



Statement of Community Involvement (SCI)

Land off Bosworth Lane,
Newbold Verdon

Bloor Homes

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1. Introduction

- 1.1 Cerda Planning have been instructed by Bloor Homes to prepare a Statement of Community Involvement (SCI) in support of an application for outline planning permission for erection of up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated, on Land off Bosworth Lane, Newbold Verdon.
- 1.2 The consultation process undertaken aligns with the Local Authority's approach to community engagement as outlined in the Hinckley and Bosworth Borough Council SCI (2024). This document sets out the Council's commitment to involving the local community in the planning process, ensuring that residents, stakeholders, and other interested parties are provided with meaningful opportunities to participate in the decision-making process for development proposals.
- 1.3 The consultation process also conforms to the advice and guidelines set forth in the National Planning Policy Framework (NPPF). The NPPF emphasises the importance of early and effective engagement with communities to help shape proposals and ensure they reflect local needs and priorities. Throughout the consultation, we have prioritised transparency, accessibility, and inclusivity, making sure that all stakeholders had the opportunity to voice their opinions, ask questions, and provide feedback on the proposed development.
- 1.4 This report details the nature and extent of the consultation undertaken, summarises the comments from the consultation and outlines where possible how the comments have been addressed.
- 1.5 A leaflet drop exercise was undertaken to advertise and inform residents of a consultation website and the drop-in exhibition. The leaflets were distributed on 1st of February 2025 with the website consultation open until the 23rd of February

2025. It also provided an opportunity for the public to attend the drop-in exhibition located in The Pavilion, Alans Way, Newbold Verdon on 13th of February 2025 which was opened between 14:00 – 20:00. The public consultation was also advertised on Newbold Verdon Parish Council's website to be able to reach out to a wider audience. Providing information on the proposed development and how to comment on the scheme.

1.6 The Borough Council recognise that good Meaningful community involvement involves facilitating processes for:

- A. Notifying and informing communities about policies and proposals in good time.
 - Communities should be informed early to ensure they have ample time to understand and respond. This involves providing clear, accessible information about upcoming policies or proposals, with sufficient context to enable informed participation.
- B. Enabling communities to put forward their own ideas and participate in developing proposals and opinions, rather than simply comment once these are fixed.
 - Communities should be involved from the start, not just at the feedback stage. This includes creating opportunities for active participation, where community members can help shape ideas, offer suggestions, and collaborate on the development proposals.
- C. Providing feedback on how views have been considered.
 - After collecting feedback, decision makers must provide clear, transparent feedback, explaining how the views were considered and what changes, if any, were made as a result. This helps build trust and ensures accountability in the process.

- 1.7 This report details the consultation activity undertaken in advance of submitting an outline planning application.

2. Consultation Policy

- 2.1 The Public engagement and consultation are key components of the National Planning Policy Framework (NPPF). The framework outlines principles for community involvement, both in the development of plans and in the consideration of planning application proposals.
- 2.2 Whilst there is no statutory obligation on the applicants to undertake community engagement for a proposal of this scale, the applicant considers it an essential part of developing successful communities.
- 2.3 The Hinckley and Bosworth Borough Council's SCI outlines the various methods through which the local community can engage in future development of the Borough. Its primary goal is to ensure that all residents have the opportunity to participate in the planning process, should they choose to do so.
- 2.4 The SCI establishes clear guidelines for how the community can contribute to both the creation of development plans and the consideration of planning applications. By providing multiple channels for engagement, the council aims to ensure that diverse voices are heard, fostering a planning process that reflects the needs and aspirations of the local population.
- 2.5 The SCI states 'The Borough Council's commitment to involving its communities and stakeholders in decisions is one of its Corporate Plan Values'.
- 2.6 Section 5 sets out a wide range of consultation methods when producing planning policy documents and determining planning applications and identifies appropriate methods including:
- Direct notifications to appropriate organisations and individuals
 - Publish on the Borough Council's website
 - Location of hard copies of documents
 - Social networking sites

- The Borough Bulletin
- Local media
- Exhibitions
- Council meetings
- Parish Council Meetings
- Member workshops
- Surveys and questionnaires.

- 2.7 Section 8 of the SCI states that the Borough Council deals with approximately 1,500 planning applications each year. The nature of planning applications submitted is wide ranging from householder and minor applications to large-scale mixed-use proposals including new housing, employment, retail and other developments. The nature, scale and type of planning application will determine how the Council will engage with the Community.
- 2.8 It then goes on to state that the process of deciding planning applications is often of great public and local interest and comments from the local community are welcomed. The Council therefore requires publicity to be carried out on all planning applications and, a general rule, the larger and more complex planning applications are publicised more widely than proposals that are small scale and routine.
- 2.9 Full account has been taken of the guidance within this document as it demonstrated in the following sections.

3. Public Consultation

- 3.1 The purpose of the consultation was to gather the views and opinions of local residents, relevant stakeholders, and the Parish Council regarding the proposed uses of the site and if, and how, the scheme could be improved. The process aimed to ensure that all interested parties had an opportunity to express their thoughts, concerns, and suggestions about the potential impact of the development on the local community.
- 3.2 By engaging with these groups, the consultation sought to identify any issues or opportunities associated with the development, such as infrastructure needs, environmental considerations, and the overall fit of the proposed housing within the existing community. The feedback collected was intended to help inform the design evolution, ensuring that the proposed development aligns with the needs and aspirations of the local population.
- 3.3 This section of the report sets out the nature and extent of the consultation undertaken for Land off Bosworth Lane, Newbold Verdon.
- 3.4 The National Planning Practice Guidance (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. With regard to consultation and community engagement, the NPPG notes:

“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.” (Paragraph: 001 Reference ID: 20-001-20190315)

- 3.5 It also notes that early engagement and working collaboratively with interested parties provides an opportunity to:

“Understand and seek to resolve issues associated with a proposed development.” (Paragraph: 001 Reference ID: 20-001-20190315)

