





4

The Site

The Site

SITE DESCRIPTION

The site measures 14.34ha (35.43 acres) and comprises one irregularly shaped arable field. The boundaries of the site consist of hedgerows and intermittent mature trees on all sides and beyond that Brascote Lane to the west, the Windmill Inn, a farm, open fields and Brascote Lane to the south and open fields to the west and fields and allotments to the north. The hedgerow in the north allows some views across the adjacent allotments and towards Newbold Verdon.

TOPOGRAPHY

The site is reasonably flat, but does have some variation in levels across it; gently rising from lower ground in the north to higher ground in the south. When looking north from the higher land in the south of the site, long-range views are experienced of the spire of The Church of St James above the roofscape of the village.



View across the site with the existing edge of the village beyond



View across the site from the south-eastern boundary, looking north-west



Western boundary with Brascote Lane



Northern boundary with existing allotments



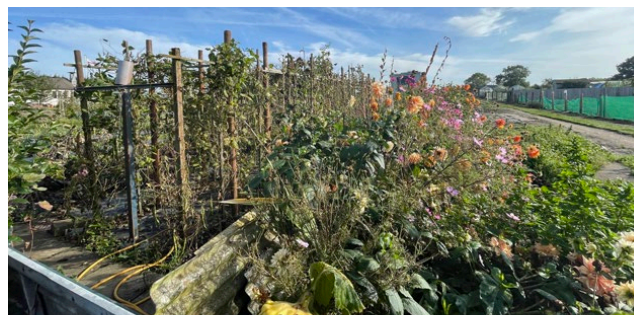
Southern boundary with existing allotments



