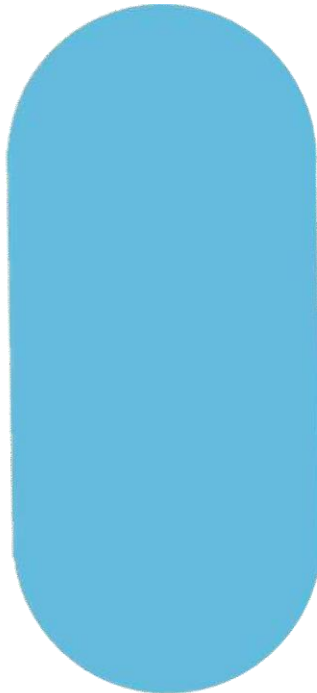


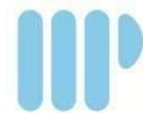
Richborough Estates

Land at Brascote Lane, Newbold Verdon

CONSULTATION STATEMENT

March 2022



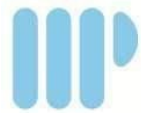


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APPENDICIES

Appendix 1 – Consultation Leaflet



1. INTRODUCTION

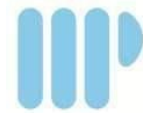
1.1 This Consultation Statement has been prepared by Marrons Planning on behalf of Richborough Estates. It accompanies an outline planning application for residential development of up to 239 dwellings at 'Land at Brascote Lane, Newbold Verdon'. It provides a description of the consultation undertaken as part of the planning application process.

1.2 The Hinckley and Bosworth Borough Council Statement of Community Involvement (SCI) was adopted in July 2019. The document states that:

"The process of deciding planning applications is often of great public and local interest and comments from the local community are welcomed" (paragraph 9.2)

1.3 A public consultation exercise was carried out by Marrons Planning on behalf of Richborough Estates in accordance with the recommendations of the Council's SCI. The remainder of this Consultation Statement is structured as follows:

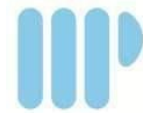
- Section 2 explains the consultation process and methodology;
- Section 3 provides a summary of the respondents who took part in the process;
- Section 4 describes the issues that were raised and a response to comments made during the process; and
- Section 5 provides a summary and conclusions.



2. CONSULTATION PROCESS

Public Consultation Leaflet

- 2.1 In order to publicise the proposals, leaflets were sent to a total of 2,000 properties, as well as an electronic version sent to the Parish Council. Leaflets were delivered on Tuesday 4th January 2022. A copy of the public consultation leaflet is at **Appendix 1** of this report.
- 2.2 The leaflet directed residents to the consultation website (see below) and confirmed that people could make comments via emailing or posting them to Marrons Planning.
- 2.3 The consultation period ran for just over 2 weeks, until midnight on Wednesday 19th January 2022.
- 2.4 An in-person Public Exhibition event was also held at the Community Pavilion on Alans Way in Newbold Verdon on the 9th February 2022, 2pm-7pm with representatives from Marrons Planning and Richborough Estates in attendance to discuss the proposal with interested residents and answer questions and concerns.
- 2.5 The issues raised can be summarised as follows:
1. A number of attendees noted that a number of new homes have already been built in Newbold Verdon;
 2. Concerns about increased traffic and impact on services and facilities, including the school and healthcare;
 3. Numerous attendees enquired about how close the proposed houses were near to the site boundary;
 4. Attendees asked if it was possible to accommodate some allotment car parking spaces on site;
 5. Representatives of the allotment adjacent to the north of the site stated that they often burn waste which can't be composted;
 6. Numerous attendees noted the potential for a positive relationship with



the Windmill Inn Public House;

7. An attendee asked if the new footpath could be moved away from Brascote Fields Farm due to the welfare of their animals;
8. Attendees commented that the existing vehicular access to Brascote Fields Farm is unsafe;
9. An attendee raised concerns about the proximity of development shown on the Concept Plan to the eastern boundary of the site and to their dwelling beyond;
10. A Councillor in attendance asked about the proximity of the proposed play spaces to the new homes, raising concerns over anti-social behaviour; and
11. Numerous attendees commented on the circular walk around the south of the village and asked about extending the footpath to the south of the site.