- 3.6 The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members and local people, with the level of engagement proportionate to the nature and scale of the proposed development.
- 3.7 Bloor Homes have undertaken consultation with Newbold Verdon Parish Council, the Local Education Authority, the school via the Local Education Authority, the Newbold Verdon medical Practice and Leicestershire and Rutland Integrated Care Board to be able to gain an understanding of any views from these stakeholders.
- 3.8 To ensure broad community engagement, local residents were notified about the proposed development through a leaflet drop. The leaflets (see Appendix 1) were distributed to the properties identified in Appendix 2. The leaflets included details of the proposals of the site, the consultation website and information on the drop-in exhibition.
- 3.9 The leaflets were distributed on 1st of February 2025. Additionally, the leaflet was shared with the Parish Council, who posted a copy on their website and community Facebook group to further increase the visibility.
- 3.10 The leaflets provided an opportunity for the public to attend the drop-in exhibition located in The Pavilion, Alans Way, Newbold Verdon on 13th of February 2025 which was opened between 14:00 – 20:00. The drop-in exhibition comprised several information banners providing information. A copy of the banners can be seen at Appendix 6.
- 3.11 Attendees were asked to provide their name and address for a sign-in sheet at the entrance to the consultation. Not all attendees were willing to do so but 46 attendees were registered. It is estimated that the attendance was likely to have been circa 60-70 people across the event. This included several members of the Parish Council and both Ward Members. During the event, attendees were informed about the proposals and had the opportunity to ask questions, which were answered by the team.

3.12 After gaining a clear understanding of the proposals, they were encouraged to complete a feedback form to share their thoughts and opinions.

3.13 Below are a couple of images of the event:



3.14 The consultation website was closely monitored to gain insights into the public's engagement (see appendix 5) and help Bloor Homes better understand the local community. The statistics reveal the following:

- 176 pageviews
- 81 users
- The website attracted a range of demographics (see Appendix 5)

3.15 The website is still available to view at bosworthlaneconsultation.co.uk

3.16 Once people had reviewed the information on the website, they were invited to undertake a short survey at their own convenience. The questions were broad and allowed for responses as limited or detailed as the consultee chose with no word/character limits per response.

3.17 The website provided information on the specifics of the site and proposal as had been developed at the time. The pages of the website can be seen at Appendix 3.

4. Analysis

- 4.1 Over a three-week period, a total of 24 online survey and feedback questionnaires were completed and returned in response to the leaflet drop and website consultation.
- 4.2 Below are a series of charts summarising the responses relating to Land off Bosworth Lane, Newbold Verdon:

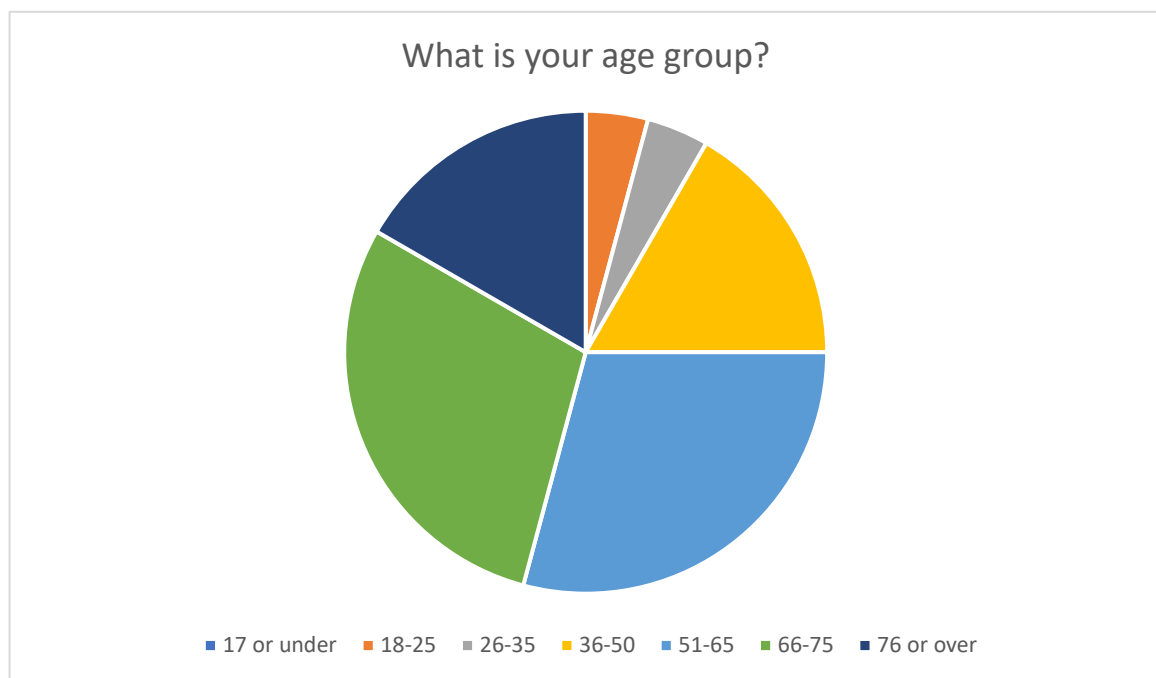


Figure 1 – What is your age group?