Existing trees along eastern boundary



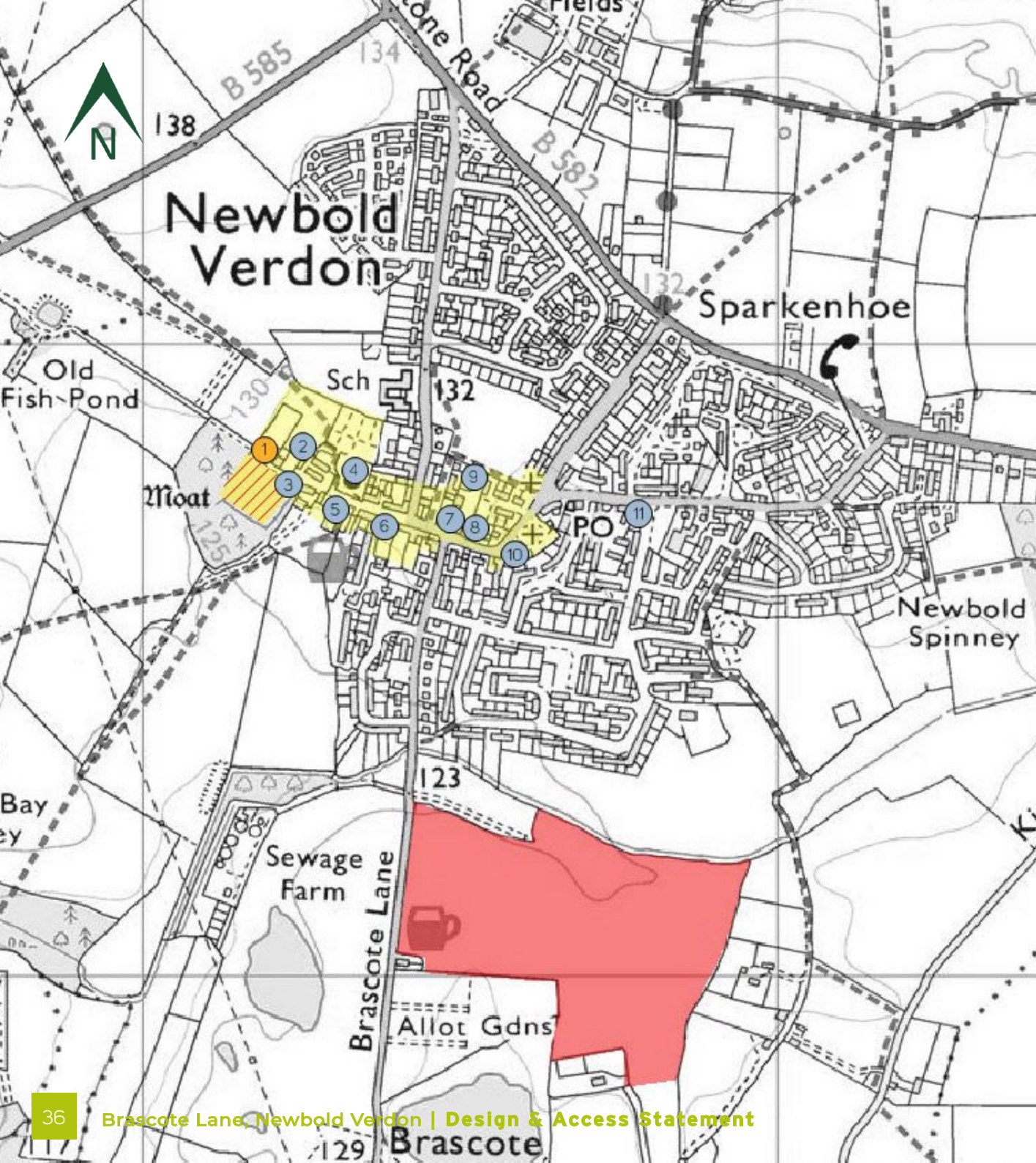
The Windmill Inn



View across southern allotments



View across the site from The Windmill Inn



Heritage Plan

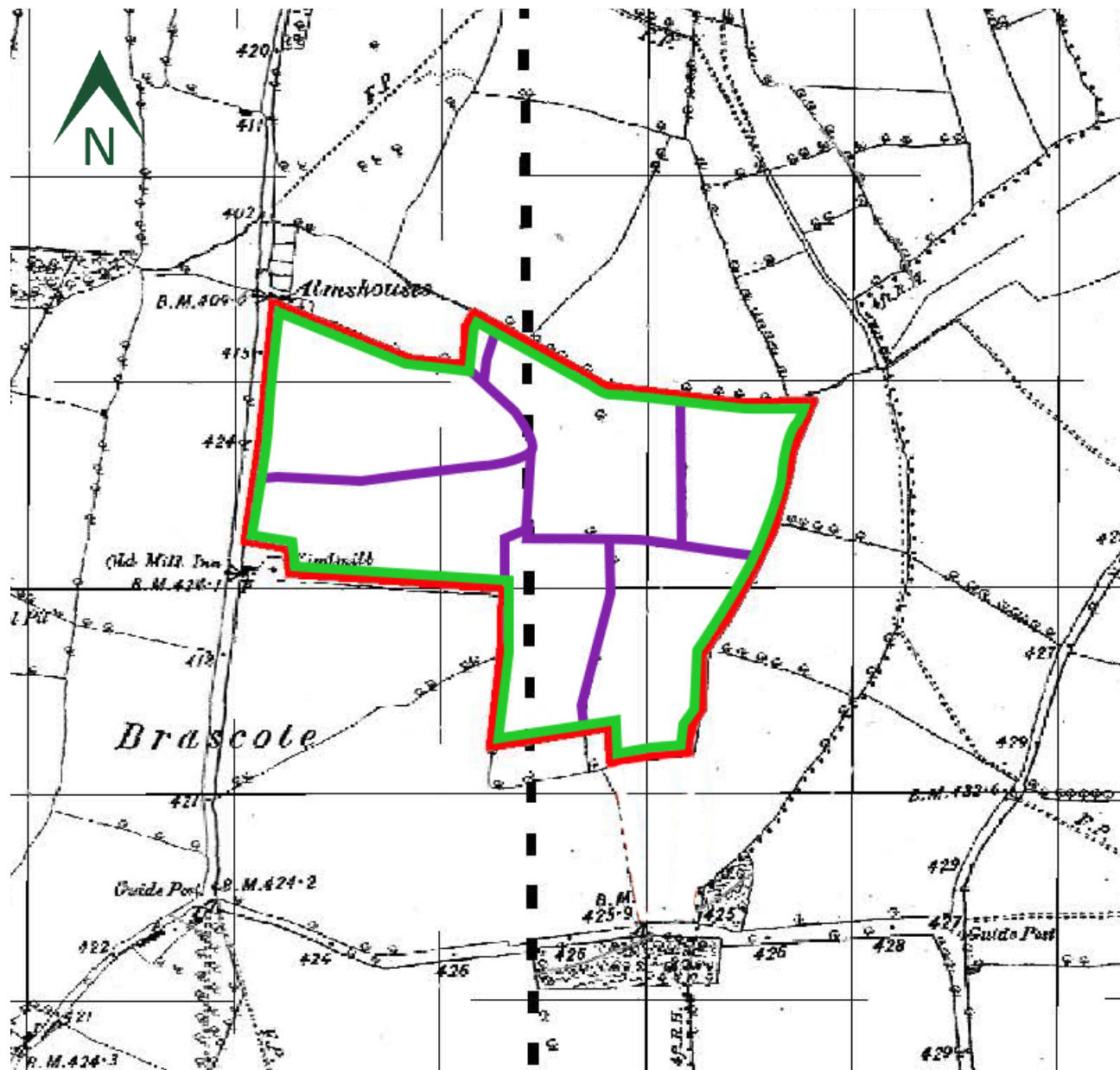
-  Application site boundary
-  Conservation Area
-  Scheduled Ancient Monuments
-  Grade I Listed Building
-  Grade II Listed Building
-  1 Newbold Verdon Hall
-  2 Pavilion at north west corner of forecourt at Newbold Verdon Hall
-  3 Pavilion at south west corner of forecourt at Newbold Verdon Hall
-  4 Church of St James
-  5 Pavilion at south east corner of forecourt at Newbold Verdon Hall
-  6 Church farmhouse and fence
-  7 Gates and side screens, The Old Rectory
-  8 K6 telephone kiosk adjoining number 49, Main Street
-  9 The Old Rectory
-  10 Cob cottage
-  11 Ivy cottage

