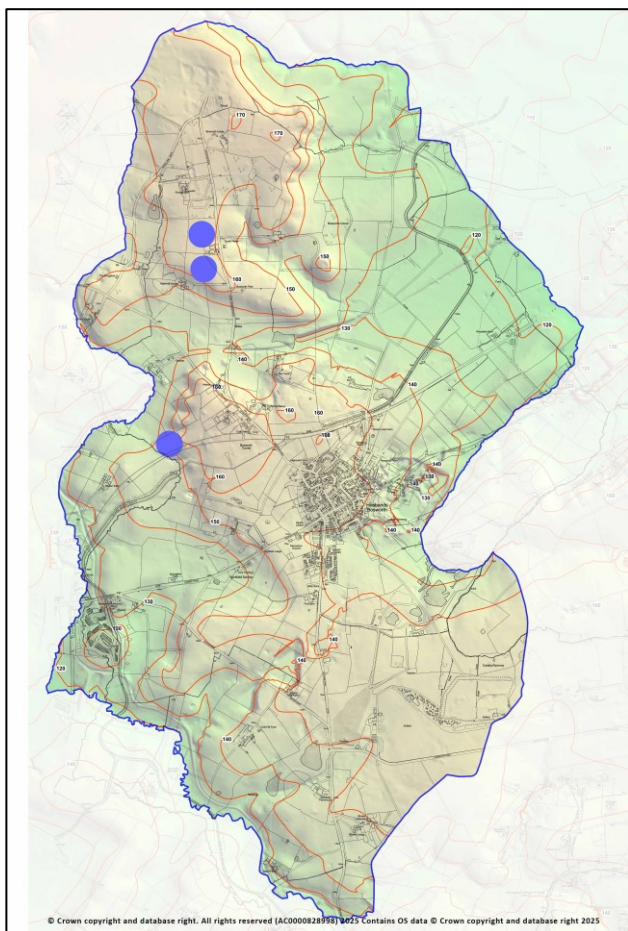
All proposals will be expected to avoid, or provide mitigations for, the following harmful amenity and environmental effects:

- a) adverse impact (noise, reflections, glare, shadow, flicker, other visual impact, water pollution, smell, air quality impairment, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and third parties
- b) adverse impact on identified views or landscape sensitivity
- c) adverse effect on footpaths and other recreational and amenity walking, cycling and riding routes
- d) adverse effect on biodiversity, or identified species and habitat sites
- e) adverse effect on statutory historic environment features or sites, non-designated heritage assets, or ridge and furrow.

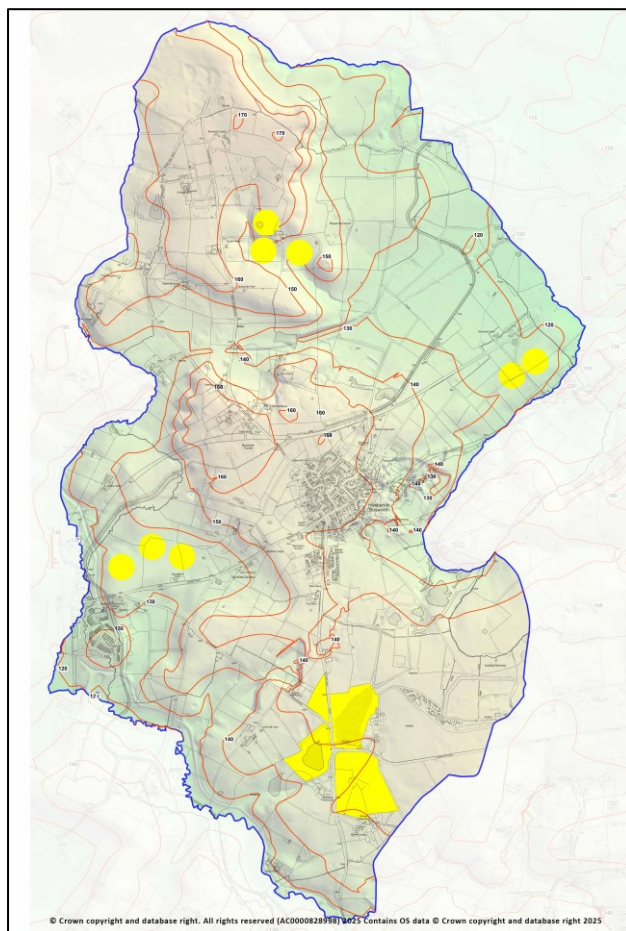
In the case of solar PV arrays, proposals should also include appropriate and relevant assessments and documentation in respect of agricultural land grade, transport, heritage, archaeology, landscape impact, environmental impact, flood impact, ecology, arboriculture (impact and method) and tree protection.