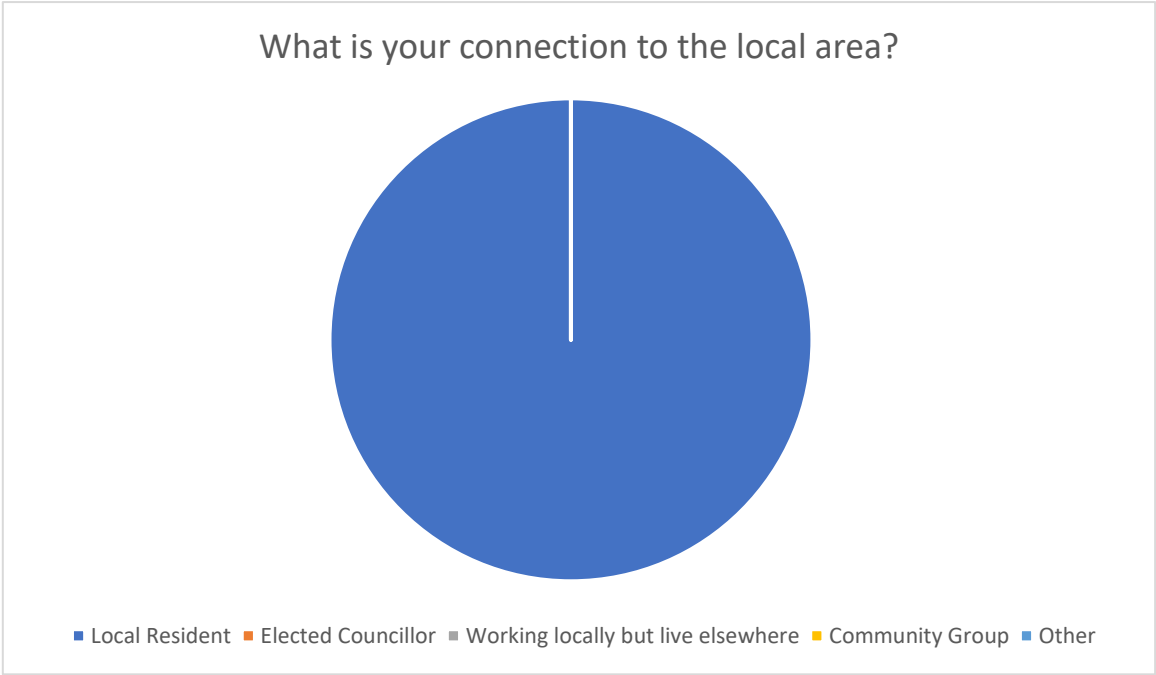


Figure 2 – What is your connection to the local area?

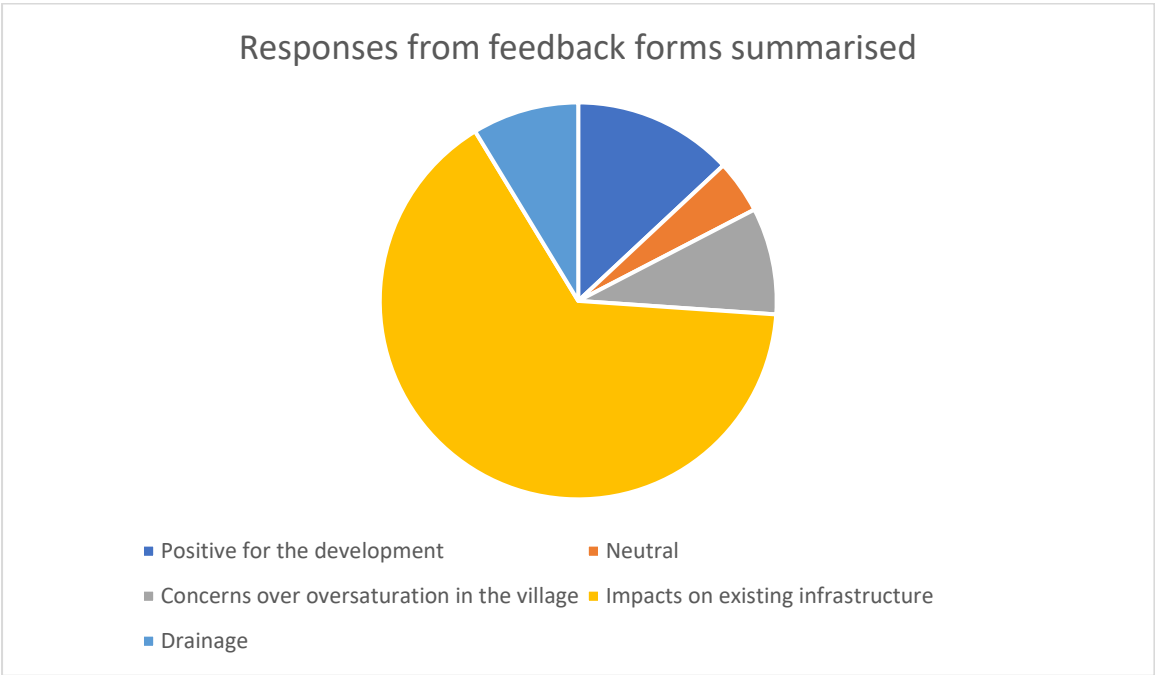


Figure 3 – Responses from feedback forms summarised

5. Responses

- 5.1 Overall, the public consultation proved to be successful by generating public interest in the proposed scheme. The community was informed about the details of the proposals, ensuring individuals had a clear understanding of the project. In addition, a variety of opportunities were made available for the public to voice their opinions, concerns and suggestions, which facilitated meaningful engagement.
- 5.2 These efforts not only fostered a greater sense of transparency but also allowed for a broad range of perspectives to be considered, contributing to a more inclusive decision-making process. The consultation helped build trust between the stakeholders and the community, laying the foundations for engagement during the course of the development.
- 5.3 The responses from the consultation process showed that most respondents did not support development proposals. A smaller proportion of residents stated that they would be in support of the development as long as it was in compliance with national and local planning requirements, and that the promises from the developer were kept in terms of delivering improved infrastructure and affordable housing. One resident provided a neutral response, offering neither strong support nor opposition.
- 5.4 Several concerns were raised regarding the potential impact of the development on the village and its existing infrastructure. Two residents specifically mentioned their worries about the oversaturation of development in the area, highlighting the need to consider the village's capacity to accommodate further growth. Fifteen respondents raised concerns about the effects on existing local infrastructure, including the strain on the school, increased traffic, pressures on the health centre, and the overall adequacy of public services. Two residents also voiced concerns about how the proposed development would address drainage and manage potential water related issues.

