
Land at Barlestone Road, Newbold Verdon

Statement of Stakeholder and Community Consultation and Engagement

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Land at Barlestone Road, Newbold Verdon



Contents

1.	Introduction	1
1.1.	General Overview	1
2.	Local and National Requirements	2
2.1.	Requirement Overview	2
2.2.	Hinckley and Bosworth Statement of Community Involvement.....	2
2.3.	National Requirements	2
3.	Purpose of Consultation	3
3.1.	Purpose of the Consultation	3
4.	Consultation Methods & Rationale	4
4.1.	Consultation Method Overview	4
4.2.	Pre-Application Discussions with Hinckley and Bosworth Borough Council	4
4.3.	Engagement with the Parish Council	6
4.4.	The Scope, Method and Publicity of Public Consultation.....	6
4.5.	Further Consultation	7
5.	Public Consultation Event Responses and Feedback	8
5.1.	Results Overview	8
5.2.	Event Attendance	8
5.3.	Feedback	8
5.4.	Questionnaire Feedback.....	9
5.5.	Proposed Amendments	24
6.	Summary and Next Steps	25
6.1.	Summary	25
6.2.	Next Steps	25
7.	Appendices	26
	Appendix 1: Letter to local residents	26
	Appendix 2 – Letter Distribution Area	27
	Appendix 3 – Email Invitation.....	28
	Appendix 4 – Site Notice	29
	Appendix 5 – Approximate Placement Area of the Site Notices	30
	Appendix 6 – Copy of consultation boards	31
	Appendix 7 – Copy of Feedback Form	40

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



1. Introduction

1.1. General Overview

1.1.1. This Statement of Stakeholder and Community Consultation and Engagement ('SCCE') has been prepared by Savills (UK) Limited on behalf of David Wilson Homes East Midlands ('DWH' or the 'Applicant') and provides an overview of the consultation and engagement carried out with Hinckley and Bosworth Borough Council ('HBBC') as the Local Planning Authority, other key stakeholders and the local community in respect of the proposed residential development of land at Barlestone Road, Newbold Verdon ('the Site').

1.1.2. This Statement is one of several documents submitted as part of an outline planning application (all matters reserved except access) for up to 240 dwellings, land safeguarded for a cemetery and community facility land and significant public open space (the 'Application'). Further information regarding the development proposals and the Site is provided in the accompanying Planning Statement and the Design and Access Statement.

1.1.3. The description of development is as follows:

Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Class E(e)), public open space and associated infrastructure.

1.1.4. The Site comprises circa 13.9 hectares (circa 34.35 acres) agricultural (grazing) land off Barlestone Road to the north of Newbold Verdon. Given the Site's sustainable and accessible location as well as the significant need for housing across the Borough, it is considered that the Site is well placed for residential development.

1.1.5. This SCCE explains how the local community and interested stakeholders have been consulted on and engaged in the proposed development of the Site. The Statement provides an overview of the comments and feedback received to date and sets out how proposals respond to the feedback received.

1.1.6. DWH recognise that consultation is an important part of the planning system and consider that consultation is a two-way process, which involves both informing the local community about the proposed development and providing the opportunity to provide valued feedback on the development and suggestions for its improvement. To this end, DWH and its technical team have sought to ensure an open and accessible consultation and engagement process to maximise the involvement of the local community and key stakeholders in planning the development.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



2. Local and National Requirements

2.1. Requirement Overview

- 2.1.1. This section sets out the local and national context that frames the importance of consulting with the local community and other stakeholders as part of the pre-application process.

2.2. Hinckley and Bosworth Statement of Community Involvement

- 2.2.1. The Statement of Community Involvement ('SCI') for HBBC was adopted in July 2019. The SCI sets out who HBBC will engage with on the preparation of planning documents, and how and when they will be engaged.
- 2.2.2. The SCI also includes information on the planning application process and how and when decisions are published.
- 2.2.3. The SCI states that the level of consultation carried out for planning applications will vary depending on the type and scale of the planning application being determined. However, the SCI does not contain specific guidance on what type or level of community consultation should be undertaken by the applicant and this is therefore open to the applicant to determine.

2.3. National Requirements

- 2.3.1. Community consultation is an important part of the planning system as emphasised in the Localism Act 2011. The Localism Act 2011, Part 6, Chapter 4 makes consultations a statutory requirement at the pre-application stage for developments of a certain size.
- 2.3.2. The Act places an obligation on the applicant to *'publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land'*. The Act also requires the applicant to *'have regard to any responses to the consultation that the person has received'* when deciding on the terms of the application.
- 2.3.3. Additionally, the National Planning Policy Framework (NPPF, December 2023) emphasises the potential benefits of early engagement in the planning application process since *'good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'* (Paragraph 39).
- 2.3.4. The NPPF further recognises that the planning system should *'be genuinely plan-led'* and provide *'a platform for local people to shape their surroundings'* (Paragraph 15). It encourages applicants to engage with the local community before submitting planning applications.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



3. Purpose of Consultation

3.1. Purpose of the Consultation

- 3.1.1. This section of the SCCE sets out the rationale for undertaking consultation and engagement with interested stakeholders.
- 3.1.2. Consultation and engagement activities were undertaken with the aim of informing local residents, businesses, interested parties and key stakeholders and statutory consultees of the proposed scheme and engaging with them in relation to the proposed layout, technical considerations and scheme benefits.
- 3.1.3. It was the aim of the Applicant and their agents that the feedback received during the consultation and engagement process would be taken into account when defining the final development proposal. The intention has been to address any specific concerns or issues that were raised during the consultation process to result in better planning outcomes.
- 3.1.4. In recognition of engagement being an ongoing process, there will be further opportunities for dialogue during the determination period for the outline application, and further again at the Reserved Matters stage.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



4. Consultation Methods & Rationale

4.1. Consultation Method Overview

4.1.1. This section sets out the approach and scope to consulting and engaging with stakeholders and with the local community, including the methods of consultation used.

4.2. Pre-Application Discussions with Hinckley and Bosworth Borough Council

4.2.1. A pre-application submission was made to HBBC on 8th September 2023 and a separate highways pre-application was also submitted to Leicestershire County Council on 9th October 2023 and response received on 24th November 2023.

4.2.2. A pre-application meeting with HBBC took place on 10th October 2023 and a written response was received on 3rd November 2023 which included statutory consultee responses. A separate landscape pre-application meeting was also held on 1st December 2023 with HBBC, HBBC's Landscape Consultant (Node) and the Applicant's Landscape Consultants (Pegasus).

4.2.3. The table below summarises the meetings / key dialogue held with HBBC and the key matters that were discussed and actioned.

Date	Subject Matters Covered	Outcome
10 th October 2023	<u>Pre-Application Meeting</u> • Principle of development. • Confirmation from HBBC on weighting of the emerging policy. • Feedback from HBBC on the quantum of development and the draft Illustrative Masterplan. • Advice in relation to access and highways safety. • Initial discussion around consultation and engagement. • Discussion on proposed scheme benefits. • Confirmation on the documents required to support a planning application.	• The Site is within the 'countryside' so development of the site would be contrary to the adopted Development Plan (Policy DM4). However, HBBC, confirmed that they do not have a 5YHLS, so paragraph 11(d) of the NPPF will be triggered. • Any future application would need to justify why development in this location would be sustainable, in both terms of its accessibility and wider planning merits. The proposed benefits of the scheme will need to be clearly presented within the Planning Statement. • The inclusion of the Cemetery was accepted by HBBC. The need was recognised and inclusion of this would be given additional positive weight. • It was agreed that a lower quantum of development than the proposed 340 dwellings is better suited to the existing settlement. • Landscape was considered to be the key technical issue to address as part of the application. A separate meeting relating to landscape would be arranged.
1 st December 2023	<u>Landscape Pre-Application Meeting</u>	• Changes were made to the Illustrative Masterplan to address Node's comments:

