

3 Site Assessment

3.1 The Site

The site comprises a single agricultural field situated south of Bosworth Lane, adjacent to contemporary residential development established within the past decade.

To the south, the site interfaces with Newbold Verdon Primary School with agricultural land bordering the site to the southwest.

The site is predominantly level and benefits from good natural containment. A dense tree belt defines much of its northeastern and southern perimeters, while mature hedgerows reinforce the northern and southwestern boundaries, contributing to a well-structured landscape framework.

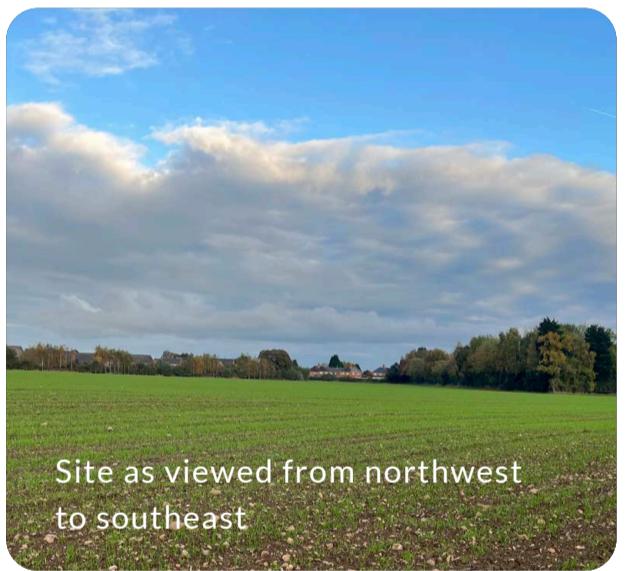
A public right of way runs along the southwestern boundary, enhancing connectivity by linking Main Street to the south with Bosworth Lane to the north, supporting active travel and permeability within the local movement network.



Bosworth Lane



Western boundary of the Site



Site as viewed from northwest to southeast



Site as viewed from northeast to southwest



Site as viewed from southwest to northeast



— Site Boundary

↑ Site Aerial
N Not to scale

3.2 Site Access and Movement



Access to the development is proposed from the B585 Bosworth Lane via a new priority T-junction with ghost island right turn provision. The proposed junction arrangement has been designed in line with relevant national and local highway design guidance. A secondary vehicular access will be provided into the neighbouring development towards the northeast corner of the site.

The development has been designed to encourage active travel by providing a number of pedestrian/cycle links to the surrounding network. This includes a link to Moat Close which facilitates access to the existing footway network within the village. This link provides direct access towards key local facilities such as Newbold Verdon Primary School and the local centre on Main Street. A footway connection will also be provided to the adjacent development adjacent to the proposed secondary access. In addition to this, PRoW S19 runs along the south-western side of the site and provides an additional link towards Main Street.

The development benefits from a range of local facilities within the 'walkable neighbourhoods' definition of 800m (10-minute walk) referenced in Manual for Streets and the National Design Guide, this includes a local primary school, medical practice, church and play park. A number of additional services can be reached within 1.2km of the site which aligns with the preferred maximum distance set out in the Institution of Highways and Transportation guidance, this includes convenience stores, pharmacy, cafés and public houses. Future residents will also be able to benefit from the existing bus service that serves the village and runs between Leicester and Market Bosworth. The closest bus stops are located on Dragon Lane, approximately 550m from the centre of the site.

A Travel Plan has been prepared to support the application and set out a range of measures and initiatives to encourage sustainable travel to and from the site. A Transport Assessment has also been carried out to determine the impact of the development on the local highway network. The assessment indicates that the development would not have a severe impact on the local network or result in an unacceptable impact on highways safety. Where impacts are predicted these can be suitably mitigated. The development is in line with the key policy considerations set out in the NPPF.

3.3 Flooding and Drainage



The Site is located in Flood Zone 1, which is defined as land assessed as having an annual probability of river flooding of less than 1%. Environment Agency surface water maps indicate that the majority of the site is designated to be at low risk from surface water flooding. Isolated areas of medium and high risk are located along the western boundary of the site, which will remain free of development ensuring a sequential approach to design. All other forms of flood risk (groundwater, sewer and artificial) are shown to be low and the overall flood risk to the site is classified as low.