HERITAGE

A Heritage Statement has been prepared and is submitted as part of the planning application. The archaeological potential of the site and the significance of heritage assets within the site has been assessed through desk-based review of existing archaeological information, including previous work undertaken on and in the vicinity of the site and on-site trial trenching overseen by Leicestershire County Council. Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site. Designated heritage assets located outside of the site and within a 1km search area include 11 Listed Buildings, the Newbold Verdon Conservation Area and a Scheduled Monument. With the exception of the Church of St James (Grade II), the site is not considered to form any part of the setting of these designated heritage assets owing to there being no known historic association or inter-visibility. Whilst the site forms a very small part of the setting to the church, it is a neutral element that makes no contribution to the building's significance and therefore, development within the site will not impact on the significance of this listed building.

Review of historic Ordnance Survey mapping shows evidence of a pre-existing field pattern that divided the site into smaller parcels.

- Existing Hedgerows
- Hedgerows removed since 1884



1884 Ordnance Survey Map highlighting existing hedgerows and hedgerows removed since 1884

EXISTING BUILDINGS

There are no buildings on the site. The Windmill Inn is adjacent to the south-western corner, Brascote Fields Farm is adjacent to the southern boundary and Far Away is to the east. There is also a white-rendered building to the south-west of the site at the bend in Brascote Lane.



The Windmill Inn



White rendered dwelling south-west of the site

ARBORICULTURE

A Tree Survey has been carried out and the resultant assessment categorises trees as: -

U - Trees lost within the short term for reasons of physiology or poor structural integrity.

A - Trees of particularly high quality in arboricultural, landscape or cultural/conservation terms.

B - Moderate quality trees downgraded from the high category because of significant defects, groups with a collective value through numbers rather than individual tree quality or trees with identifiable cultural or conservation values.