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Date	Subject Matters Covered	Outcome
	- Review of the proposed Landscape strategy and draft Illustrative Masterplan - Review and agreement on the proposed viewpoints / visualisations that would be assessed within the LVIA.	- Supportive of the cemetery being moved to the western part of the Site with access from the existing equestrian centre access – this is considered to be more sensitive from a landscape perspective so Node were supportive of it being kept undeveloped. - The eastern part of the site is considered to have lower landscape sensitivity so built development was added to this part of the Site. - Proposed landscape buffers between built development and Barlestone Road retained. - Wider buffers to the northern edge of the Site to accommodate wet attenuation ponds. - Wider buffers to the existing hedgerows and Harry's Lane (c10m both sides) to incorporate swales etc. - Wider buffer to the remaining section of the footpath through the development area (c30m both sides). - Wider tree lined verge along the main route north of the road. • Node confirmed that the Site was a good location for residential development – subject to sensitive landscape-led design and providing links across Barlestone Road with the existing settlement. • Additional viewpoints were agreed to be included within the LVIA.
January 2024	Dialogue between HBBC and DWH's to agree the proposed public consultation strategy.	• HBBC confirmed acceptance of the proposed public consultation and engagement strategy.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



4.3. Engagement with the Parish Council

4.3.1. Meetings have been held with Newbold Parish Council in relation to the Site on 4th September 2023 and 5th February 2024. Throughout the application preparation process, the Parish Council has been kept up to date on DWH's intentions to submit a planning application on the site and the proposed consultation and engagement strategy was discussed with the Parish at the meeting on 5th February 2024.

4.4. The Scope, Method and Publicity of Public Consultation

4.4.1. In preparing the public consultation event, the overarching aim was to engage with as many interested local stakeholders as possible. This included ensuring that the event was: well publicised locally; accessible to all those who wished to be involved; appropriate to the intended audience, and avoided using confusing terminology.

4.4.2. An in-person public consultation and engagement event took place on 27 February 2024 in a central location in the village at The Pavilion, Alans Way, Newbold Verdon. This is a community building where the Parish Council hold their committee meetings. The event was open to the public between 13:00 - 20:00.

4.4.3. Following confirmation from the Parish Council that the Pavilion could be used for the event, letters were issued via Royal Mail on 13 February 2024 to 487 addresses within the vicinity of the Site. A copy of the letter is shown in Appendix 1 and the distribution area in Appendix 2. Emails were also issued to local ward councillors and the MP, inviting them to attend. A copy of this email is provided at Appendix 3. The letter included brief details of the proposal with information on how to contact to obtain the consultation event documents if they were unavailable to attend.

4.4.4. 10 site notices were also placed in and around the Site on 14 February 2024 to advertise the event. A copy of the site notice is provided at Appendix 4 and the approximate placement area of the notices in Appendix 5.

4.4.5. The Parish Council Clerk also shared an electronic version of the site notice advertising the event on the 'Newbold Verdon Neighbourhood Group' Facebook page.

4.4.6. The consultation boards set out the following information and a copy of the consultation boards are provided at Appendix 6.

- A brief overview of the proposal;
- Information about David Wilson Homes East Midlands;
- The location of the development;
- The planning policy position and principle of development;
- Surrounding context of the site;
- Design opportunities;

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



- Indicative Masterplan of the proposal;
- The proposed vehicular and pedestrian / cycle access points;
- The potential improvements to green infrastructure;
- Development benefits to the local community
- Next steps including submission, determination and construction timescales
- Instructions to provide feedback

4.4.7. Feedback forms were provided to allow those who attended to provide comments on the proposals. These consisted of a short questionnaire and the opportunity to write additional comments at the end of the form. This was designed to encourage respondents to share their detailed and broad ranging views on the proposed development and their knowledge of the Site. A copy of the feedback form is provided at Appendix 7.

4.4.8. In addition to the feedback forms provided at the in-person consultation event on 27th February 2024, respondents were also provided the opportunity to post or email their comments to Savills by the 3rd March 2024 if there were any consultees who could not attend the public consultation event or did not want to fill out the form on the day.

4.5. Further Consultation

4.5.1. Whilst the consultation event and discussions held to date have provided useful feedback on the outline proposals, it is important to emphasise that this does not represent the end of the community consultation process. HBBC will undertake its own statutory public consultation on the proposals following the validation of the outline planning application.

4.5.2. Community consultation is viewed by DWH as a continuous process and engagement with stakeholders can continue throughout the determination period if required.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



5. Public Consultation Event Responses and Feedback

5.1. Results Overview

5.1.1. This section summarises the feedback received via the public consultation event response slips as well as the in-person discussions which took place.

5.2. Event Attendance

5.2.1. A total of 218 people registered their attendance at the event via a sign-in sheet at the entrance to the venue. The true number of attendees was higher than this, due to some visitors electing not to sign in.



5.3. Feedback

5.3.1. A total of 150 feedback forms were received, 142 during the in-person consultation event and 8 were received by email in the days following.

Comments

5.3.2. Feedback forms provided an opportunity for respondents to provide comments relating to specific topics regarding the proposed development. Ten graded response questions were included to enable respondents to indicate their level of support for the proposed development along with supporting comments. In addition, an open ended comments box was provided to allow respondents to express their detailed views on the proposals.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



5.3.3. The following questions were included on the feedback form (a copy of which is included in Appendix 7):

Question 1. What is your interest in the Site? (e.g. Local Resident / business owner / employed locally or other)

Question 2. Please consider the following statements and then indicate your level of agreement using the following scoring (1 = Strongly disagree, 2 = Disagree, 3 = Neutral, 4 = Agree, 5 = Strongly Agree)

- A) Newbold Verdon represents a sustainable location for new housing development to help meet the identified housing need of Hinckley and Bosworth and Leicestershire Housing Market Area.
- B) Newbold Verdon is considered to be an ideal housing location for families.
- C) Newbold Verdon is considered to be an ideal housing location for first time buyers.
- D) The most appropriate access point should be taken from Barlestone Road.
- E) The density of dwellings proposed across the site is appropriate.
- F) Affordable housing should be included as part of the development.
- G) The site should provide a financial contribution towards primary and secondary level education.
- H) The proposed provision of the cemetery is supported.
- I) The amount and type of public open space is appropriate to meet the needs of the community.
- J) The proposal should retain the existing public rights of way.

Question 3. Please provide any other comments you wish to make in the box below.

5.4. Questionnaire Feedback

Question 1

5.4.1. Of the 150 responses, 148 responses were from local residents and 2 responses were from business owners. There were no responses noted from local councillors although we are aware that a number of Parish Councillors attended the event as well as the Leicestershire County Councillor for Newbold Verdon.

Question 2

5.4.2. Not all respondents provided a response to each of the questions on the feedback form. However, the comments which were received are summarised in the section below.