Figure 18: Locations where renewable energy generation infrastructure would be supported subject to Husbands Bosworth Neighbourhood Plan policy ENV 11, and to relevant Harborough Local Plan and National Planning Policy Framework policies

18.1 Turbines



18.2 Solar



## D: Community Sustainability

### Facilities and Amenities

The Community Facilities, Transport and Economy Theme Group was formed in January 2018 from interested volunteers who resided or worked in the Parish. It met six times in total with numerous additional one-to-one meetings, for example, for fact-finding, individual interviews or consolidation.

This Theme Group's contribution to the Plan was based on responses to the initial Parish Questionnaire from 2018 and analysis thereof, together with use of individual areas of local/professional knowledge and expertise.

The community facilities and amenities that exist in Husbands Bosworth make a significant contribution to the vitality and sense of community of the parish. They have a positive impact on the sustainability of the parish, enhancing the quality of life for residents and providing the potential for social interaction.



The Turville Memorial Hall

To promote the on-going prosperity of the parish, it is essential that we retain our existing community facilities and amenities and continue to provide local services that will sustain the vitality of the community.

The importance of the existing facilities and amenities was highlighted in the consultation questionnaire and events, which have taken place across the parish through the preparation of this Neighbourhood Plan. The 2025 Questionnaire results confirmed the importance of the various facilities. A full description of the community facilities in Husbands Bosworth is in Appendix 6.

**POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** – The loss of community facilities will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such support includes fundraising and volunteering by parishioners and others; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the parish which complies with the other general policies of the Neighbourhood Plan.

Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- 1) Respects local character, residential amenity and highway safety; and
- 2) Will not generate a need for parking that cannot be adequately catered for;
- 3) Provides safe and convenient access for residents who wish to walk and cycle; and;
- 4) Takes into account the needs of people with disabilities.



## Husbands Bosworth C of E Primary School

Husbands Bosworth C of E Primary School is a half form entry school serving the catchment area of the village of Husbands Bosworth based on two sites. In 2014 the school was graded 'Good'

by Ofsted. In September 2016 the school became an academy and joined the newly formed Learn Academies Trust (Learn-AT) working with other schools in the south Leicestershire area.

The building has existed as a school for over 150 years. The school has a maximum capacity of 105 children (7 cohorts x 15 children) and currently has 95 children on role (September 2025). All families live in Husbands Bosworth.



Those responding to the 2018 Questionnaire rated all educational assets as important overall. The school and access to it was clearly considered the most important. Respondents to the 2025 Questionnaire rated access to a village school as the most important local facility, with 75% considering it highly important.

**POLICY CFA2: HUSBANDS BOSWORTH PRIMARY SCHOOL-** Proposals for the re-siting or extending of the primary school in the parish will be supported where it can be demonstrated that:

- a) it can be safely accessed, provide for convenient waiting and parking areas and would not result in harm to highway safety; and
- b) it would result in the loss of the overall provision of public open space; and
- c) it would respect local character and residential amenity.