Surface water drainage will follow the SuDS hierarchy with discharge into the ground via the provision of a soakage basin in the south western part of the site. Based on a soakage rate of 2.53×10^{-5} m/s and allowing for an impermeable area of 3.77ha, a storage volume of 2,647.08m³ is required within the infiltration basin to allow sufficient time for water to discharge into the ground and cater for all events up to and including the 1%AEP40CC. Suitable levels of treatment will be provided in accordance with CIRIA SuDS Manual C753.

Foul water flows will be pumped from the proposed development to the existing sewer network in Moat Close, subject to agreement with Severn Trent Water

3.4 Arboricultural Assessment



An Arboricultural Assessment has been carried out by FPCR Environment and Design Ltd on 12th November 2024 in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention along with recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development.

Across the site a total of seven individual trees, three groups of trees and four hedgerows were surveyed as part of the Arboricultural Assessment of which five trees were recorded as high quality category A. One tree and three groups were recorded as moderate quality and category B. The remaining one tree and four hedgerows were low in quality and retention category C.

The tree cover was predominantly of native species, with English Oak *Quercus robur* being the dominant individual tree recorded. These trees were generally classified as high-value trees, falling under Retention Category A.

Other species included ash *Fraxinus excelsior*, elder *Sambucus nigra*, hawthorn *Crataegus monogyna*, silver birch *Betula pendula*, sycamore *Acer pseudoplatanus*, wild wherry *Prunus avium*, holly *Ilex aquifolium*, Monterey cypress *Cupressus macrocarpa*, and yew *Taxus baccata*. These species were typically found in hedgerows and groups along the southern and eastern site boundaries.

The design of the site proposals has been carefully developed to retain the existing tree cover, ensuring that all Category A trees and mature specimens are preserved within the development. To facilitate site access, the proposal involves the removal of only one Category B tree and the hedgerow along Bosworth Road. The hedgerow will be replanted to reestablish its continuity along the site frontage.

Any proposed development should be considered an opportunity, in terms of arboriculture, to improve and increase in tree cover in the local area without the loss of any arboriculturally significant trees.

3.5 Heritage and Archaeology



A Heritage Setting Assessment has been prepared for the Site. This concludes that, through a considered design, the proposed development of the site has been carefully considered, taking into account the historic development of the surrounds.

It is considered that the development would make a small contribution to the significance of the Grade I listed Newbold Verdon Hall (NHLE 1074089), albeit the visibility of the development would be softened by a tree belt with the change in character of the site and the filtered views of development causing less than substantial harm to Newbold Verdon Hall, at the lower end of the spectrum.

The development would also provide low level of harm to the significance of the Grade II listed Church of St James (NHLE 1115770), to the Grade II listed pavilions within the forecourt at Newbold Verdon Hall (NHLE 1074090, 1115785, 1320265) and the Newbold Verdon Conservation Area. While the proposed development will institute a change in landscape character within the setting of these assets, this will be across land that makes only a limited contribution to their significance.

The proposed development has responded to heritage through low scale and height of the proposed housing to ensure that the proposed development reads as congruous with existing modern residential development to the north and east.

The proposed also incorporates a landscape buffer along the south-western site boundary which will ensure that, where intervisibility between the site and the assets is possible, the proposed development will appear set-back from the site boundaries and more closely orientated towards modern residential development to the north rather than towards the assets. The immediate surroundings of these assets, where their settings makes a positive contribution to their significance, will be preserved.

An archaeology desk based assessment, supported by a geophysical survey, has concluded that the site has a low potential to contain archaeological finds and features from all periods. Based on the available evidence, below ground heritage assets are unlikely to represent a constraint to the proposed residential development and no design responses are required.

3.6 Ecological Assessment



The site is currently dominated by arable land in active cultivation, with small areas of woodland, scrub and modified grassland at the eastern site boundary. Hedgerows with a small number of associated trees are also present along part of the site perimeter, and there is an off-site tree belt adjacent to much of the north-eastern boundary.