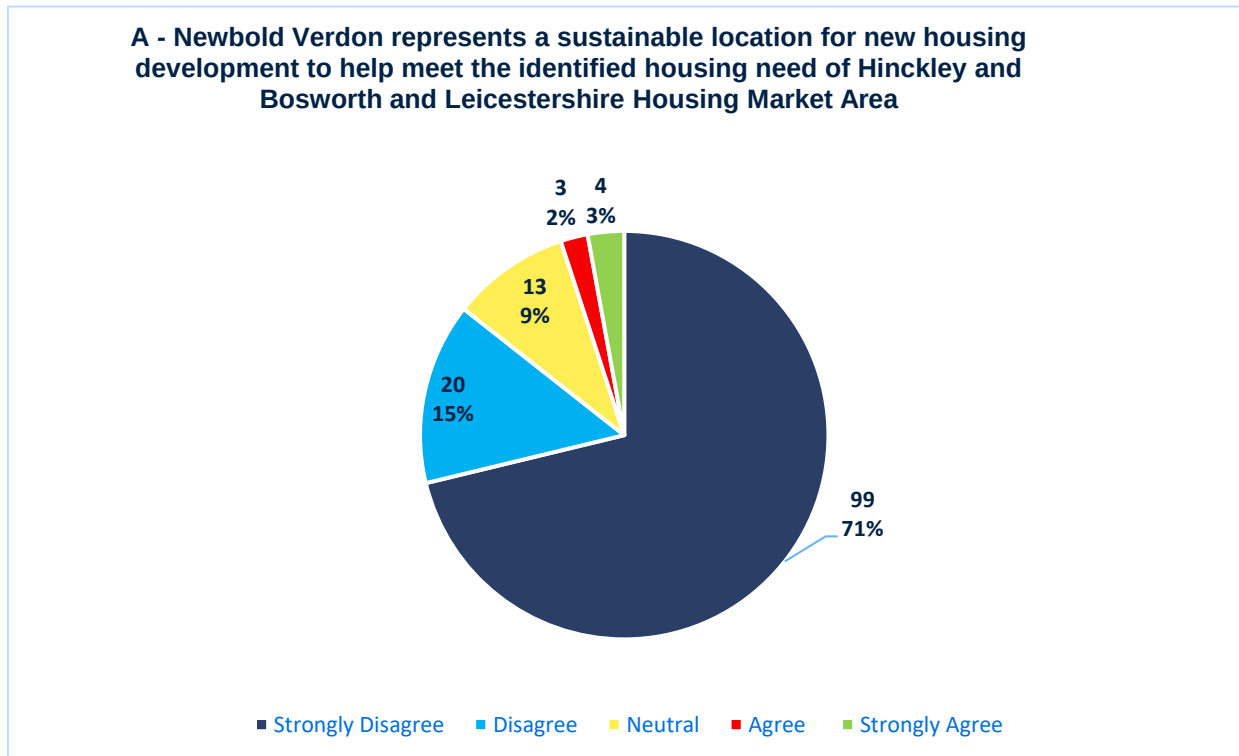
- A. Newbold Verdon represents a sustainable location for new housing development to help meet the identified housing need of Hinckley and Bosworth and Leicestershire Housing Market Area**

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



5.4.3. A breakdown of the graded responses to Question A are set out in the chart below.



5.4.4. Out of the 139 responses to this question, the majority consider that the Site is not within a sustainable location (71% strongly disagreed and 15% disagreed). 14% of respondents were either neutral or agreed / strongly agreed with Statement A.

5.4.5. Given the Site's proximity to existing public transport and pedestrian links as well as Newbold Verdon Village Centre, which contains shops, services and facilities, it is considered by DWH that Newbold Verdon is a sustainable and accessible location for new housing development and we venture this response was in the context of localism and not wanting any further development.

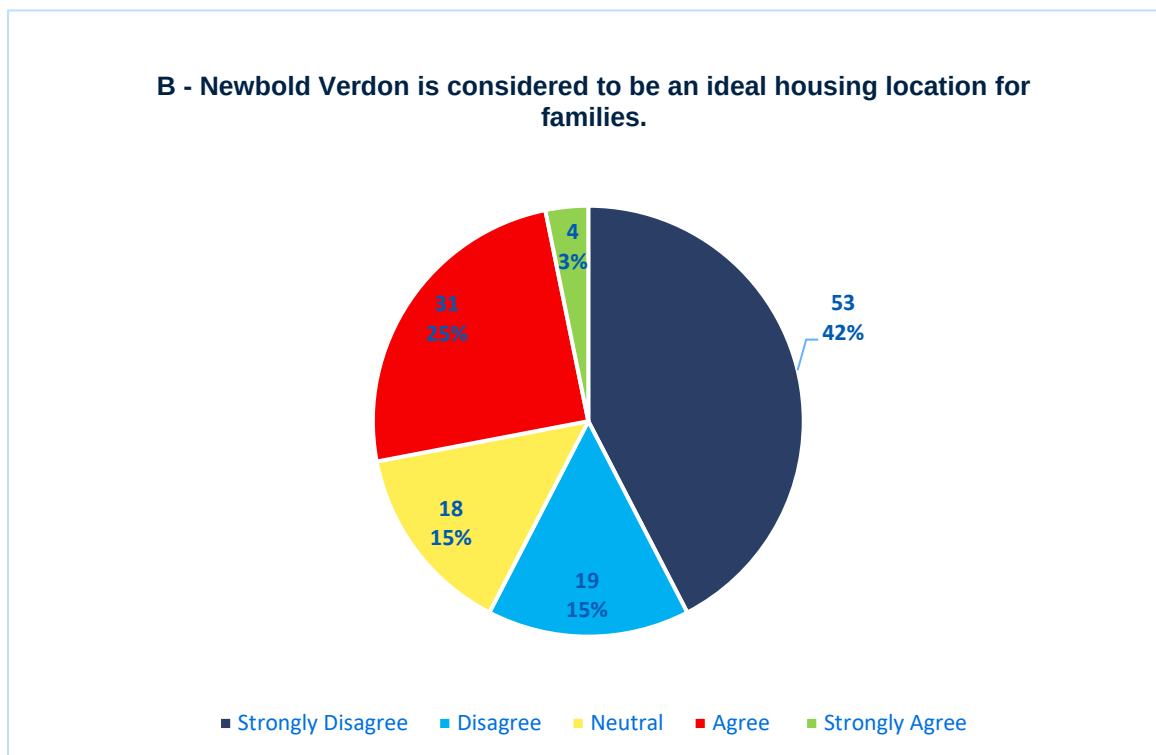
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



B. Newbold Verdon is considered to be an ideal housing location for families.

5.4.6. A breakdown of the graded responses to Question B are set out in the chart below.



5.4.7. There were mixed responses to Statement B, whilst 42% of respondents strongly disagreed, 43% of respondents strongly agreed / agreed or were neutral. Those who disagreed with this statement felt that additional family homes would result in additional pressure on local services such as education and healthcare.

5.4.8. DWH considers that Newbold Verdon is well served by a range of services and facilities that make it a suitable location to bring forward additional housing for families. Statutory consultees such as the NHS Trust and the Local Education Authority will be consulted once the outline application has been submitted and they will confirm whether financial contributions towards local infrastructure improvements are required. The proposed development will now also be providing safeguarded land for the medical centre relocation. A letter of support has been appended to the Planning Statement from the Practice.