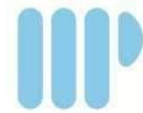
- 2.6 These responses were appropriately considered as the proposed development was advanced towards submission.

Public Consultation Website

- 2.7 A public consultation website was also set up (www.brascotelane-newboldverdon.co.uk). This provided information about the planning context for the proposals as well as a summary of the initial technical work undertaken to date.

Engagement with Newbold Verdon Parish Council

- 2.8 Consultation with the Parish Council has been ongoing since 2020 including discussions and site visits to set out development principles.
- 2.9 More recently representatives from Marrons Planning and Richborough Estates attended a meeting with Parish Council representatives on to outline the development proposals and provide an opportunity for feedback. A site visit with the Parish Council was also held on 29th November 2021 to discuss the development, potential allocation of the site

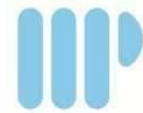


in the Neighbourhood and Local Plans and the potential for future burial space.

- 2.10 The need for additional burial space has been identified by the Parish Council, although as yet no specification for the space (number, size and arrangement of plots) has been determined. The proposal has the potential to provide for a burial ground and has been designed to allow for that. At the time of writing the layout allows for land for future burial ground provision to be reserved and brought forward through a separate detailed planning application.

Engagement with the Local Planning Authority

- 2.11 Marrons Planning and Richborough Estates have promoted the land the local plan review and held a number of discussions with the authority. The site has been identified as a draft allocation in the Regulation 19 Local Plan.
- 2.12 A formal pre-application submission was made to Hinckley and Bosworth Borough Council in November 2021 (reference PLA377083981). Discussions have been held with officers on the principle for development and the opportunities presented by the site. The role of the Windmill Inn Public House, its relationship with the proposals and the potential for contributions have also been explored although these will need to be concluded through the formal planning application process.
- 2.13 Dialogue with the local planning authority have consequently helped evolve and inform the final proposed scheme.



3. CONSULTATION RESPONSES

3.1 A total of 72 responses were received to the circulation of leaflet; these were via email. As a total of 2,000 leaflets were delivered, this represents a 3.6% response rate.

3.2 The monitoring information on who responded is as follows:

Gender	No. of respondents
Male	35
Female	28
Did not say	9
TOTAL	72

Age Group	No. of respondents
Under 18	1
18-35	5
36-55	23
56-70	17
Over 70	16
Did not say	10
TOTAL	72

Distance	No. of respondents
Within 5 minute walk	32
5 to 10 minute walk	29
Car journey	2
Did not say	9
TOTAL	72

Responder	No. of respondents
Local resident	70
Local business	0
Local Councillor	1
Representative of a local group or organisation	0
Did not say	1
TOTAL	72

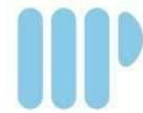


- 3.3 Analytical information received from the website shows that there were a total of 294 visits to the site during the consultation period.
- 3.4 The comments received have been analysed below, with comments being divided into themes. As the majority of people commented upon more than one theme, the totals add up to more than 72.
- 3.5 The table below shows the number of comments made in relation to each broad topic. The results of the consultation were as follows:

Topic	Number of respondents
Highways	46
Impact on Local Services	44
Flooding and Drainage	19
Loss of Green Space and Views/ Amenity	10
Over-development	25
Other Comments	55

Highways

- 3.6 The 46 comments relating to highway matters mostly fell into three distinct themes: concerns about the increase in traffic, parked cars on the road coupled with the recreational use of surrounding roads for walking as well as access issues.
- 3.7 The majority of comments in this topic area highlighted that respondents considered local roads around the site are congested and would be exacerbated by the proposed development. Pinch points for traffic are along Arnolds Crescent, Gilberts Drive, the Bosworth Road and Main Road junction, and B582 traffic which comes along Kirby Lane. A number of respondents also commented that Brascote Lane is too narrow to take on extra traffic.
- 3.8 A lot of respondents commented that an increase in traffic would make the area unsafe for pedestrians or children. A few respondents commented that traffic calming measures should be introduced along



Brascote Lane. A few also commented that Brascote needs widening or converted into an A road.