The proposals will result in a minor loss of woodland and scrub in the east of the site, and the loss of the majority of the northern boundary hedgerow. These losses will be mitigated via new habitat creation within the areas of green infrastructure on-site. The development has been designed such that the green infrastructure will incorporate the creation of new semi-natural habitats such as native grassland, scrub and woodland. It has been demonstrated that the proposed development can achieve a net 10% gain in habitats and hedgerows/ linear habitats.

Opportunities for priority faunal species within the site are currently limited to the boundary habitats (hedgerows, trees and woodland). Hedgerow habitat will be removed from the northern site boundary to permit site development however will be replaced with a new hedgerow along the development frontage. Furthermore the green infrastructure throughout the remainder of the site has been designed to provide new habitats of value to a range of local fauna. In addition, bat and bird boxes are to be provided on new buildings. On this basis, the site proposals are considered suitable to deliver enhance opportunities for a wide range of local faunal species including invertebrates, bats and birds in the long-term.

3.7 Landscape Assessment



The site is situated on the northwestern edge of Newbold Verdon with recent development bordering the northern extent of the site boundary.

In terms of landscape character, the site and immediate context is in keeping with the characteristics outlined within the published assessments. The 'Hinckley and Bosworth Borough Council Landscape Character Assessment' places the site within the 'Newbold and Desford Rolling Farmlands' which is described as "Predominantly arable farmland with... Open views where hedgerows have been removed". Whilst the site will extend the urban edge of Newbold Verdon, proposed green infrastructure & existing vegetation will aid the scheme's assimilation in the landscape limiting effects on the wider landscape character in the longer term.

Whilst the visual resource opens out to the south/southwest, intervisibility of the proposed development from associated receptors will be greatly limited due to the presence of existing vegetation and the topography of the landscape.

Views to the scheme are primarily available from footpath and road users within the immediate context of the site. These views will be reduced in the longer term by the strategic placement of a 10-20m green infrastructure corridor along the southern edge of the development as well as new parkland and street tree planting throughout the new scheme.

Views from visual receptors further afield such as users of PRoW's S19/3, S18/1 & S20/1 are already limited, and as the proposals within the green infrastructure corridor mature over time, the development will greatly diminish within the wider context, becoming subsumed with Newbold Verdon.



3.8 Summary of Opportunities & Constraints

As part of a comprehensive review of the site, a series of key site constraints and development opportunities have been identified. This is accompanied by an 'Opportunities and Constraints' plan as follows.

Key Constraints

- Existing landscape character and vegetation to be retained;
- Nearby heritage assets, including the Grade I listed Newbold Verdon Hall, Grade II listed Church of St James and the Conservation Area;
- Integration with adjacent development which is currently under construction and existing development adjacent to the Site; and
- Retention of the existing PRoW that runs along the south-western boundary of the Site.

Key Opportunities

- A clear access strategy providing vehicular access and pedestrian access into the Site, via Bosworth Lane and the existing development to the northeast;
- Retention and enhancement of the existing PRoW network, with new recreational routes plugging into the wider network;
- Providing an appropriate landscape buffer to the adjacent land and heritage assets to the south of the Site, including the provision of additional tree planting and new areas of open space and play space;
- Provision of playing fields to expand the existing school facilities;
- Providing sustainable drainage features in the form of attenuation basin, managing surface water run off and providing ecological and amenity benefits; and
- Retained and enhanced hedgerows and high quality trees along Site boundaries.





- Site boundary
- Existing trees / hedgerows (indicative)
- Public right of way
- Conservation area
- Scheduled Ancient Monument
- ▲ Grade I Listed Building
- △ Grade II Listed Building
- Indicative primary access point
- Potential additional access point
- Rear/side residential boundaries
- Bus stop
- Key carriageway
- Indicative School Expansion Land