C - Trees with low value in arboricultural, landscape or cultural/conservation terms. (Also includes young trees with a stem diameter of less than 150mm.)

The survey identified 26 individual trees, 10 tree groups, and 9 hedgerows focused on the perimeter of or adjacent to the site. It was found that they fell into the following quality and value grades: -

	Nr of Trees	Nr of Tree Groups	Nr of Hedges
U	3	1	0
A	0	0	0
B	13	5	7
C	10	4	2

None of the trees identified are considered to be veteran trees and there are no Tree Preservation Orders covering the site.

There is a row of Leyland Cypress trees forming thick hedge-like feature along the northern boundary of the Windmill Inn, which visually separates it from the site and the village.



Boundary with allotments to the south



Boundary along Brascote Lane



Boundary with allotments to the north



Northern boundary with Thurlaston Brook



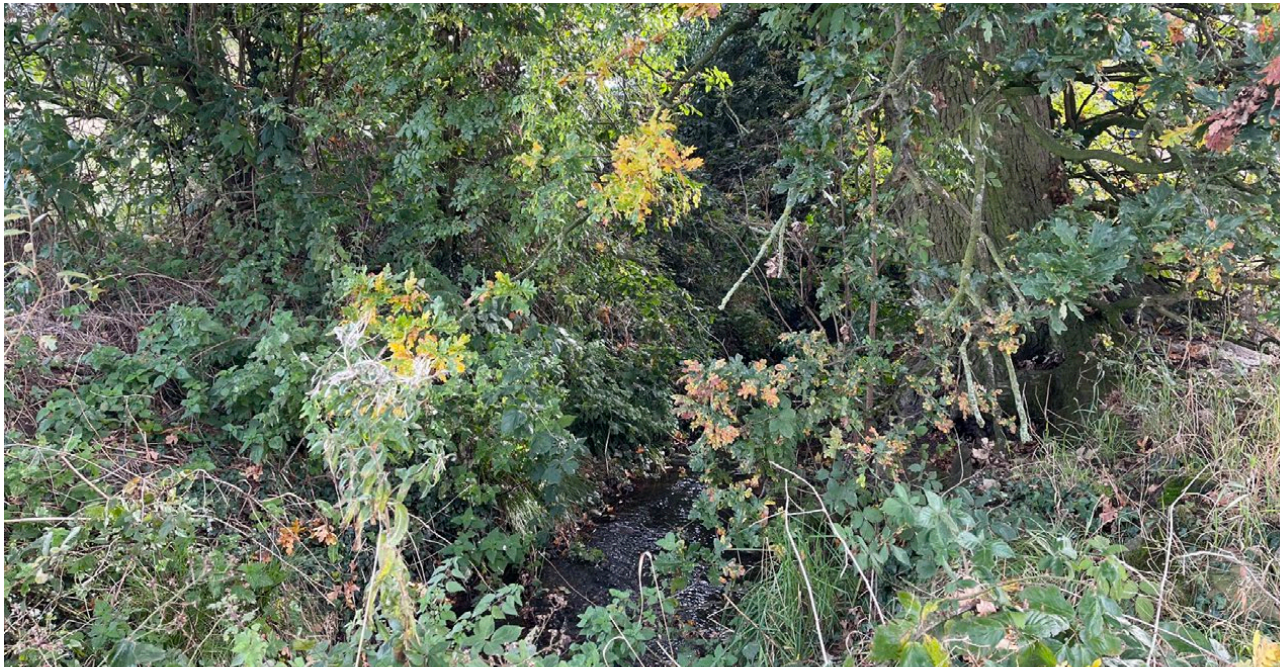
Trees along the eastern boundary

ECOLOGY

An Ecological Impact Assessment has been undertaken which notes that the site is 3.8km from Botcheston Bog Site of Special Scientific Interest (SSSI). The assessment finds that the site is a large arable field bound by hedgerows, lines of trees and a poor semi-improved grassland margin. There are areas of scattered scrub and a flowing watercourse along the northern boundary with drains along the southern and central western boundaries. Two of the boundary hedgerows have been identified as potential local wildlife site (pLWS) hedgerows in the north and east.