- 5.5 Respondents also raised concerns over traffic in the area, in particular Dragon Lane and Old Farm Lane, especially during school hours and the impact of the proposed development would have on this.
- 5.6 The majority of responses raised concerns over the existing services such as the school, health centre, public transport, and parking operating at full capacity, and an influx of new residents would exacerbate existing pressures, leading to potential disruptions and reduced accessibility for current users.
- 5.7 A smaller number of residents acknowledged that the proposed health hub could provide significant relief to the overburdened GP, offering the much needed additional capacity for the health centre. However, they also saw the need for more services in the area to deal with the increased capacity from the proposed development, with suggestions for additional services such as a convenience store and improved public transport links.
- 5.8 Participants also addressed concerns around the privacy for the existing houses on Moat Close and suggested landscape proposals that would increase privacy between the existing and proposed dwellings.
- 5.9 Below is an overview of the feedback:
- Developments in the village not being planned comprehensively
 - Too many homes being proposed across several applications and sites
 - There is a need for extra care housing for over 55s
 - The proposals should include bungalows
 - Traffic generation
 - Parking availability in the village
 - Poor bus service
 - Inadequate healthcare provision in the village

- Concerns over school spaces
- Lack of shops
- Buffer between new development and existing properties should be as wide as possible
- Good agricultural land that should not be lost
- Wildlife would suffer if the land was built on
- Existing subsidence issues in the village to the north of the site
- Flood risk and drainage
- A health hub could greatly assist the overprescribed surgery
- A shop would benefit the residents as the existing shop in the village isn't sufficient
- Convinced that the proposals will not have a negative effect on the village as long as what is being promised is kept.

5.10 A meeting with the Parish Council was held on the 6th of January 2025 where proposals in detail were discussed. The matters included:

- Site Location
- Opportunities and Constraints
- Concept Plan
- Landscaping

5.11 The Parish Council reserved judgement on the suitability of the scheme as a whole but noted they were generally satisfied with the proposal to include safeguarded land for education / land for playing and sport pitches for the school. All of the members also seemed to be in agreement that a health facility could potentially reduce the burden on the existing Medical Practice.

Additionally, members also sought to understand whether the following could be provided:

- A cemetery extension
- Provision of play facilities for older children / teenagers
- Resurfacing the Pavilion car park
- Improvements to the Church Hall
- Solar panels to the Pavilion roof.

5.12 Subsequent to the above, the Neighbourhood Plan Group has provided feedback on community needs following a consultation they undertook with a view to seeing what could be offered as part of the proposals. Feedback included the following:

- Provision of a small shop
- Upgrading of the Bull-in-the-Oak junction
- Access to the school from the site
- Enhancement of the public rights of way
- Provision of or contribution towards play provision for 'younger people' rather than children
- A mix of housing including provision of bungalows and M4(2) compliant units
- Inclusion of low and zero carbon renewable technologies

5.13 Discussions with the Local Education Authority and the school were taken place on 8th of January 2025 who have indicated that they are also supportive of the principle of safeguarding land for education (see appendix 7), in case it is required for additional pupil places at Newbold Verdon Primary School.

- 5.14 The proposals have also been sent to the Medical Practice and the ICB to be able to get a better understanding of the capacity of the Medical Practice, currently awaiting feedback.

6. Actions

- 6.1 A small number of respondents raised concerns on the oversaturation of development in Newbold Verdon. In response, the Planning Statement submitted with the application considers this matter.
- 6.2 A few respondents raised concerns over traffic, parking, and poor service in the village. A Transport Assessment and Travel Plan are submitted with the planning application which identify any impacts of traffic generation from the proposed development and include mitigation measures where relevant. The Travel Plan also encourages walking/cycling, and the use of public transport. There will be suitable car parking provision provided on site which would not affect parking availability in the village.
- 6.3 A number of respondents, including the Parish Council brought attention to the potential impact the proposed development would have on the existing infrastructure. To address this response the developer will contribute through a range of planning obligations, where CIL compliant, to enhance the existing infrastructure which will ensure to mitigate the impact on existing infrastructure.
- 6.4 A few respondents suggested the need for extra care housing for over 55s and bungalows. The mix of the housing type will be agreed in the Reserved Matters stage.
- 6.5 A small number of respondents have raised concerns over the flood risk and drainage. The flood risk and drainage strategy submitted with the application will deal issues of flooding and drainage.
- 6.6 Some respondents raised concerns over the loss of wildlife. The Ecology Assessment submitted with the planning application will deal with these issues.

7. Conclusions

- 7.1 Cerda In accordance with Hinckley and Bosworth Borough Council's SCI, this statement provides a comprehensive summary of the pre-application consultation undertaken to help shape the proposal. The consultation process highlighted key areas of concern among local residents while also generating some positive feedback. The scheme has been refined where appropriate in response to the comments received.
- 7.2 A significant proportion of respondents expressed opposition to further development in Newbold Verdon, raising concerns about the perceived lack of need. These matters have been considered in detail, with justification and commentary provided within the accompanying Planning Statement.
- 7.3 Through this consultation, a range of concerns have been identified, including matters relating to infrastructure, traffic, local services, and environmental impact. These issues have been carefully considered, and where possible, adjustments have been made to the scheme. Where this was not possible, additional technical information and mitigation measures have been provided to demonstrate how potential impacts can be managed.
- 7.4 The application is supported by a suite of technical assessments and reports that collectively demonstrate the scheme's suitability, deliverability, and compliance with local and national planning policies. In its current form, the proposals represent a sustainable and well considered development that responds to both community feedback and planning requirements.

Appendix 1 – Consultation Leaflet

Land off Bosworth Lane, Newbold Verdon

Public Consultation—January 2025

Bloor Homes have been building quality homes for over 50 years and is now the largest privately-owned housebuilder in the UK. We have a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and are proud to be named a 5* housebuilder for Customer Satisfaction by the Home Builders Federation for six consecutive years.

Bloor Homes is coming to the end of developing their existing site and due to demand, is proposing a new residential development of up to 200 homes, as well as potentially safeguarding land for education and a community health hub

Your views are important to us and therefore Bloor Homes are undertaking public consultation and you are invited to review our consultation website and/or attend our drop-in exhibition—see overleaf for further details.

THE SITE

The site comprises a single existing agricultural field off Bosworth Lane to the west of Newbold Verdon. To the east is the most recent Bloor Homes developments including Milner Close, White Park Avenue, Hall Lane and Barns Way.