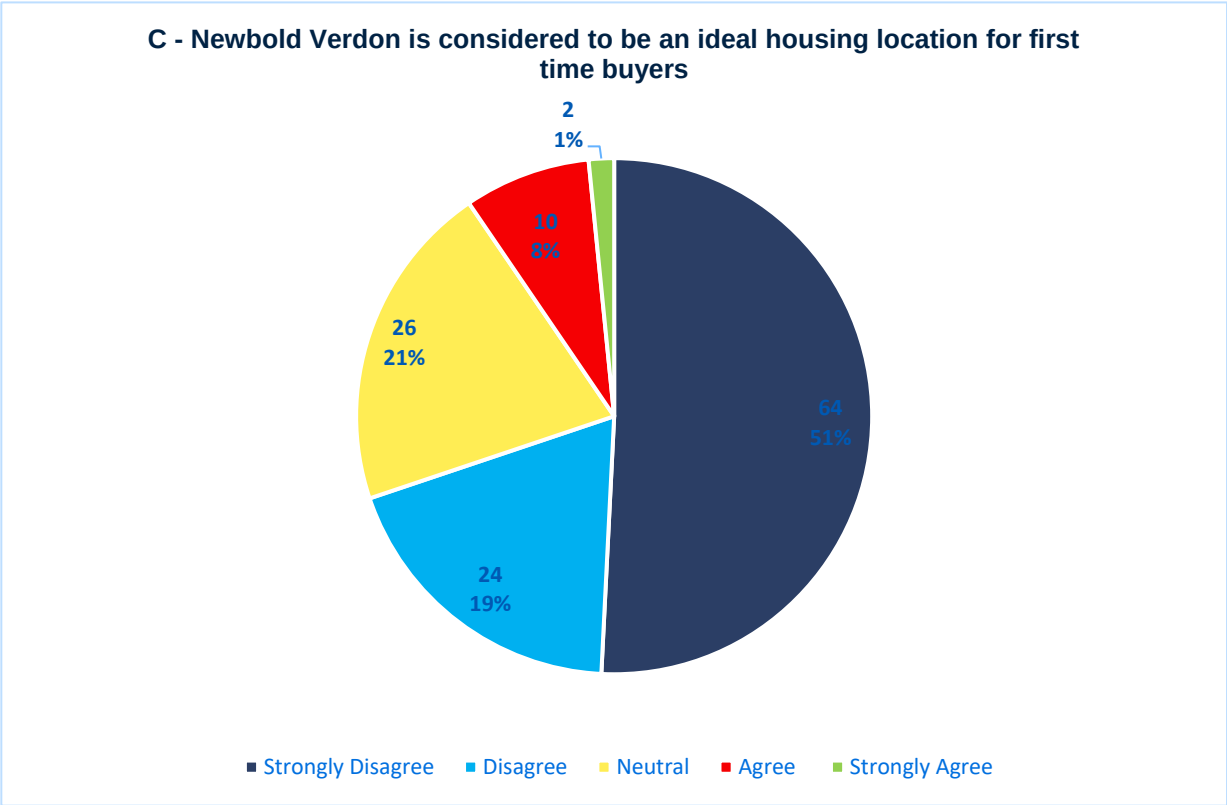
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



C. Newbold Verdon is considered to be an ideal housing location for first time buyers.

5.4.9. A breakdown of the graded responses to Question C are set out in the chart below.



5.4.10. The majority of respondents strongly disagreed / disagreed with this statement (70%). Given the lack of five year housing land supply within the Borough, there is an evidenced need for market and affordable housing, including homes for first time buyers. The proposed development will be delivering 40% affordable housing (up to 96 dwellings) in accordance with the adopted policy requirements (Policy 15 of the adopted Core Strategy) and 25% of the affordable dwellings are expected to be First Homes. The final affordable housing tenure mix will be confirmed as part of the Reserved Matters application.

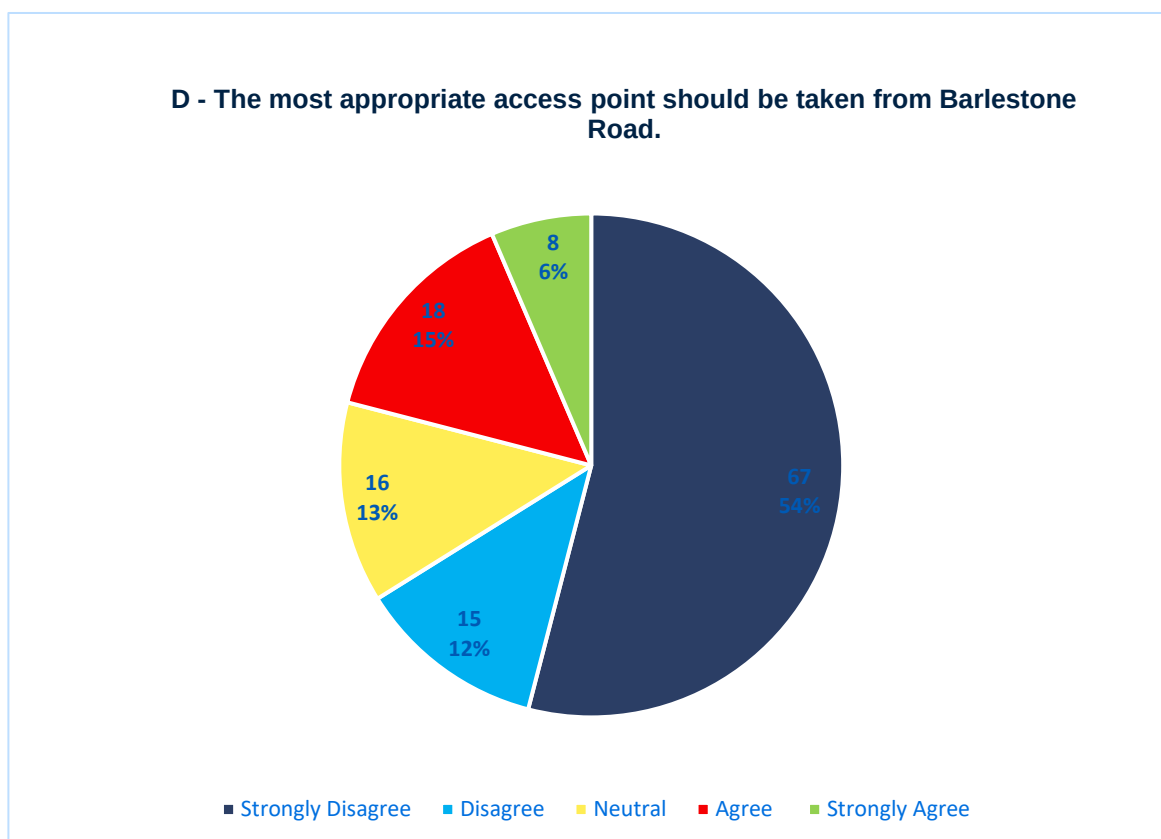
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



D. The most appropriate access point should be taken from Barlestone Road.

5.4.11. A breakdown of the graded responses to Question D are set out in the chart below.



5.4.12. The majority of respondents do not consider the most appropriate access point to be taken from Barlestone Road (66% of respondents strongly disagreed or disagreed with Statement D). 34% of respondents were either neutral or agreed / strongly agreed with Statement D.

5.4.13. Those who disagreed that Barlestone Road is an appropriate access raised concerns that an access point on Barlestone Road would be unsafe and would cause congestion in Newbold Verdon village. The submitted Transport Assessment has assessed the use of Barlestone Road as the main vehicular access point and considers that it is suitable. The outline application is also proposing to deliver a number of pedestrian / cycle crossing points along Barlestone Road. Dialogue is ongoing with Leicestershire County Council Highways on the proposals.