↑ Opportunities and Constraints Plan
N Not to scale

4 Design Evolution

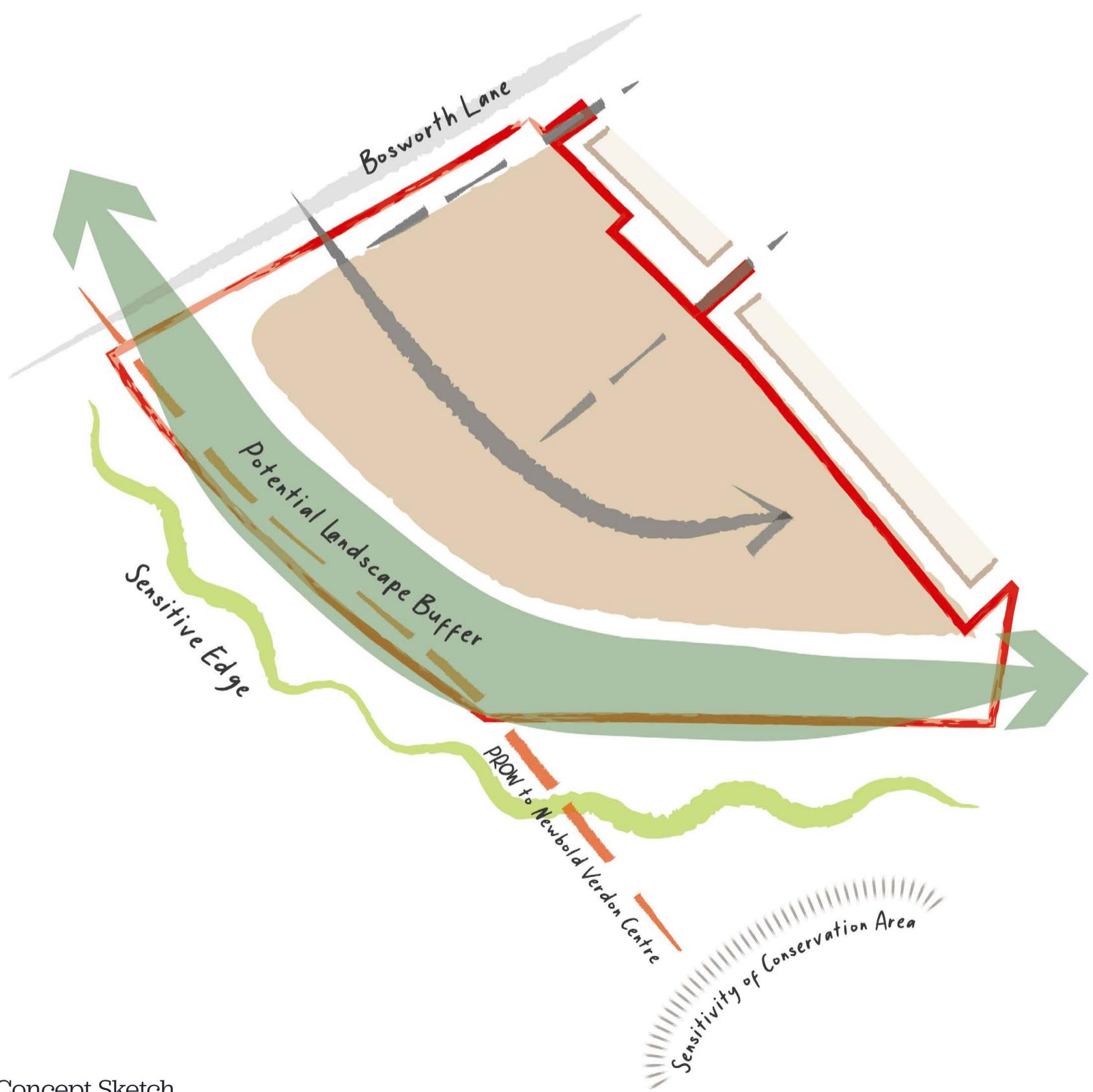
4.1 Initial Concept and Evolution

Development of the initial site concept has been informed by:

- The overarching planning context (national and local)
- A detailed assessment of the Site Context in Newbold Verdon; and
- A technical appraisal of the Site.

Initial ideas for the framework of the Site were formed following time spent on-site and discussion with key disciplines.

Following this, an initial concept plan was presented to the local community during a public consultation event in February 2025.



Early Concept Sketch

4.2 Public Consultation

A Public Consultation Exhibition was hosted at The Pavilion, Alans Way, Newbold Verdon on Thursday 13th February between 14:00 & 20:00. Members of the public were invited to attend as advertised by a leaflet drop. The leaflet was also distributed to the Parish Council who posted a copy on their website and community Facebook group.