A residential development of up to 200 new homes;

Potential safeguarded land for education should the school require land for expansion in the future

Potential community health hub

A variety of house-types to reflect the local need

40% of the new homes provided as affordable housing;

Vehicle access from Bosworth Lane;

Pedestrian and cycle links;

Areas of public open space and walking routes through the site;

Sustainable Drainage Systems with opportunities for wildlife;

Infrastructure to support electric

CONSULTATION WEBSITE

Our consultation website will be live until 23/02/2025. The address is:

WWW.BOSWORTHLANECONSULTATION.CO.UK

DROP-IN EXHIBITION

We are hosting a drop-in public consultation event, please feel free to come along to:

THE PAVILION, ALANS WAY, NEWBOLD VERDON, on:

13/02/2025 14:00-20:00

Alternatively, please do not hesitate to get in contact with Cerda Planning:

Write to us at: The Old Vicarage, Market Street, Castle Donington, DE74 2JB

Call us on: 01332 856357

E-mail us at: office@cerda-planning.co.uk

BLOOR HOMES



Appendix 2 – Leaflet Drop off Area



Appendix 3 – Consultation Website

NEWBOLD VERDON

PUBLIC CONSULTATION



Thank you for visiting this consultation website.

Bloor Homes is undertaking public consultation on plans for a residential development of up to 200 homes, including affordable housing, extensive, publicly accessible open spaces, green walking routes, and children's play areas, as well as safeguarding land for future expansion of the school and a potential community health hub, if required.

The site is situated to the south of Bosworth Lane and to the west of the existing Bloor Homes site, also accessed from Bosworth Lane; located in the northwest of Newbold Verdon.

The site comprises a single agricultural field and its boundaries are defined by existing mature trees and native hedgerows.
We value local knowledge and welcome your input. Please take your time to review the proposals and to fill in the feedback section.
Please see below for the location of the proposed development.

SITE LOCATION & CONTEXT

SITE LOCATION PLAN



SUBMIT FEEDBACK



A SUSTAINABLE LOCATION

The site is well located for residential development, with ease of access by foot or cycle to existing facilities and amenities in Newbold Verdon and sustainable access to Hinckley, which is 7 miles to the south and Leicester city centre, which is 9 miles to the east. The nearest bus stops to the site are located on Bosworth Lane, Main Street and Dragon Lane and service 153, which runs from Desford to Markey



PLANNING BACKGROUND

The site comprises a single existing agricultural field. To the east and northeast of the site there are two previous phases of housing by Bloor Homes, the most recent of which was granted planning permission in January 2021 under application ref: 20/00143/FUL for 116 dwellings. This was for Phase 2 and includes Milner Close, White Park Avenue, Hall Lane and Barns Way. The latest proposal would be a third

Bosworth, is one of the regular routes available. In addition, a Public Right of Way (PRoW) runs along the southwest of the site, providing convenient access to Main Street and the facilities in the centre of Newbold Verdon.

phase of housing which would positively add to the existing housing accessed from Bosworth Lane.

OUR PROPOSALS



OUR PROPOSALS INCLUDE:

- A residential development of up to 200 new homes;
- 0.5 hectares of land safeguarded for education
- A potential community health hub
- A variety of house-types to reflect the Council's housing requirement mix;
- 40% of the new homes provided as affordable housing;
- Vehicle access from Bosworth Lane;

CONCEPT PLAN (click to enlarge)

- Pedestrian and cycle links;
- Areas of public open space and walking routes through the site;
- Open space area for play;
- Sustainable Drainage Systems with opportunities for wildlife;
- Infrastructure to support electric vehicle charging, with all new buildings provided with an EV point;
- Retention of key views to the wider area.



- The design proposals for the site has been carefully designed to take into consideration both the present and future context of the site. An area of open space along the southwest boundary will provide views towards the spire of the Church of St James and a further framed views to the Grade I Listed Verdon Hall.
- Existing trees and hedgerows are retained, other than where removal is required to facilitate access from Bosworth Lane and into the existing Bloor Homes site to the northeast.
- Areas of public open space are proposed around the site and include areas for play and walking routes. A surface water drainage strategy has also been designed, which will allow opportunities for environmental enhancements.
- The new houses are likely to be of a “traditional” character and the proposals will include a choice of building materials informed by local character.
- A new point of vehicular access is proposed into the site from Bosworth Lane, with secondary access from Hall Lane.

COMMUNITY INFRASTRUCTURE

Policy DM3 of the Site Allocations and Development Management Policies DPD states that where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism.

The following are likely to be requested to be delivered as part of the application:

- Affordable housing
- Improving local bus services to access the site
- Contributions to improvements to health facilities
- Contributions towards improvements to education provision locally

In addition to the above, the following could be offered:

- Safeguarded land of education
- A potential community health hub



KEY ASPECTS

ACCESS AND TRANSPORT



Vehicle access to the site is proposed via a new T-junction onto the B585 (Bosworth Lane) at the northwest boundary of the site.

Footways will be provided on either side of the site access within the site. Additionally, a network of pedestrian/cycle routes will be provided within the site to provide links to the existing local highway network to the northeast of the site, which were previous phases of development by Bloor Homes, from White Park Avenue and Old Farm Lane.

AFFORDABLE HOUSING



The proposed development will deliver 40 percent affordable dwellings which will range in size from 1-4 bed homes.

The tenure of the affordable homes will be discussed with the Council's Housing Officer but is likely to include a mix of rented, shared or first homes.

ENERGY EFFICIENCY



All new build dwellings will have electric vehicle charging facilities. Changes to building regulations to deliver the Government's 'Future Homes Standard' means that new homes will have a 31% reduction in CO2 when compared to current standards. Bloor Homes applies a 'fabric first' approach in their house type design. The fabric first approach has a number of clear benefits, notably that it is built into the property for its whole life.

NEXT STEPS

A planning application is expected to be submitted by early this year. Following the submission of the planning application, Hinckley and Bosworth Borough Council will undertake a period of statutory consultation on the application. At this stage you will have the opportunity to submit your comments on the application to the Council before a decision is made. It is expected that the application will be determined by the Council later in Summer 2025.



TIMELINE



FEEDBACK

Thank you for reviewing the development proposals. Please take your time to complete the form and return to Cerda Planning.