3.9 Many of the respondents also mentioned that there are a shortage of parking spaces with parked cars on local roads and junctions around the village creating problems. A few respondents commented that this is a particular issue around the local Co-op store. 1 respondent commented that there are visibility issues at the Arnolds Street and Main Street junction due to parked cars. 1 respondent commented that Dragon Lane and Main Street are difficult to navigate due to parked cars.

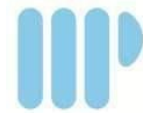
3.10 A number of respondents commented that a lot of residents use Brascote Lane and surrounding roads for running and walking. Many of these respondents commented that proposals could endanger residents engaging in these recreational activities. 3 respondents commented that the pavement should be extended along Brascote Lane.

3.11 1 respondent in support of the application commented that they would like to see pedestrian connectivity between Brascote Lane and the proposed burial site. 1 respondent commented that they would like to see the pedestrian connectivity of the site generally improved and another commented that the pedestrian crossing between Brascote Lane and Main Street should be improved. 1 respondent queried whether horse riders would be able to use some of the site's new paths.

3.12 A few respondents raised concerns over the access to the site. 1 respondent commented that the access point near the Windmill Inn is not needed as well as dangerous. A couple of respondents raised queries over where the access to any new burial ground would be.

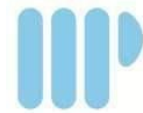
Response

3.13 Hub Transport Planning have been appointed by the applicant to provide highways and transportation advice in respect of the proposals. The assessment concludes that a satisfactory vehicular access to the site can



be achieved and the proposed development would also be accessible by sustainable travel modes such as public transport, walking and cycling.

- 3.14 On-site observations have indicated that the existing highway network in the vicinity of the site is operating within capacity, with minimal queues and delays on the network.
- 3.15 A review of PIA (Personal Injury Accident) data obtained from LCC indicated that 18 PIAs have occurred within the Newbold Verdon area including twelve occurring along the B582/B585 corridor. The volume and pattern of accidents recorded in the area does not give any undue cause for concern.
- 3.16 Safe and suitable access to the site will be provided via two priority T-junction with Brascote Lane. The land reserved for future burial ground provision would accessed through the main site although confirmation of this would occur when this was to be delivered.
- 3.17 It is estimated that the development proposal has the potential to generate a maximum of 179 two-way vehicle trips during any peak hour period. This equates to three additional vehicles on the local highway network every minute, which is demonstrated to have a negligible traffic impact when assigned to the network.
- 3.18 Capacity assessments have indicated that the development proposals would not have a material impact at any off-site junctions, which are forecast to continue to operate with limited queuing and delays at the 2026 and 2036 future assessment years.
- 3.19 These assessments included the planned signalisation of the Barlestone Road (B582)/Bosworth Lane (B585) junction. This junction is demonstrated to operate within capacity for the future year scenarios with development traffic added.
- 3.20 Car and cycle parking at the site will be in line with the guidance set out in the LHDG (Leicestershire Highway Design Guide).



3.21 The assessment work undertaken and detailed in this report demonstrates that, in National Planning Policy Framework terms, the development will not have a severe impact on the operation of the local highway network nor any unacceptable impact on highway safety.

3.22 It is therefore concluded that the proposals accord with national, regional, and local transport related policies and, as such, it is considered there are no reasons why the proposals should be resisted on traffic or transportation grounds.

Flood Risk and Drainage

3.23 There were a total of 14 comments on the effect that the development might have on flood risk and drainage.

3.24 Most respondents commented that the existing sewage works would not be able to cope with the increased number of houses. 1 respondent commented that to prevent the further pollution of Brascote Brook, the developers should pay for the Severn Trent sewage works to be upgraded.

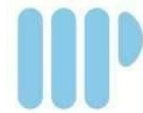
3.25 Many respondents also commented that there currently are issues with flooding in the area. 1 respondent commented that an increase in concrete and decrease of drainage would lead to flooding.

3.26 2 respondents commented that the water supply of properties adjacent to the site could be affected by the development.

Response

3.27 A Flood Risk Assessment produced by BWB accompanies the planning application. The report demonstrates that the proposed development is not at significant flood risk, subject to the recommended flood mitigation strategies being implemented.