## Paths and Bridleways

The parish is fortunate in having over 7 miles of permissive path and over 2¼ miles of bridle track suitable for walking and horse riding – however there are only 220m of public footpaths in the whole of the parish. Dog-walkers, runners, walkers and horse riders are often seen around the village and parish generally, making good use of the amenity and enjoying the green spaces and wildlife habitats in the area.

Additionally, a 'Village Trail and Towpath Walk' leaflet prepared by the Husbands Bosworth Historical Society is available at the Village Notice Board on The Green and on-line ([www.husbandsbosworth.info](http://www.husbandsbosworth.info)). This contains a wealth of information about many historical points of interest in the village, together with a numbered sketch plan. Most of this walk is on flat, paved walkways, making it very suitable for those in wheelchairs.

The 2018 Questionnaire showed that 93% of respondents felt that paths and bridleways were Favoured or Most Favoured aspects of living in Husbands Bosworth. This remained at 93% in the 2025 Questionnaire, the most important local facility.

68% were concerned about the condition of paths and bridleways. Seven specific comments were made about the condition of the canal towpath.

93% of respondents felt that footpaths, permissive paths and bridleways were important to the parish. Eleven additional comments were made regarding the importance of wildlife habitats and footpaths for walking, of which four referred to the importance of facilities for dog-walkers. 86% were concerned with dog fouling as an issue despite provision of 7 dog waste bins by the Parish Council, which has tried hard to address this problem.

## Recreational Areas

Husbands Bosworth Parish Council recognises the need for quality play equipment within the parish. A major refurbishment of the play area (2006) and the provision of a skateboard park has been carried out by the Parish Council which has continued to add to the amount of play equipment now extending into the most recent additions, equipment for disabled people added between 2006 and 2015 and a piece of adult exercise equipment (2015).



Children's play area



Playing Field pavilion

## Transport and roads

Husbands Bosworth sits at the junction of two busy A Class roads, the A4304 Theddingworth Road and the A5199 Welford Road. There are no existing roads in the parish subject to 7.5 tonne weight limit, which means that HGV traffic runs through the centre of the village. However, located as it is, between Magna Park, the M1 and Market Harborough in one direction and Leicester and Northampton in the other, the parish is often used as a 'cut through' for traffic including HGV traffic. Husbands Bosworth is on the diversion route when there are accidents or roadworks on the A14. Additionally, just beyond the parish boundary at Theddingworth is a major recycling centre which creates a large amount of agricultural, industrial and HGV traffic through the village.



Much of the village was developed before cars and, therefore, without off street parking. There is now a significant commuter population (55% of those employed travel to work by car), which has led to a number of parking issues.

There is limited public transport provision, with the single bus service being from Lutterworth to Market Harborough via the village centre during the day. There is no public bus service that would

allow people to attend work in any of the nearby commuter destinations. For most people living in the parish, the car has therefore become the principal mode of transport, even for some of the shortest journeys.

There is considerable potential for traffic flow to increase, as housing and commercial developments continue in the village itself and the surrounding area. There are major road development plans within Leicestershire to support increasing traffic in the area, however the links via the village are not currently being considered for major improvement work, meaning increasing traffic in the parish without mitigating measures.

There was significant feedback from residents about a number of transport issues in the Neighbourhood Plan questionnaire (2025).

## Parking Issues

There were many parking issues raised in public consultation. Concern about nuisance parking increased from 75% in the 2018 Questionnaire to 89% when the exercise was repeated in 2025.

As the village becomes more popular as a commuter residence for Northampton, Leicester and London the demand for parking will increase. Developers need to consider the amount of parking provided on and off street. Standard provision may not be adequate for the nature of the village. Footways and carriageways need to be adequate and in good repair, to encourage foot and cycle traffic.

**POLICY T1: PARKING DEVELOPMENT-** Development proposals that result in the overall loss of public car parking provision in Husbands Bosworth will not be supported.