FURTHER INFORMATION

Please do not hesitate to get in contact with Cerda Planning:

Write to us at: The Old Vicarage, Market Street, Castle Donington, DE74 2JB

Or call us on: 01332 856357



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▶ VISIT BLOOR HOMES



BLOOR HOMES



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SUBMIT FEEDBACK

Appendix 4 – Concept Plan on the website

Legend

Site Boundary

Potential School Expansion Area

Indicative Residential Parcel

Indicative Vehicular Access

Indicative Secondary Vehicular Access

Indicative Pedestrian / Cycle Access

Indicative Primary Route

Indicative Attenuation

Central Nodal Point

Potential Community Hub

POS / Green Infrastructure

Indicative Play Provision

Public Right of Way / Pedestrian and Cycle Connection

Retained and Enhanced Vegetation



Appendix 5 – Website Report



NEWBOLD WEBSITE REPORT

WEBSITE VISITS:



PAGEVIEWS:

176



USERS:

81



AVG TIME ON SITE:

1:35

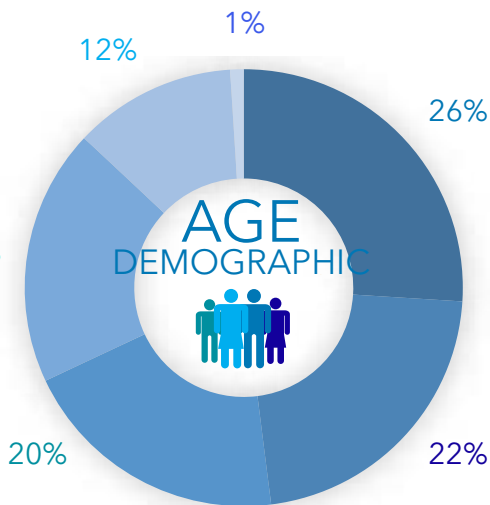


AVG PAGES PER VISIT:

1.2

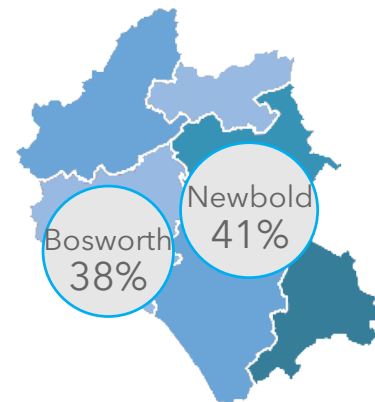
DEMOGRAPHICS:

AGE
DEMOGRAPHIC



65+	55-64	45-54
25-34	35-44	18-24

LOCATION



Top 5 Locations:

1. Newbold	41%
2. Bosworth	38%
3. Peckleton	11%
4. Birmingham	6%
5. Ashburn	4%

CONTENT:

Top Pages: (pageviews)

1. Homepage	146
2. Feedback	30

Appendix 6 – Drop-in Exhibition Banners

Land off Bosworth Lane, Newbold Verdon

Welcome

Bloor Homes is undertaking public consultation on plans for a residential development of up to 200 homes, including affordable housing, extensive, publicly accessible open spaces, green walking routes, and children's play areas, as well as potentially safeguarding land for future expansion of the school and a new community health hub.

The site is situated to the south of Bosworth Lane and to the west of the existing Bloor Homes site, also accessed from Bosworth Lane; located in the northwest of Newbold Verdon. The site comprises a single agricultural field.



About Bloor Homes

Bloor Homes have been building quality homes for over fifty years and is now the largest privately-owned housebuilder in the UK. We have a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and are proud to be named a 5-star housebuilder for Customer Satisfaction by the Home Builders Federation for six consecutive years.



Artwork below this 200cm
guideline will be inside mechanism
and not visible

Land off Bosworth Lane, Newbold Verdon

Sustainable Location

The site comprises a single existing agricultural field with boundaries defined by existing mature trees and native hedgerows. To the east and northeast of the site there are two previous phases of housing by Bloor Homes, the most recent of which was granted planning permission in January 2021 for 116 dwellings. This was for Phase 2 and includes Milner Close, White-Park Avenue, Hall Lane and Barns Way. The latest proposal would be a third phase of housing as a logical extension to the village.



Connectivity

The site is well-suited for residential development, with walkable and bikeable access to Newbold Verdon's facilities and sustainable links to Hinckley (7 miles south) and Leicester (9 miles east). Nearby amenities include schools, childcare, shopping, a pharmacy, sports facilities, and more. Public transport is accessible via bus route 153, with stops on Main Street and Dragon Lane. A Public Right of Way runs along the southwest boundary and in the southern corner leads to Main Street and village facilities. An excerpt from the Amenities and Connectivity Plan is provided.

Artwork below this 200cm
guideline will be inside mechanism
and not visible

Land off Bosworth Lane, Newbold Verdon

Constraint-Led Approach

Our proposal follows a constraint-led approach which can be seen through the Opportunities and Constraints plan. The constraints are informed by input from experts across the relevant disciplines.



The following design principles have been followed:

- Drainage attenuation basins will align the southern boundary, integrating with the green infrastructure and open space at the natural low point to minimise earthworks.
- Open space and green infrastructure along the southeastern boundary will provide a buffer to heritage assets, preserving the significance of Newbold Verdon Hall, the Church of St James, and the Conservation Area.
- Development heights and building placement will ensure minimal visual impact; primarily 2-storeys, with occasional 2 ½ storeys for design and place-making.
- Retain existing vegetation wherever possible.
- Open space in the northwest corner will round off the settlement and enhance the site's landscape gateway.
- Include play areas in the green infrastructure.
- Primary vehicular access via Bosworth Lane, with potential secondary/emergency access and pedestrian links along the northeastern boundary for improved connectivity.
- Proposals will achieve a 10% net biodiversity gain.