3.28 Following review of the Environment Agency (EA) Flood Map for Planning, the site is shown to be located wholly in Flood Zone 1. A bespoke detailed

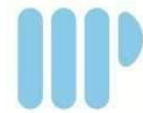


hydraulic modelling study has been undertaken to inform the Flood Risk Assessment and provide a robust understanding of the fluvial flood risk posed from the nearby local watercourse network.

- 3.29 Following review of the illustrative masterplan, all residential units are shown to be located outside of all modelled flood extents. This includes larger simulated return periods such as the 1 in 100-year +28%CC and 1 in 1000-year events. As such, the proposed development could be considered safe for its lifetime without displacing flood water and increasing flood risk elsewhere. The proposed residential development is also shown to be raised sufficiently above the modelled flood levels.
- 3.30 The risk of surface water flooding has also been assessed following a review of available data. The surface water flood extents show similar patterns to the modelled fluvial extents with flows largely contained to the Thurlaston Brook channel. A review of the illustrative masterplan demonstrates that all proposed residential plots are located outside of the 1 in 30-year, 1 in 100-year and 1 in 1000-year surface water flood extents.
- 3.31 In compliance with the requirements of NPPF, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area subject to suitable management of surface water runoff discharging from the site.

Impact on Local Services

- 3.32 There were a total of 44 comments on the effect that the development might have on local services.
- 3.33 Most respondents commented that the school was oversubscribed and so it could not accommodate more pupils from any new proposed development. 1 respondent commented that the school doesn't have land to expand.
- 3.34 A lot of respondents commented that they struggled to get doctor's



appointments and so more development would put more strain on this.

3.35 Many respondents commented generally that local amenities were under pressure and that there was a need for an improvement in infrastructure. One respondent commented that there was only a post office, convenience store and a pub. Another respondent commented that there isn't shopping facilities.

3.36 One respondent commented that there was a need for more work spaces as well as shops and sport facilities.

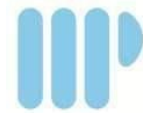
Response

3.37 Newbold Verdon is a sustainable location suitable for growth, as it benefits from a number of local facilities and services and is within close proximity of a wider range of facilities in both Hinckley to the south and Leicester to the east.

3.38 Newbold Verdon has a range of facilities and services to provide for day-to-day needs, including Newbold Verdon Primary School, the Church of St James, Aslans Way Playing Fields, Newbold Verdon Cricket Club, Newbold Verdon Medical Centre, Nisa Local Store, Liberteas Coffee Shop, Jubilee Inn, Heathbrook Pharmacy, Newbold Verdon Library and some shops. It is within walking distance of bus stops along Main Street

3.39 The site itself is within walking distance of Newbold Verdon. The site is located within a 20 minute journey of the centre of Hinckley which offers significant services, facilities and employment opportunities. Hinckley Train Station is a 20 minute car journey from the application site. Rail services can be taken from this station to destinations including Leicester, Birmingham and Nuneaton.

3.40 Consequently, it is regarded that the site is located in a wholly sustainable location which should weigh favourably in the planning balance.



Loss of Green Space and Views/ Amenity

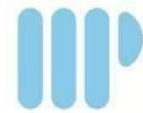
- 3.41 There were 10 comments regarding loss of green space, countryside and views/ amenity in Newbold Verdon.
- 3.42 Most respondents commented that they were concerned about the loss of countryside and green-space in the village. One respondent commented that the development would ruin the green-space and another commented that peacefulness and beauty of the countryside be affected. One respondent raised concerns over the loss of farmland.
- 3.43 A number of respondents commented raising concerns over amenity and privacy for residents bordering the proposed development area. One respondent commented that more tree planting should screen neighbouring properties.

Response

- 3.44 A Landscape Visual Impact Assessment has been undertaken in support of the planning application to assess impact. The site is not currently publically accessible and the proposed development will deliver significant additional public open space to the benefit of the wider community. This includes the provision of a country park, children's play facilities and additional green infrastructure planting.
- 3.45 The site has been identified as a draft allocation for housing in the emerging Local Plan and is therefore seen as a sustainable and acceptable location for development. Existing residential amenity will be protected through the use of green infrastructure and additional planting and is not considered to be unacceptable.