## Electric vehicles

Electric vehicles are gaining in popularity. Standard household sockets are not the correct voltage for charging electric vehicles and there have been incidents of charging cables melting or catching fire as a result. New developments need to consider supplying proper electric charging points for garages and drives as well as a small number of 'Pay as you go' on street charging points for residents of older properties who wish to make the change, or visitors who need to charge.

As the demand for electric vehicles increases, along with the number of residences, it is necessary to review the provision to the village and the substations available to manage peak time demand. There is no public provision at all in the village for residents or visitors with electric vehicles.

The Parish Council will seek to encourage the provision of communal electric vehicle charging points.

**POLICY T2: ELECTRIC VEHICLES-** The provision of communal vehicular charging points within the Parish will be supported so long as there is universal access and minimise negative impact on the availability of existing parking within the Parish.



## Transport implications from additional new housing

Increasing traffic flows can create increased noise and air pollution, more accident risk at junctions and greater parking and speeding issues. Concerns in consultation are the increase in the number of cars impacting at village centre, that pathways into the village from development sites would need improvement and that access to the new housing may be problematic on the busy road. Concerns were also raised over traffic volumes and the safety of pedestrians and the impact development will have on the transport network in a picturesque village.

Feedback from the 2025 questionnaire, indicated continuing concern over highway maintenance, on both carriageway and footways, with 90% of respondents significantly concerned about the condition of the roads and pathways. The village population includes a significant number of elderly people and people using push chairs as well as wheel chairs and mobility scooters. Better pedestrian facilities are required to enable their safe movement around the village.

**Policy T3: TRAFFIC MANAGEMENT-** Development must provide for safe and secure access and must not result in harm to highway safety.

Improvements to public rights of way will be supported

## Economy

### Support for existing employment opportunities

Local businesses include light industries, retail, public houses and B&B, residential care homes, quarry, equipment hire, kennels, reclamation yard and a recreational centre.

Supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan. 67% of respondents to the 2025 Questionnaire strongly agreed with the question 'I would encourage the development of traditional rural businesses' and only 1.64% strongly disagreed.

Husbands Bosworth is a rural parish, some miles from major employment centres. Employment opportunities within the parish are important but limited in scale. There are currently over 60 businesses operating within the parish.

Over 54% of respondents to the 2025 Questionnaire said they used local businesses. Of those responding to the questionnaire, 22% said that they operate a business from within the parish (up from 22% from the 2018 Questionnaire). Of those in work, 60% indicated that they work partly or mainly from home. A significant increase from 22% of residents in 2018. There are also likely to be some who are employed elsewhere but are home based for some of their working week.



The Bell Inn public house

There is an increasing trend for organisations and companies to allow employees to work for at least part of their work time from home. Both mean that there are an increased number of people active in the parish during work hours. This trend is likely to continue with strategies in place nationally to improve connectivity within communities and to change work patterns but there are considerable issues with these to be addressed these within the parish. There are implications for the type of housing required.

Unsurprisingly, the questionnaire found that the majority of workers resident in the parish travel elsewhere for work. 55% indicated in the survey that they travel by car, whilst 2% travelled by bus and 3% by train.

Where there are buildings dedicated to business use in the parish it is important that they are protected against being lost to other uses. To do so, it is necessary to restrict the premature demolition or conversion of existing commercial premises for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect or other issues concerning the existing building or land being used for employment-generating purposes should this be allowed.

**Policy EC1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES** - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for reoccupation or redevelopment for employment use as demonstrated through a valuation including evidence of a marketing campaign.

## Support for new employment opportunities

New employment initiatives in the right location can help to boost and diversify the local economy and to provide more local employment opportunities. A sizeable proportion of businesses within the parish are within the agricultural sector. These were contacted about possible plans for diversification and five indicated that they are considering plans to diversify, whereas others had already moved in this direction.