Land off Bosworth Lane, Newbold Verdon

Our Proposal



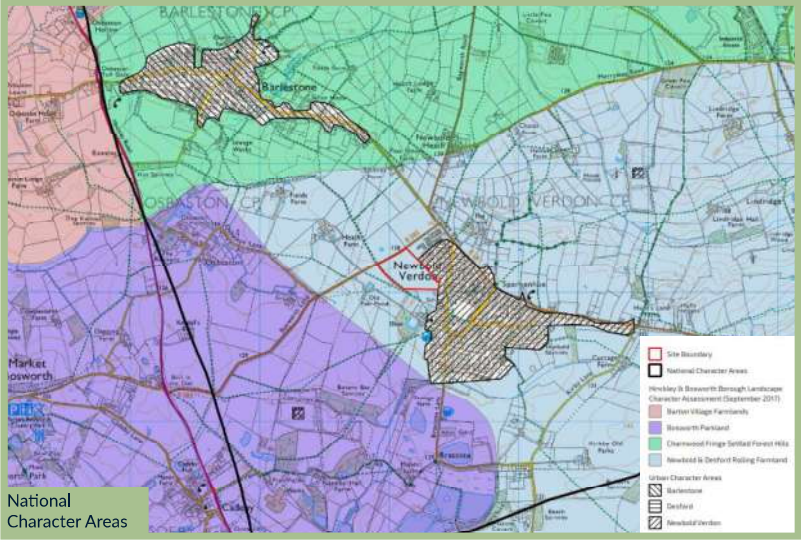
- A residential development of up to 200 new homes.
- 0.5 hectares of land safeguarded for education
- A community health hub
- A variety of house-types to reflect the Council's housing requirement mix.
- 40% of the new homes provided as affordable housing.
- Primary vehicle access from Bosworth Lane.
- Secondary vehicle access from Hall Lane to the northeast.
- Pedestrian and cycle links.
- Areas of public open space and walking routes through the site.
- Open space area for play.
- Sustainable Drainage Systems with opportunities for wildlife.
- Infrastructure to support electric vehicle charging, with all new buildings provided with an EV point.
- Retention of key views to the wider area.

Artwork below this 200cm
guideline will be inside mechanism
and not visible

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Landscaping

This site is situated within the Newbold & Desford Rolling Farmland Landscape Character Area, as identified in the Hinckley & Bosworth Borough Landscape Character Assessment. The proposal aims to respect the existing rural landscape by preserving its defining features, including hedgerows, mature trees, and open views. Recognising the area's proximity to Newbold Verdon Conservation Area and nearby heritage assets, the design will carefully balance development needs with maintaining the local character.



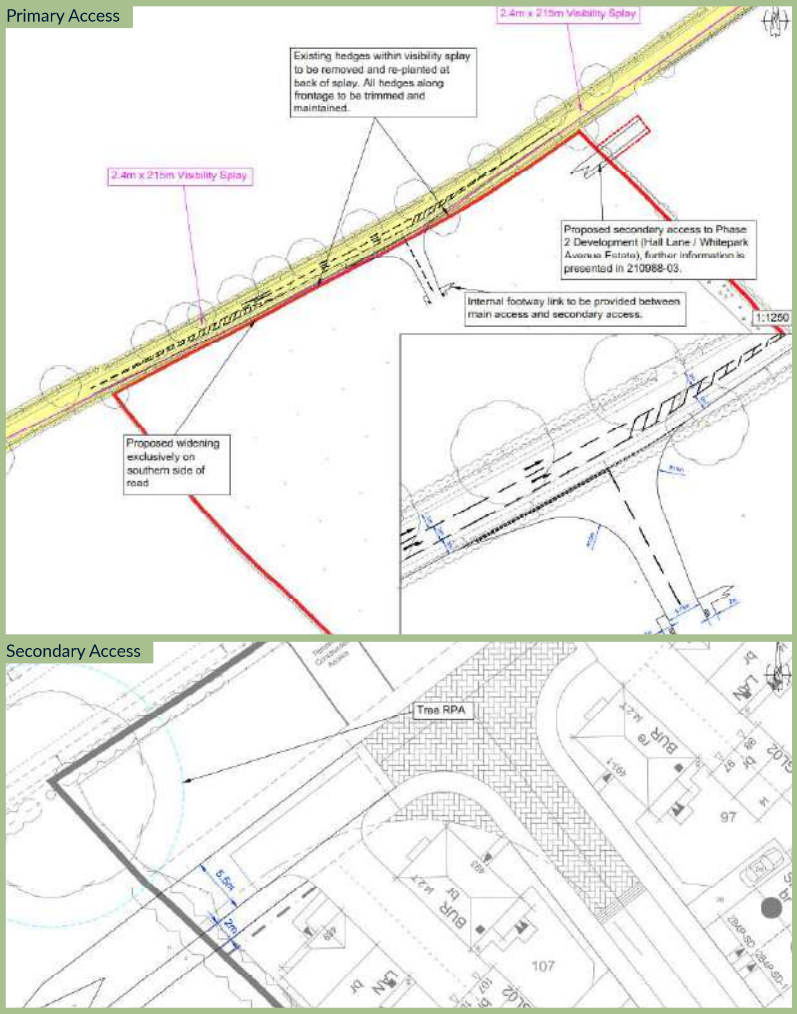
The project proposes a comprehensive Green Infrastructure strategy that integrates public open spaces, tree-lined streets, and sustainable drainage systems (SuDS). Structural planting along the southern and western edges will enhance screening and filter views, creating a seamless transition between the development and surrounding countryside.

Our application will be accompanied by an illustrative landscape masterplan and Landscape and Visual Impact Assessment.

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Highways and Access

Access to the site is proposed from Bosworth Lane via a priority T-junction with a ghost island for right-turning traffic. The layout, designed for a 60mph speed environment, includes a 6.75m-wide access road and 2.0m-wide footways. Visibility meets the speed limit, although recorded traffic speeds are lower than the posted limit, based on recent surveys. A secondary vehicular access is planned for the north-eastern corner of the site, linking to the adjacent Hall Lane development. A Stage 1 Road Safety Audit will be conducted to ensure the access points are safe.



Pedestrian and cycle routes will connect the site to Moat Close, providing access to the wider footway network in Newbold Verdon. Additional access points will link to the Hall Lane development through the secondary access. The site also benefits from a Public Right of Way (PROW) leading directly to Main Street, offering a more direct route to local facilities in Newbold Verdon.

Highway capacity modelling and assessment is presently being undertaken to ensure the vehicle movements associated with the development can be accommodated by the surrounding highway network. Our application will be accompanied by a Transport Assessment and Travel Plan.