Trees and hedgerow along north-eastern boundary



Scrub following the watercourse along the northern boundary

NOISE

A Noise Impact Assessment has been prepared and is submitted as part of the planning application which determines the prevailing background noise climate. Baseline noise monitoring has been undertaken at two locations along Brascote Lane. Using noise modelling software, the assessment suggests that whilst the majority of the site is unaffected, dwellings closest to Brascote Lane are susceptible to some impact from road noise along Brascote Lane. The assessment suggests mitigation measures that can be used to overcome this, such as protecting rear garden areas with buildings by arranging buildings to front on to Brascote Lane, and through the detailed design of glazing and ventilation; requirements that are not unusual and far from being considered insurmountable". Also, move the heading box to the bottom of the image; the one that says "scrub following the watercourse along the northern boundary".



View along Brascote Lane looking north toward the village



- 1 in 20-Year (5% AEP)
- 1 in 100-Year (1% AEP)
- 1 in 100-Year (1% AEP) +28%CC
- 1 in 100-Year (1% AEP) +37%CC
- 1 in 100-Year (1% AEP) +60%CC
- 1 in 1000-Year (0.1% AEP)
- Illustrative Site Boundary

Output of Bespoke Detailed Hydraulic Modelling Study

FLOOD RISK

A Flood Risk Assessment (FRA) has been prepared and is submitted as part of the planning application. Following review of the Environment Agency (EA) Flood Map for Planning, the site is shown to be located wholly in Flood Zone 1. No Flood Zones are associated with the length of the Thurlaston Brook that flows parallel to the northern boundary of the site from east to west. This is believed to be due to the national flood mapping tool being limited to representing watercourses with a catchment above 3km². Subsequently, a bespoke detailed hydraulic modelling study has been undertaken to inform the FRA and provide a robust understanding of the fluvial flood risk posed from the nearby local watercourse network.

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.

The FRA also demonstrates that the site is at a low level of risk from other sources: canals, reservoirs, and sewers.

Third party data sources identify the site as being located within a region that is considered to be susceptible to groundwater flooding. This risk is typically negated by the raising of finished floor levels of dwellings relative to adjacent ground levels. It is subsequently recommended that finished floor levels are set a minimum of 150mm above the surrounding ground level.





5

The Design Process



Design Process

CONSTRAINTS AND OPPORTUNITIES

A clear understanding of the site constraints and opportunities has informed the development proposals. The main considerations are presented on the accompanying constraints and opportunities plan and summarised opposite.



Constraints and Opportunities plan

Constraints

- There is a row of Leyland Cypress trees forming thick hedge-like feature along the northern boundary of the Windmill Inn, which visually separates it from the site and the village.
- Two of the boundary hedgerows have been identified as potential local wildlife site (pLWS) hedgerows in the north and east.
- A bespoke detailed hydraulic modelling study has been undertaken to inform the FRA and provide a robust understanding of the fluvial flood risk posed from the nearby local watercourse network
- The site is located within a region that is considered to be susceptible to groundwater flooding. This risk is typically negated by the raising of finished floor levels of dwellings relative to adjacent ground levels.
- The noise assessment suggests that whilst the majority of the site is unaffected, dwellings closest to Brascote Lane are susceptible to some impact from road noise along Brascote Lane.