Further details on the Public Consultation is available in the Statement of Community Involvement.

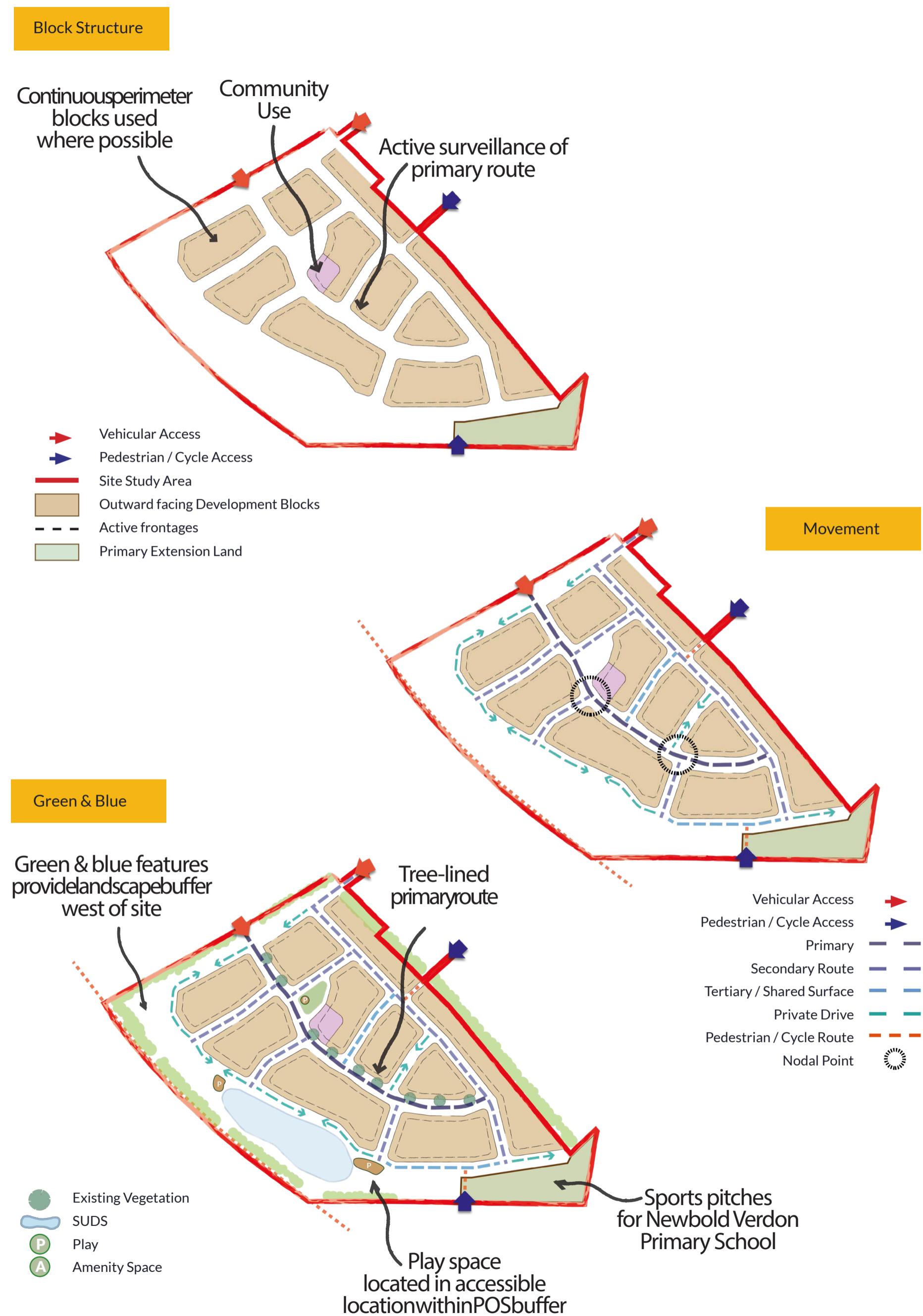
Ongoing engagement with the Parish Council is being undertaken whereby further details on the Site have been provided to inform the consultation on the Neighbourhood Plan in April 2025.