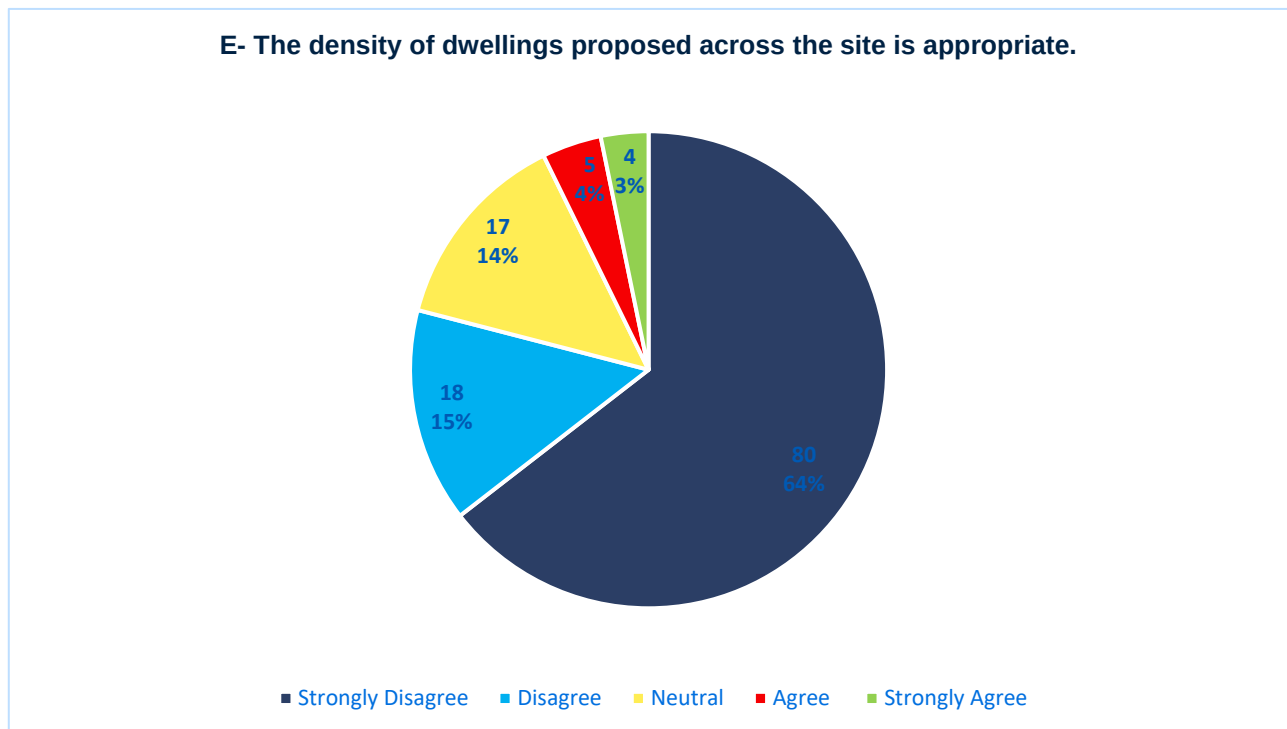
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



E. The density of dwellings proposed across the site is appropriate.

5.4.14. A breakdown of the graded responses to Question E are set out in the chart below.



5.4.15. Similarly, the majority of people strongly disagreed / disagreed with Statement E (79%). The final housing mix and density will be determined at reserved matters stage however the Illustrative Masterplan has tested the potential delivery of up to 240 dwellings. The average residential density proposed across the site is around 35 dwellings per hectare (depth) and this is in accordance with policy 16 of the Adopted Core Strategy 2009 which seeks a minimum density of 30dph in the rural area.

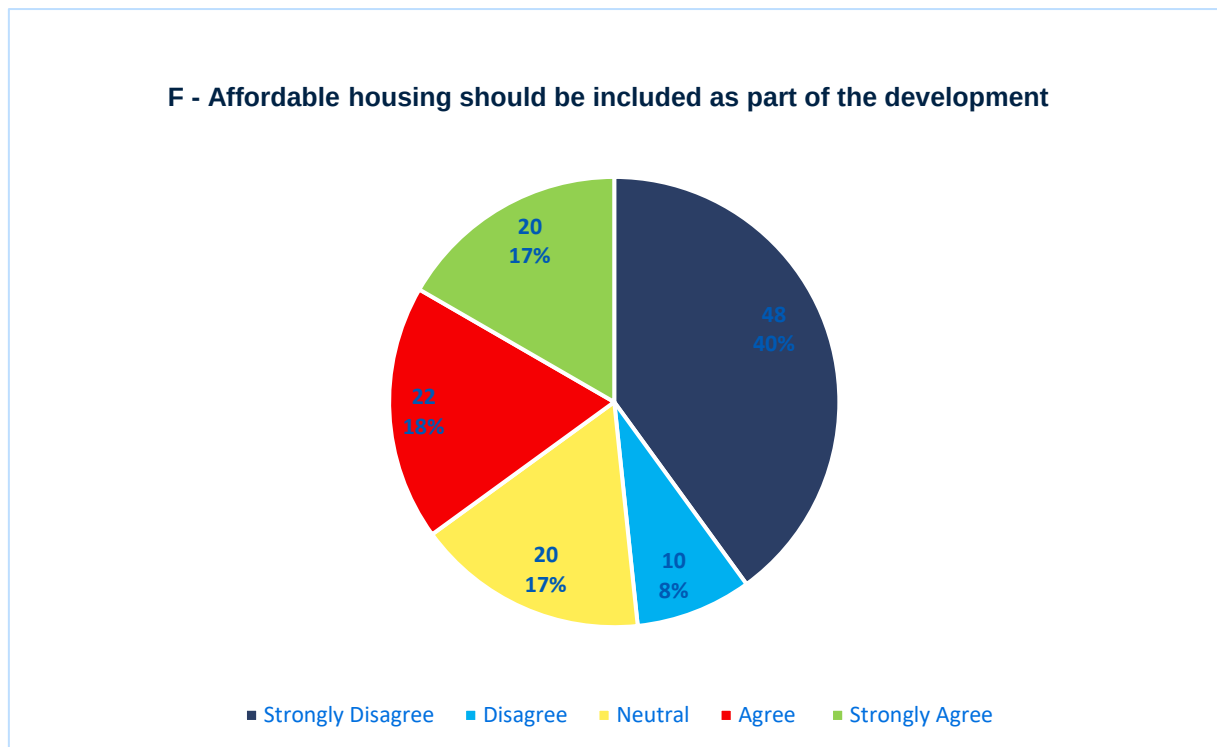
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



F. Affordable housing should be included as part of the development

5.4.14. A breakdown of the graded responses to Question F are set out in the chart below.



5.1.15. There were mixed responses to Statement F. Although 48% of respondents strongly disagreed or disagreed that affordable housing should be included as part of the development, 52% of respondents strongly agreed, agreed or were neutral. There is an identified local housing need in the Borough and feedback received from pre-application discussions with the Council highlighted that the provision of affordable housing will likely be a significant benefit of the development. The proposed development will contribute towards the provision of a variety of affordable housing types with the tenure mix to be confirmed as part of a reserved matters application.

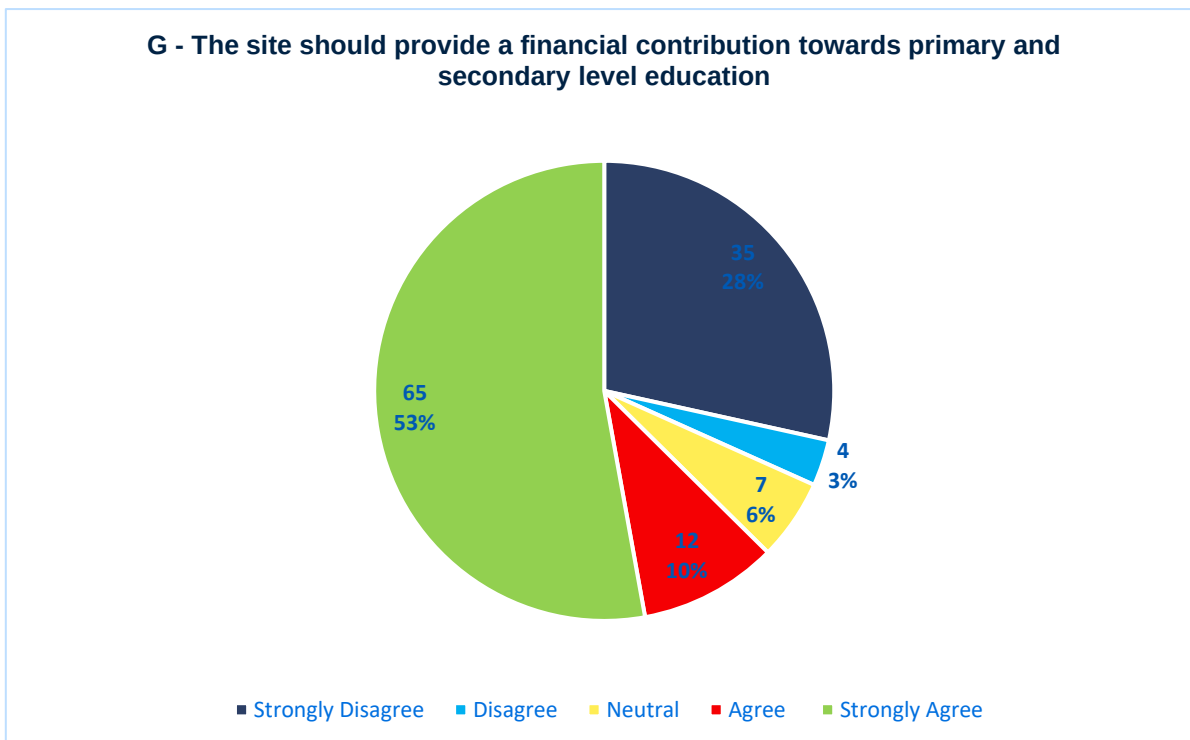
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