In the 2025 questionnaire, respondents expressed strong support for encouraging traditional rural businesses (67% strongly agree) and creating small or micro-businesses (63%). There was also considerable backing for developing employment at existing sites (53%). Fewer respondents supported locating employment sites outside the village envelope (38%) or repurposing redundant farmsteads for light industrial use (30%), while creating entirely new employment sites and opportunities received more modest support (26%).

Any new employment initiatives should therefore be sensitive to the character of the parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

There is a need to recognise and support the people who conduct their businesses and employment from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to support the provision of local business premises where appropriate.

Policy EC2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - New employment development should:

- a) Fall within the boundary of planned Settlement Boundary for the village of Husbands Bosworth unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location; and
- b) respect local character, residential amenity and highway safety

## Working from Home

In rural areas such as Husbands Bosworth with limited employment opportunities the benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the parish.

Policy EC3 seeks to support the creation of a prosperous rural community by supporting new enterprises, including home run businesses Policy E3 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and Harborough Local Plan.

Policy E3 would apply where a material change of use occurs, such that planning permission is required.

POLICY EC3: WORKING FROM HOME- Proposals that provide for home office or light industrial use will be supported, subject to respecting local character, residential amenity and highway safety.

## Farm diversification

Farming has always been an important activity in Husbands Bosworth Parish. However, it now faces a number of challenges including global warming, Brexit and the tapering of government grants. Many farms therefore need to diversify to remain viable.

A survey of fifteen of the farms in the Parish from 2018, with most incorporating personal visits, established the following regarding diversification:

- Five farms were developing plans for diversification possibilities;
- Four farms had already diversified - one offering Bed and Breakfast accommodation; one setting up leisure facilities including a Tank Museum and Paintball Games; one had set up a children's day nursery; and the fourth had established both a reclaimed building material and a toilet hire business;
- Three farms had no plans for diversification;
- Three farms did not reply.

New business development in the parish should therefore: promote a viable and sustainable farming and rural economy in the parish; help to sustain rural businesses; encourage new businesses to provide a wider range of local produce, services and leisure facilities, in order to provide local employment,



attract visitors to the parish and maintain and enhance viability of the local environment of rural and agricultural land.

**POLICY EC4: FARM DIVERSIFICATION**- In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the rural location; and
- b) The conversion/adaptation works respect the local character of the surrounding area; and
- c) The development respects any archaeological, architectural, historic or environmental features; and
- d) The proposal does not harm highway safety; and
- e) The proposal respects residential amenity and does not increase flood risk on site or elsewhere

## Broadband and mobile phone provision

There were a large number of comments made within the public consultations about broadband and mobile phone provision within the parish. Mobile phone coverage is viewed by respondents, on average 1.91 out of 4 (where 1 is 'poor' and 4 is good'), whereas internet provision is viewed by respondents, on average 2.85 out of 4 (where 1 is 'poor' and 4 is good'). Service coverage and broadband speeds vary widely with some areas of the parish having access to high-speed broadband of up to 80mbps, whilst others experience speeds well below this.

Despite some recent upgrading, the current network is insufficient and as a result there is a significant gap in the provision of basic and superfast broadband. Additionally, the majority of users can only access FTTC (fibre to the cabinet), which then uses the existing copper wire to the premises, and not the superior FTTP (fibre to the premises), which permits a faster and more reliable connection.

Economic activity is reliant on fast reliable broadband. In addition, most school students are now expected to access homework tasks online via their school intranet.

**POLICY EC5: BROADBAND & MOBILE PHONE PROVISION**- Proposals to provide increased access to a super-fast broadband service and improve the communications network, including mobile telecommunications, will be supported.

This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape.

## 6. Monitoring and Review

The Neighbourhood Plan covers the period up to 2041. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Husbands Bosworth Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan Review will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to consider the formal review of the Neighbourhood Plan in 2030 or to coincide with the review of the Harborough Local Plan if this cycle is different.