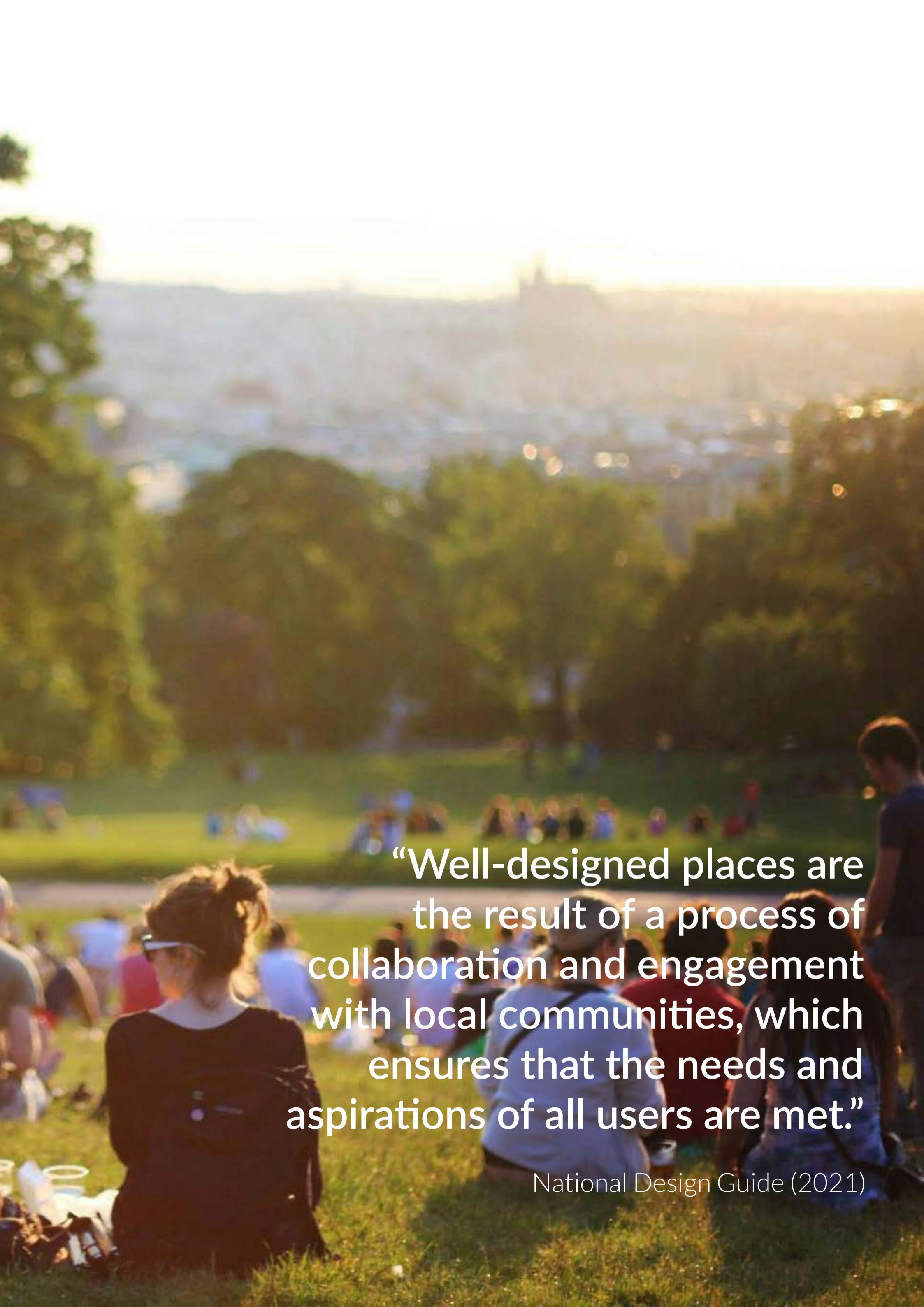
Where reasonable and practicable, amendments have been taken on board to incorporate comments from the Public Consultation and through discussions with the Parish Council.



Concept Plan, as presented at
Public Consultation

4.3 Concept Breakdown





“Well-designed places are the result of a process of collaboration and engagement with local communities, which ensures that the needs and aspirations of all users are met.”

National Design Guide (2021)