G. The site should provide a financial contribution towards primary and secondary level education

5.4.16. A breakdown of the graded responses to Question G are set out in the chart below.



5.4.17. The majority of respondents strongly agreed or agreed that the development of the site should provide a financial contribution towards primary and secondary level education (63%). Comments received from respondents have highlighted concerns regarding the capacity of the local primary school and requested a financial contribution towards local education. The pre-application response from HBBC confirms that a financial contribution towards primary, secondary and SEN education is likely to be requested.

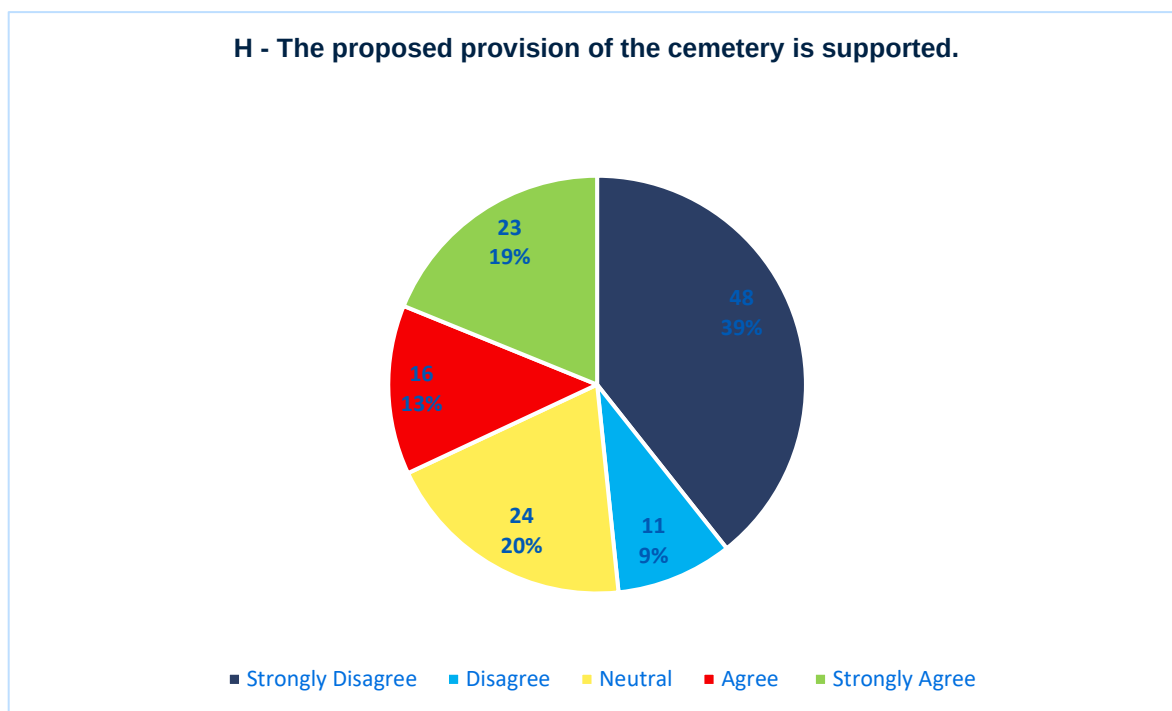
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



H. The proposed provision of the cemetery is supported.

5.4.18. A breakdown of the graded responses to Question H are set out in the chart below.



5.4.19. The majority (52%) of respondents to this question strongly agreed / agreed or were neutral that the provision of the cemetery is supported. The provision of a cemetery has been proposed to meet a need identified by the Parish Council in their emerging Neighbourhood Plan (Regulation 14 October 2021) and on page 82 of the HBBC Core Strategy and it is envisioned that this will be a benefit of the development to the local community.

5.4.20. Those who disagreed with Statement H highlighted that insufficient provision has been made for parking at the cemetery. The level of parking provision will be agreed with HBBC and the Highways Authority as part of any future Reserved Matters application for the cemetery however the size of the site itself is considered appropriate in the context of a local study conducted by Savills into the provision of cemeteries in the local area.

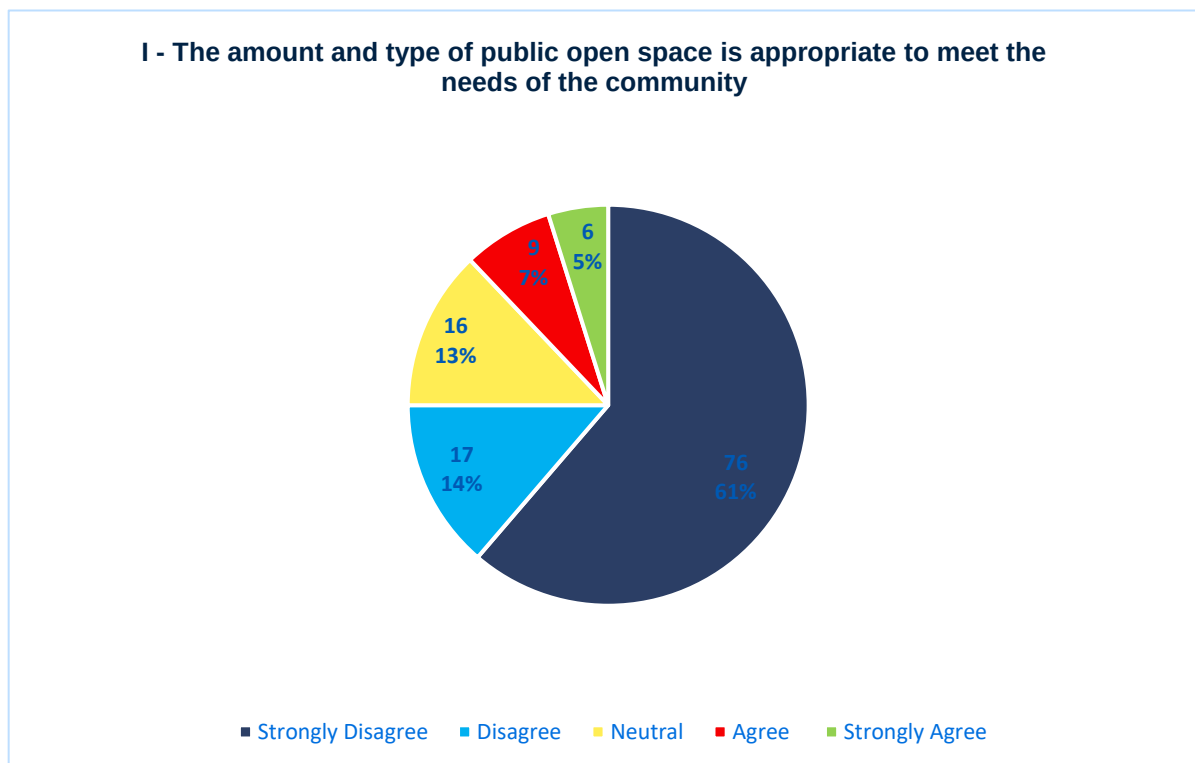
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



I. The amount and type of public open space is appropriate to meet the needs of the community.

5.4.21. A breakdown of the graded responses to Question I are set out in the chart below.



5.4.22. The majority of respondents strongly disagreed with the amount and type of public open space being appropriate to meet the needs of the community (61%). Those who strongly disagreed with this statement raised concerns regarding the ongoing maintenance and upkeep of the public open space as well as a general disagreement with the development of fields.