Opportunities

- Policy HO01 of a Regulation 19 consultation on the draft Local Plan allocates a number of sites for residential development including “Land East of Brascote Lane, Newbold Verdon” (the Site) for 221 dwellings.
- There have been positive discussions with the Neighbourhood Plan group for the site allocation to be made and for the wider land holding to provide potential future burial space.
- Development of this site would allow for the provision of new houses in an appropriate and sustainable location, including a mix of both market and affordable dwellings.
- There are opportunities for good access to the existing public transport network and to local services and facilities by pedestrians and cyclists.
- The site is reasonably flat, but does have some variation in levels across it; gently rising from lower ground in the north to higher ground in the south.
- When looking north from the higher land in the south of the site, long-range views are experienced of the spire of The Church of St James above the roofscape of the village.
- Review of historic Ordnance Survey mapping shows evidence of a pre-existing field pattern that divided the site into smaller parcels. Some of these could be restored.
- There is not currently any formal car parking provisions for the allotments to the north and south of the site. Allotment users park along Brascote Lane and load produce into cars from wheelbarrows and crates stopped on the footpath. Development on the site could improve this situation by making provision for some car parking adjacent to the allotments for allotment users.
- Formation of a “traditional” character could be informed by the study presented of locally occurring materials and detailing.
- Creation of a new community-focused green adjacent to the Windmill Inn, with views of the church spire;
- Formation of “village streets” with raingardens and differing levels of enclosure to inform variety in character
- Establishment of a new Country Park area as a key element of a new green infrastructure network;
- Creation of a series of looped recreational routes;
- Potential for the introduction of a landscape-led character.



Outward facing development, using a perimeter block formation.

Definition of a legible street hierarchy.

Community green focused around the Windmill Inn, with a view of the spire of The Church of St James

Sustainable drainage strategy inclusive of basins, swales and rain gardens.

Formation of incidental areas of green space within the development area to inform a landscape-led character.

New "Country Park" as a focus to the green-infrastructure strategy.



Concept Plan Presented During Public Consultation

Developing a Vision

With an understanding of the constraints and opportunities presented by the site and its context, an initial concept plan was drawn up with the following key elements defining a vision for the development: -

- Formation of a new community green focused around the Windmill Inn, with a view of the spire of The Church of St James providing a sense of place and visual connection with the village;
- Creation of a new “Country Park”, inclusive of footpath routes, play “events” and tree planning;
- Development of an attractive sustainable drainage system for surface water, using a cascade of attenuation basins, swales and rain gardens;
- A legible hierarchy of streets, linking two proposed vehicular access points from Brascote Lane and punctuated by spaces and landmark buildings;
- Explore the potential for provision of land that could accommodate a burial ground.

Using the concept plan, engagement was sought with relevant stakeholders. A Consultation Statement has been prepared which provides details of the consultation undertaken as part of the planning application process. Below is a summary of the key elements that have shaped the proposals.

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

Richborough Estates have promoted the site through the local plan review and held a number of discussions with the authority. A formal pre-application submission was made to Hinckley and Bosworth Borough Council in November 2021. 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. Dialogue with the local planning authority have consequently helped evolve and inform the final scheme proposals.

NEWBOLD VERDON PARISH COUNCIL

Representatives from Richborough Estates and Marrons Planning attended a meeting with Parish Council representatives in November 2021 to outline the development proposals and provide an opportunity for feedback. A site visit with the Parish Council was also held in November 2021 to discuss the development, potential allocation of the site in the Neighbourhood and Local Plans and the potential for future burial space.



Public Consultation

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. The leaflet directed residents to the consultation website and confirmed that people could make comments via email or post. The public consultation website (www.brascotelane-newboldverdon.co.uk) provided information about the planning context for the proposals as well as a summary of the initial technical work undertaken to date.



Public Consultation

Analytical information from the website shows that there were a total of 294 visits to the site during the consultation period. A total of 72 responses were received to the circulation of leaflet which represents a 3.6% response rate. The comments received have been analysed and are explored in detail in the Consultation Statement. The two most regularly mentioned topics were highways and the impact of proposed development upon local services.

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 Richborough Estates and Marrons Planning in attendance to discuss the proposal with interested residents and answer questions and concerns. The issues raised concerned specifically with the emerging layout can be summarised as follows:

- Numerous attendees enquired about how close the proposed houses were near to the site boundary;
- Attendees asked if it was possible to accommodate some allotment car parking spaces on site;
- Representatives of the allotment adjacent to the north of the site stated that they often burn waste which can't be composted;

- An attendee asked if the new footpath could be moved away from Brascote Fields Farm due to the welfare of their animals;
- 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.
- Attendees commented that the existing vehicular access from Brascote Lane in the south to Brascote Fields Farm is unsafe;
- A Councillor in attendance asked about the proximity of the proposed play spaces to the new homes, raising concerns over anti-social behaviour; and
- Numerous attendees commented on the circular walk around the south of the village and asked about extending the footpath provision along Brascote Lane to the south of the site.