Over-Development

- 3.46 There were 25 comments regarding over-development in Newbold Verdon.



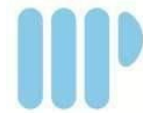
- 3.47 Most of these respondents commented that there has already been a lot of development in the village. A lot of respondents commented that the village has grown too much and that Newbold Verdon is becoming a town. A few respondents commented that over-development is changing the character of the area.

Response

- 3.48 The scheme will significantly boost the supply of housing in Hinckley and Bosworth by providing up to 239 new dwellings in a wholly sustainable location which is identified as an allocation in the draft Local Plan which should weigh heavily in favour of the proposal in the planning balance.
- 3.49 The latest Hinckley and Bosworth Borough Council's Residential Land Availability Report covers the period 1 April 2020 – 31 March 2021. The report states that as of 1st April 2021, the Council could demonstrate just 4.46 years of housing land supply. The housing land supply minimum requirement is five years so this development would help to meet the need.

Other Comments

- 3.50 There were a total of 55 comments related to other matters.
- 3.51 6 respondents commented that they supported the scheme. One respondent commented that more homes need to be built and another stated their approval of the incorporation of significant green areas in the proposals.
- 3.52 7 respondents commented that the proposals were too vague.
- 3.53 5 respondents commented that homes should be built on brownfield land rather than greenfield.
- 3.54 4 respondents raised concerns over the location of the proposed land for the community centre. Most commented that it was too far removed from the existing village.
- 3.55 1 respondent commented that funeral traffic for any new cemetery on the site would be an issue.



-
- 3.56 12 respondents raised concerns over the impact that the proposals could have on wildlife. The majority of these mentioned the potential of a Badger's Settle being near the proposals. 5 respondents commented about the general impact upon the wildlife located on the site. 1 respondent commented that there could be impact on various species of birds.
- 3.57 3 respondents commented on the design of the scheme. Respondents requested that the scheme be of high quality. 1 respondent mentioned that if the affordable housing of the scheme would be clustered to the west of the site, this would constitute bad design and create a 'ghetto'.
- 3.58 3 respondents commented about any pollution that could be produced by the scheme's development.
- 3.59 2 respondents queried who would manage the green space on site. 1 respondent commented that the proposals are outside the development boundary of Newbold Verdon. 1 respondent commented that the positioning of the play space was unsafe. 1 respondent raised concerns about the location of the allotments and potential impacts that the proposals could have.
- 3.60 2 respondents commented about whether the proposals would include any section 106 or developer contributions. 2 respondents mentioned that the proposals need to take into account carbon emissions and climate change. 2 respondents comment that archaeological investigation is needed due to Newbold Verdon being a medieval settlement. 1 respondent questioned what the affordable housing provision would be. 1 respondent commented that the proposals are near a gravel quarry.

Response

- 3.61 Richborough Estates welcomes the support and agree that the scheme will bring a number of benefits to the local community. These include:
- A range and mix of housing including policy compliant affordable homes;



- The Windmill Pub as a focal point with village green as part of over 5.6ha of open space
- 0.06ha of land for a community hall to the west of the site;
- Two children's play spaces (LEAP);
- The potential for a new car park for the allotments to the north of the site; and
- The potential for a new burial grounds and car park facility to the south of the site.

- 3.62 The application is in outline so more detailed plans will be agreed at the Reserved Matters stage.
- 3.63 The development proposals will be designed and landscaped sensitively with regard to the local context and will take note of the responses provided through the various public consultation exercises.
- 3.64 Highways and access concerns will be taken into account in any future application for a cemetery.
- 3.65 A Heritage Assessment and Geophysical survey has been undertaken and submitted in support of the application.



4. SUMMARY AND CONCLUSIONS

- 4.1 In summary, the consultation undertaken with local residents and other stakeholders has helped Richborough Estates to understand the issues and concerns surrounding the development proposals. In addition, the public consultation meets the recommendations outlined within the Council's SCI.
- 4.2 Consultation with various stakeholders has meant that the design of the scheme has evolved as a consequence. Indeed, consultation related to proposed development at the site has been ongoing since 2020 including discussions with the Parish Council and site visits to discuss development principles.
- 4.3 The supporting documents submitted as part of this planning application describes, and provides a more comprehensive response to, main areas of concern for local residents.