5.4.23. The proposals provide approximately 5.87 hectares of public open space in a range of typologies, including amenity space, play spaces and cemetery which is significantly more than what is required under adopted policy. The public open space and attenuation ponds will be managed by a management company paid for by future residents of the scheme.

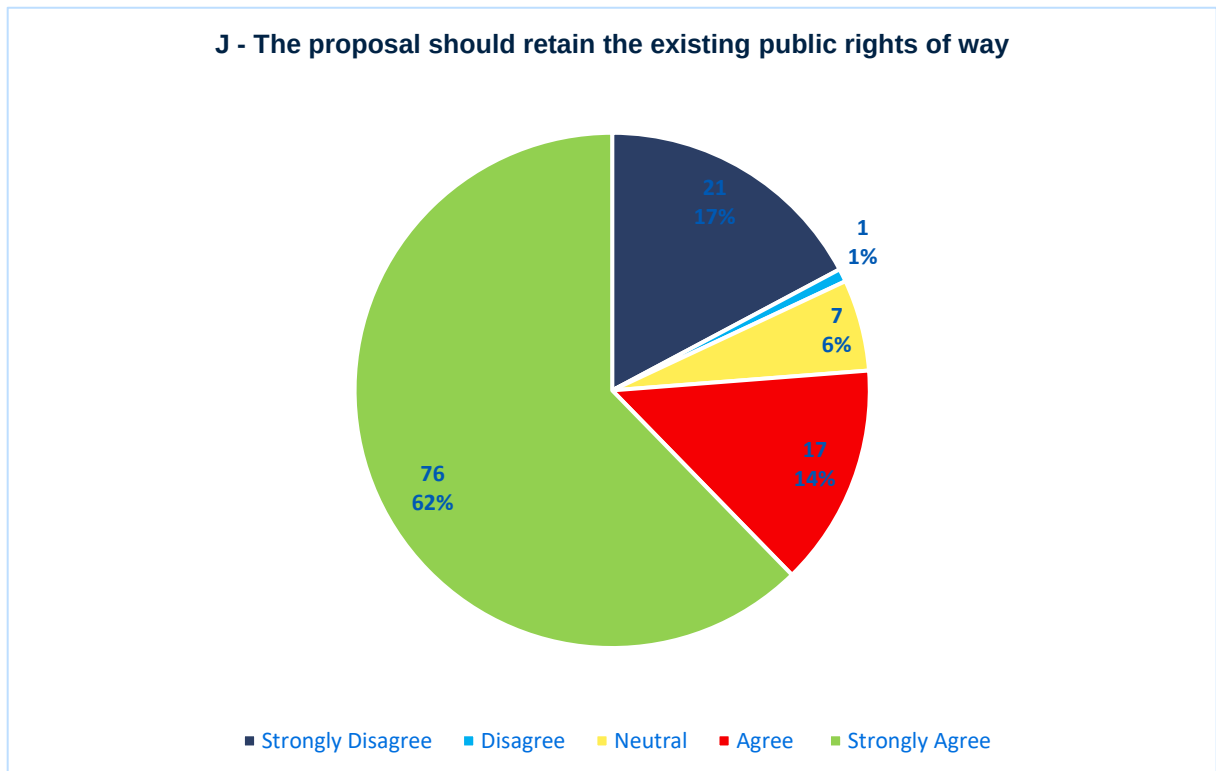
Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



J. The proposal should retain the existing public rights of way

5.4.24. A breakdown of the graded responses to Question J are set out in the chart below.



5.4.25. The majority of people strongly agreed or agreed that the proposal should retain the existing public rights of way (76%). Comments from these respondents highlighted that the existing public rights of way are used frequently and popular amongst the local community. The existing public rights of way will be retained as part of the proposed development and crossing points along Barlestone Road will also be provided to provide safe crossing points for pedestrians and cyclists.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Question 3

5.4.26. The written feedback was broad ranging and a number of issues were raised. The issues raised are summarised below along with a response from DWH and their technical team .

Comments Received	DWH Response
Infrastructure Capacity	
Lack of facilities within Newbold Verdon to support additional dwellings.	Newbold Verdon is a sustainable and accessible location with a variety of shops, services and facilities. The Site is within walking distance of Newbold Verdon Village Centre with a range of facilities. Financial Contributions towards improvements to existing services will be provided as part of the S106 Agreement (e.g. education).
Newbold Verdon Medical Practice is already at capacity and could not cope with additional residents in the village.	The Newbold Verdon Medical Practice is located immediately adjacent to the Site. As a result of feedback from the consultation event, the proposed development will now include land safeguarded for the relocation of the healthcare facilities in Newbold Verdon. A letter of support has been received from The Medical Practice (Appendix 5 of The Planning Statement).
Newbold Verdon Primary School is at capacity already and could not cope with additional residents in the village.	Statutory consultees such as the Education Authority will be consulted once the Application is submitted. It is expected that financial contributions will be required as part of the proposed development. DWH have commissioned an independent review into school capacity which determines that the Primary School has the available area to expand to serve new pupils, or the available capacity in the event of no other committed developments.
There is no need for a cemetery in the village.	The need for a cemetery is identified in Policy 11 of the Core Strategy DPD 2009 and has been identified by the Parish Council in the emerging Neighbourhood Plan as the existing cemetery is close to capacity.
The money from a financial contribution will not help services in the village.	Statutory consultees such as NHS Trust, CCG and Education Authority will be consulted once the Application is submitted. They will confirm if financial contributions are required in order to mitigate the impact of development on essential services.
There are limited facilities in the village for young people.	The proposal will provide two additional play areas for young people.
There are no provisions for the developer to provide direct funding to infrastructure in the village such as the doctors or school.	Statutory consultees such as NHS Trust, CCG and Education Authority will be consulted once the Application is submitted. They will confirm if financial contributions are required in order to mitigate the impact of development on these essential services. The S106 monies should be used by the authority to directly mitigate the proposed development and projects identified within the S106 Agreement.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



A convenience store on the site would help to reduce the impulse to travel to the village centre where limited parking is available.	A shop is not being proposed as there are existing shops in the village. Pedestrian and cycle improvements are being proposed to encourage people to walk to the village.
Highways and Access	
The proposed vehicular access point off Barlestone Road is unsafe.	A Transport Assessment has been submitted with the application to demonstrate that the proposed access is suitable and safe which includes a Stage 1 Road Safety Audit.
There is a lack of parking facilities provided for the cemetery.	The land safeguarded for a cemetery is expected to include parking facilities. The exact layout and number of spaces will be confirmed for any future Reserved Matters application for the cemetery.
There is insufficient parking in the village centre.	The Site is within walking distance of Newbold Verdon Village Centre. The proposed development is being designed in order to encourage residents to walk and cycle to the existing facilities in the site. The submitted Travel Plan sets out proposals on how travel by sustainable transport modes will be encouraged.
The roads around the development (particularly Barlestone Road and Dragon Lane) are already busy. More cars on the road will make it dangerous.	The capacity of the existing highway has been assessed within the submitted Transport Assessment. There is ongoing engagement with the Local Highways Authority in order to feed into the County's highways model and assess the impact of the development on existing junctions and agree appropriate mitigation where required.
All traffic in and out of the development will have to go along Barlestone Road which will make this road too congested and busy.	As stated above, DWH is engaging with the Highways Authority to assess the development's impact on the local highway network. The application proposes a number of improvements to Barlestone Road (cross points and lowering the speed limit to 30mph, subject to a TRO to follow the application) which will assist slowing traffic on Barlestone Road. The benefit of direct movements onto Barlestone Road ensures a reduced impact within the village centre.
The speed limit on Barlestone Road should be reduced.	The proposed development seeks to reduce the speed limit on Barlestone Road from 40mph to 30mph. This will need to be agreed with the Local Highways Authority and will be subject to a Traffic Regulation Order in due course.
The Bus route 159 no longer runs and the remaining buses only run once an hour.	This is noted. DWH is engaging with the Local Highways Authority to agree potential improvements to bus services. This is likely to take the form of a contribution which when combined with other developments and collective funding, could facilitate the re-instatement of this service or similar provision.
Are traffic lights at proposed vehicular access enough to make this safe?	The vehicular access point has been designed in accordance with the Local Highway Authority's design guide. A T-junction with right turn lane is considered to be the most appropriate junction type.
There should be bollards along public right of ways across site to stop vehicles using these.	There will be schemes put in place to stop vehicular access on to the PRowS and proposed public open space. These will be confirmed at Reserved Matters application stage.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