EVOLUTION OF THE PROPOSALS THROUGH THE CONSULTATION PROCESS

Following the various consultation events, the concept plan was amended to show a number of changes. These have then informed the Parameter Plan and the Illustrative Layout.

1

Land has been identified as having the potential to allow enhancement of the Windmill Inn.

2

An additional area of car parking was added to the Illustrative Layout along the southern boundary for use by the allotments to the south.

3

Discussion with the owners of the Windmill Inn have resulted in an agreement for the mutually beneficial removal of the existing row of Leyland Cypress trees that form thick hedge-like feature along the northern boundary of the pub site. Given the intent shown across the Concept Plan to create a community-focused green space in the south-western corner of the site, all parties agreed that opening up the boundary with the Windmill Inn could lead to an enhancement of the space and the potential for the existing pub to become more of a community asset.

4

Space was added along the southern boundary to allow for buffer planting against Brascote Fields Farm. The routes of proposed footpath links through the areas of open space were also amended to move them away from this boundary.

7

The previously shown allotment parking for the allotments to the north was enlarged to provide space for composting.

6

Development was pulled back from the eastern edge of the site and, as is described later in this document, measures proposed that could further address the concerns raised.

5

Play areas were redistributed to ensure that they are shown further away from the proposed surface water attenuation basins. Buffer zones associated with the activity area of the play areas are now also shown on the Illustrative Layout







6

The Design Proposals

Design Proposals

The Parameter Plan that is submitted as part of the planning application establishes the extent of development within which these proposals for up to 239 dwellings will be delivered. Information is presented in this section of the Design and Access Statement that supplements the Parameter Plan and aims to shape development such that subsequent Reserved Matters submissions are in keeping with the vision for the site.



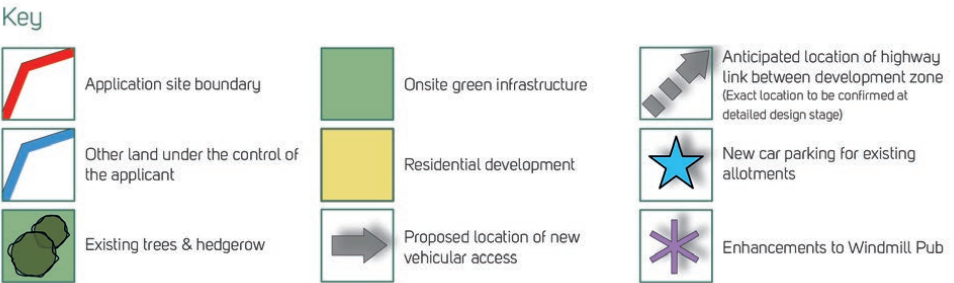
Use & Amount

RESIDENTIAL USE

The exact number and mix of new homes will be defined during detailed design stage. The Illustrative Layout demonstrates how 239 dwellings could be accommodated on the site within the parameters of the vision for the scheme set out in Section 5, but it is not intended to do so prescriptively. A mix of housing is shown on the Illustrative Layout that broadly accords with the below housing mix requirements, informed by Hinkley & Bosworth Housing Mix Policy; Policy 16.

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Market	5%	30%	45%	20%
Affordable (shared ownership)	20%	45%	30%	5%
Affordable (rented)	10%	50%	30%	10%

Affordable dwellings, unless it can be demonstrated at detailed stage that such provision is not viable, should be provided at 40% of the overall total, with a split between different affordable housing tenure types to be agreed at detailed design stage, but anticipated to be 75% social rented and 25% intermediate.