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Archaeology

There are no World Heritage Sites, scheduled monuments, registered battlefields or registered parks and gardens within the site.

The scheduled monument 'Moated Site South of The Hall' (NHLE 1009198, MLE2984, MLE1984) is located c. 160m to the south of the site.



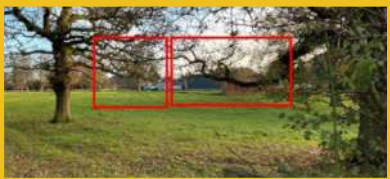
Views between the monument and the surrounding landscape were limited due to the established wooded area around the monument and other intervening mature vegetation. A geophysical survey of the site was completed in November 2024. The survey did not record any features of archaeological interest within the site.

Built Heritage

The site does not contain any designated or non-designated built heritage assets. There are limited views towards nearby heritage assets, including Newbold Verdon Hall (Grade I, NHLE 1074089), its Grade II listed pavilions (NHLE 1115785, NHLE 1074090, NHLE 1320265), the Church of St James (Grade II, NHLE 1115770), and the Newbold Verdon Conservation Area. The site lies west of the conservation area and near a scheduled monument, the Moated Site South of The Hall. No designated or non-designated heritage assets exist within the site itself.



View of the Grade I listed Newbold Verdon Hall within the Newbold Hall Conservation Area from the vicinity of the site



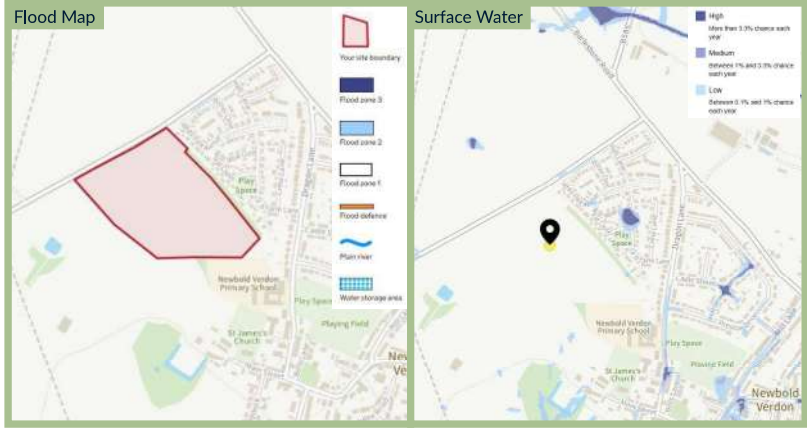
View of the Grade II listed Church of St James [left] and the Grade II listed pavilions at Newbold Verdon Hall [right] from the vicinity of the site

To preserve these assets, a buffer of open space and green infrastructure is proposed along the southeastern boundary to minimise visual impacts on Newbold Verdon Hall and the Church of St James. Sensitive building placement, low heights, and a buffer along the southwest boundary near PRow S19 will maintain framed views of the church spire and the hall, preserving their settings and significance.

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Flooding and Drainage

The site is located within Flood Zone 1, as identified on the Environment Agency flood maps, indicating a low risk of fluvial (rivers and seas) flooding. The flood zone is defined as land assessed having an annual probability of river flooding of less than 1%. An extract of the map can be seen below.



The 1:50,000 British Geological Survey shows the area is underlain by the Gunthorpe Member consisting of Mudstone. The southern area of the site has underlying superficial deposits of Glaciofluvial Deposits (Mid Pleistocene) which is composed of Sand and Gravel. Soakage testing on an adjacent development confirms that soakage is feasible and in line with the SuDS hierarchy, and therefore, discharge into the ground is the preferred method for surface water disposal.

Based on the topography of the site (which slopes down to the south), all flows will be conveyed to an infiltration basin in the southern part of the site.

An attenuation basin will be proposed with a storage volume of approximately 2,650m³ to cater for all events up to the 1 in 100-year return period with a 40% climate change allowance.



Picture showing placement of an attenuation basin near the southern boundary of the site, taken from the Concept Plan

Suitable treatment measures will be incorporated, including a basin, swales, filter trenches, rain gardens, and permeable paving. Foul drainage will be pumped to the nearest suitable foul sewer, with connection arrangements to be agreed with Severn Trent Water.

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Next Steps

Thank you for attending our public exhibition.

Bloor Homes wants to work with residents, businesses, and the wider community to make a positive and lasting contribution to the local area.

We would like to hear your thoughts on the initial plans. This can be done in several different ways:

- 1 Complete and return a **feedback form**
- 2 Find out more and provide feedback via our website at:
- 3 Email us at **office@cerda-planning.co.uk**
- 4 Call us on **0121 748 1620**

The deadline for comments is Day Month 2025, and we expect to submit the reserved matters application to the Local Planning Authority by TBC Date 2025.

Timeline



Appendix 7 – Letter of support from the LEA

Date: 10/02/2025
My ref: BH
Contact: Becky Horsfield
Phone: 0116 305 3821
Email: Rebecca.horsfield@leics.gov.uk

(via email)

Dear Richard,

Following on from our conversation I am happy to confirm that:

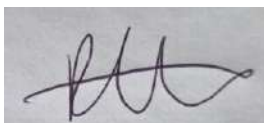
- The LA are supportive of the principle of safeguarding land for education, in case it is required for additional pupil places at Newbold Verdon Primary School.
- We have consulted with the school, and the school and ourselves are happy with the piece of land shown for the expansion of the school, if it is required, subject to comments from highways and planning.

At the time of this response, we are still uncertain about the site coming forwards in the Hinckley & Bosworth District Councils Local Plan. Until we know the sites which are coming forwards, we cannot be totally sure of the impact on schools in the area.

If Hinckley & Bosworth indicate that there could be areas where multiple developments combined necessitate a new school being built or a significant expansion of an existing school, then all developments would need to contribute towards land costs and a pro rata rate towards the cost of the new school/expansion.

We reserve the right to review and update all Section 106 returns up to the signing of the S106 agreement.

Yours Sincerely



Becky Horsfield
School Place Planning Officer
School Organisation Service