APPENDIX 1

The Site

The land at Brascote Lane, Newbold Verdon extends to approximately 15.30 hectares on the southern edge of Newbold Verdon. The site lies to the east and north of Brascote Lane and the Windmill Pub with allotments to the north-west and south-west of the site. The land is maintained as agricultural land with fields surrounding the rest of the site.

National Housing Crisis

The country is currently experiencing a national housing shortage which is only expected to be exacerbated by the ongoing Covid-19 pandemic and the associated slowdown in construction work. As a result, the government is committed to boosting significantly the supply of housing.

Development Plan

It is the responsibility of Hinckley and Bosworth Borough Council (HBBC) to plan for housing need. The development plan for HBBC comprises of the Core Strategy which was adopted in December 2009 and the Site Allocations and Development Management Policies Development Plan Document which was adopted in July 2016. The Development Plan is therefore out of date, being more than 5 years old. Also, the latest Hinckley and Bosworth Borough Council's Residential Land Availability Report covers the period 1 April 2020 – 31 March 2021 and it states that as of 1st April 2021, the Council could demonstrate just 4.46 years of housing land supply against a minimum requirement of 5 years. Therefore, a boost in housing supply is needed within the Borough and to meet any unmet need from Leicester. HBBC are currently reviewing the Local Plan and Land at Brascote Lane, Newbold Verdon has been included as a draft allocation for housing.

This draft allocated site represents an appropriate location for additional housing and the scheme is well designed and in-keeping with the local area. It would also be compliant with national policy and the Government's main objective of significantly boosting the supply of homes. The site could be delivered in the short term to help address the housing need.

PLEASE SEND US YOUR VIEWS

Leaflets are being delivered to properties near the site so that we can hear your views about our proposals. We have also set up a consultation website that sets out further information on the scheme. Your response will help us shape the finalised proposals that will be submitted in the planning application to Hinckley and Bosworth Borough Council.

The website will go live on **Tuesday 4th January 2022.**

www.brascotelane-newboldverdon.co.uk

Please use the online form on the website to provide comments or post them to:

**Land at Brascote Lane Newbold
Verdon Consultation**

Marrons Planning
Shakespeare Martineau
Waterfront Plaza, Waterfront House
35 Station St, Nottingham NG2 3DQ

The deadline for comments is
midnight on

Wednesday 19th January 2022.

PLANNING APPLICATION SUBMISSION

Richborough Estates aim to submit an outline planning application to Hinckley and Bosworth Borough Council for development of the site in early-February next year. The Council will notify local people when the application has been registered and will request formal views on the submitted scheme.

We look forward to receiving your comments on our proposals.

LAND AT BRASCOTE LANE, NEWBOLD VERDON



The Proposals

Richborough Estates are preparing an outline planning application for around 239 new homes at the site which is a draft allocation in the emerging Local Plan.

The key elements of the proposals are as follows:

- The development of around 239 homes;
- A range and mix of housing including policy compliant affordable homes;
- Vehicular and pedestrian access from Brascote Lane;
- Pedestrian and vehicular connectivity throughout the site;
- The Windmill Pub as a focal point with village green as part of 6.7ha of open space;
- 0.06ha of land for a community hall to the west of the site;
- Two children's play spaces (LEAP);
- A new car park for the allotments to the north of the site;
- The potential for a new burial grounds and car park facility to the south of the site;
- Sustainable Urban Drainage measures and sewer infrastructure

The proposals have been designed sensitively to fit in with the character of the area and to provide a number of opportunities for community amenities and biodiversity enhancements. The scheme will provide a high quality, attractive and distinctive housing scheme which has place-making, open space, and community cohesion at its core.

ABOUT RICHBOROUGH ESTATES

The site is being promoted by Richborough Estates, a specialist land promotion business who work in partnership with landowners, Councils, local stakeholders and the community to bring forward development schemes that deliver new homes and the facilities that meet the needs of the local area. At the forefront of their ethos, the Richborough team strive to create sustainable developments that are of high quality and integrate sympathetically with their surroundings. Their approach is about more than just housing as they focus on the local community and how developments can complement and enhance existing infrastructure.