The Illustrative Layout has been prepared using indicative house type footprints that meet or exceed Nationally Described Space Standards and which could be compliant with Building Regulations M4(2), with 5% of the overall provision achieving M4(3) standards. This conforms with the requirements of Policies H003 and H005 of the draft Local Plan. Consideration has also been given to the potential for provision of bungalows which, whilst a detail for Reserved Matters stage, is referred to as a potential benefit later in the section with regard to Scale.

OPEN SPACE

The Parameter Plan establishes the provision of a significant quantity of open space across the site. With reference to the open space typologies defined in Hinkley and Bosworth Core Strategy Policy 19 - Green Space and Play Provision; and based on the anticipated housing mix and total dwelling numbers, the minimum on-site provision is anticipated as shown in the adjacent table.

The green areas defined across the Parameter Plan measure 6.270ha (15.493 acres). From this, two deductions have been made;

- a 0.08ha (0.19 acres) allowance for highway infrastructure linking the two development zones and providing access from Brascote Lane; and
- a 0.09ha (0.23 acres) allowance for a future access route to be provided from the development area to a future potential burial ground on the blue-lined land to the south (and outside of) the application site boundary.

POS Typology	Policy Standard Ha/1,000 population**	Site Requirement Ha
Equipped Children's Play	0.15	0.086
Casual/informal Play Space	0.70	0.402
Accessible Natural Green Space	2.00	1.147
Outdoor Sports Provision*	1.60	0.918*
Total	4.45	2.553
Total (excluding Outdoor Sports)*		1.635*

Open Space Provision

This results in an anticipated on-site open space provision of 6.100ha (15.073 acres) which represents a considerable over provision against the total policy requirement for 1.635ha (4.040 acres); excluding the anticipated off-site contribution to Outdoor Sports Provision.

The landscape strategy that has been developed and which is described in more detail later in this section of the Design and Access Statement, includes proposals for;

- a new Country Park;
- a Locally Equipped Children's Play Area (LEAP);
- supplemented by "Play Events" (equivalent to a Local Area of Play – LAP);
- circular footpath routes through the areas of open space; and
- areas of Accessible Natural Green Space which provide biodiversity enhancements.
- Potential car parking provision for adjacent allotments to the north and south

It is anticipated that areas of open space will be managed and maintained by a Management Company.

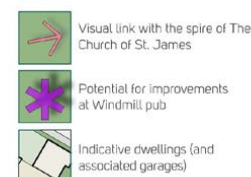
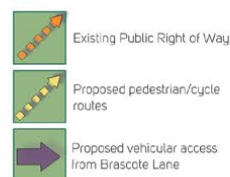
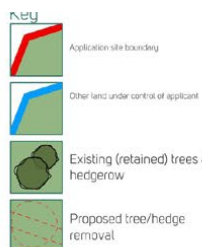
BURIAL GROUND

Land within the control of the applicant to the south of the red lined application boundary is reserved for the potential future provision of a burial ground and brought forward through a separate detailed planning application. The Illustrative Layout shows how access to this land could be provided through the red lined land.

Illustrative Layout

The Illustrative Layout, along with supporting text and illustrations presented in this section of the Design and Access Statement shows an approach to the way in which development could be brought forward within the context of the Parameter Plan; but is not intended to do so prescriptively. Whilst reserved at this stage (other than means of access), principles of green infrastructure, layout form, streets hierarchy, pedestrian and cycle movement and place-making strategy are all described.

The Illustrative Layout demonstrates how the proposed quantum of development can be appropriately accommodated in conformity with the Parameter Plan and supporting plans identify where landmark buildings may be expected within the illustrative structure. Likewise, locations are highlighted where corner-turning buildings are anticipated and how buildings and landscaping can be used to address vistas. Information is also provided with regard to building scale and the potential character and appearance of the development both in terms of its landscaping and architecture.





Incidental Green Space Within Development Zone

New Publicly Accessible Country Park

Secondary Street Linking Two Proposed Accesses

Proposed Car Parking for Allotments

New Community Green focused on Windmill Inn

Central SuDS Corridor

Proposed Car Parking for Allotments

Rain Gardens Along Primary Street

Landscape-led Arrival Space

Outward Facing Development Edge Fronting Brascote Lane