There needs to be a safer crossing across Barlestone Road to Dragon Lane and Mill Lane.	The proposals will incorporate a new toucan crossing to provide safe access for pedestrians and cycles across Barlestone Road. Footway improvements between the crossing and Dragon Lane will be provided on the southern side and a pedestrian/cycleway will be provided on the northern side between the existing PRow and site access. Crossing points as part of the Newbold Verdon Equestrian Centre and proposed site access will be provided.
The development will enhance the pedestrian links to nearby services.	The proposed development is being designed in order to encourage residents to walk to the existing facilities in the site. The submitted Travel Plan sets out proposals on how travel by sustainable transport modes will be encouraged.
Flooding and Drainage	
There are flooding and drainage issues in the village and these will worsen with this development.	A Flood Risk Assessment has been undertaken to support this application. The Site is considered to be at low risk of flooding but a drainage strategy has been proposed to ensure that the future development will not increase flooding on site or land adjacent to it.
Utilities infrastructure, such as the sewers, will not cope with the additional demand as a result of this development.	The capacity of existing utilities systems have been assessed as part of the proposals. Further dialogue will be undertaken with Severn Trent Water in regards to modelling the existing sewer system to ensure appropriate upgrades are made to the existing sewer system if required.
Loss of agricultural fields and Biodiversity	
Loss of agricultural fields and destroying the wildlife in these fields.	Ecological surveys have been undertaken to establish the baseline ecological value of the Site and identify what protected species are active on the site and surrounding area. Existing higher ecological value habitats including hedgerows, pond and trees will be protected where possible and new habitats will be proposed (including additional tree planting, species rich meadow grassland, scrub/woodland planting, and orchard establishment). Overall, the scheme will achieve a significant biodiversity net gain above the mandatory 10% net gain, (15.37%) for which habitats will be managed and secured for 30 years. The proposals will also include a scheme for protected species enhancement, including bird boxes, bat boxes, hedgehog holes and enhanced badger foraging and reptile commuting, foraging, and sheltering habitat.
The development will result in a reduction of land available for the equestrian centre.	The Site is currently used to graze horses. The equestrian centre will still be able to operate should the proposed development be approved. The landowner has a wider landholding in the area that can be used for grazing horses. Moreover, the equestrian centre is a private business that the landowner is at liberty to use/adapt as they wish.
Concerned about hedgehogs which are in the fields and believe the development should contain hedgehog highways.	Mitigation is proposed in the form of hedgehog holes in proposed fences to ensure hedgehogs can continue to move around the Site. New woody species planting including hedgerows and scrub/woodland will provide additional commuting habitat. Specific detail and measures would be confirmed at the Reserved Matters stage.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Housing	
There is no need for additional housing in the village as the village has already met its housing requirement.	The revised Standard Method being consulted on could see HBBC's minimum standard method increase from 433 dwellings per annum to 689 dwellings per annum. This excludes any contribution towards Leicester City's shortfall. The transitional arrangements in the draft NPPF (Annex 1) will require new plans which are not at Regulation 19 stage to be produced in accordance with the new NPPF. Given HBBC are not expecting to consult on the Regulation 19 plan until early 2025, it is likely that the emerging plan will need to be amended to align with the new NPPF and standard method and therefore new residential sites will need to be identified in order to meet the increased housing needs. Subsequently, by the time this Application is being determined we would expect that the presumption will apply as HBBC's 5YHLS figure will be worsened.
There is a need for housing for elderly people in the village which this development should provide for.	The proposed development will offer a proportion of bungalows and M4(2) housing suitable for elderly people. DWH has made a commitment at outline stage to deliver dwellings to meet elderly needs (see submitted Planning Statement). The exact number and mix will be decided at the reserved matters application stage.
Recent developments and the proposed development on Brascote Lane, in addition to this development, will have a significant impact on the village and change the character of the village.	The proposed development has been assessed based on the cumulative impact of the proposals with others in the village. The scheme will be designed to a high standard in order to complement to existing character of the village. Outline details are included within the submitted Design and Access Statement.
How much of the housing will be affordable?	The proposal will deliver 40% affordable housing (up to 96 affordable dwellings), representing a policy-compliant position and making a significant contribution to the local housing need.
Concern that development will lead to a spread of the village and eventually it will merge with Desford, Barlestone or Market Bosworth.	The Applicant cannot comment on what other landowners / developers may propose in the future. However, the proposed development is considered to be well-contained by existing vegetation to the north, east and west.
Affordable Houses are desperately needed for the younger generation.	The proposal will deliver 40% affordable housing (up to 96 affordable dwellings), representing a policy-compliant position and making a significant contribution to the local housing need. This provision will include First Homes.
Landscape and Public Open Space	
The public footpaths will be inaccessible during construction and will not be as enjoyable to use once the development is built.	As part of the proposal the existing PRoW will be retained and landscape buffers are proposed around the retained PRoW. Temporary closures during construction may be required but this will be discussed and agreed with the PRoW officer.
Existing countryside views from the village will be badly affected.	The design of the proposal has been landscape-led in order to mitigate as far as possible landscape impacts. A full assessment of the impact on the landscape is included within the submitted LVIA.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



The park on Dragon Lane is not big enough for the children in the village and should be improved to contain more facilities such as a skate park or football pitch.	Two play areas are proposed on site. DWH is open to suggestions from the local community on what play facilities could potentially be offered as part of the proposed development. This will be confirmed at the reserved matters application stage.
The development will provide more public areas.	The development will provide circa 5.87 hectares of POS, including land for a cemetery and an orchard.
Energy Efficiency	
Will the houses have solar panels?	The proposed dwellings will have solar panels, subject to undertaking the necessary SAP calculations post-consent which determine the extent to which they are required.
Minerals	
The Site has been used for mining in the past.	Ground investigation surveys have been undertaken, including a Coal Mining Report which concludes that future underground mining activity is considered unlikely and mineral extraction is not recorded directly beneath the site or within 250m.

5.5. Proposed Amendments

5.5.16. All of the comments received have been reviewed and taken into consideration by DWH and their technical consultant team. All of the comments have been addressed in the submission documents that will be submitted in support of the outline application. Additionally, as a result of the comments received, the following amendments have been made to the Parameter Plans, Indicative Masterplan Layout Plan and submission material:

- Land to be safeguarded for the relocation of Newbold Verdon Medical Practice has been proposed;
- Red line amended to remove far eastern field and reduce the scale of the proposals; and
- DWH's Transport Consultants are in conversations with LCC regarding to improvements to the existing bus service.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



6. Summary and Next Steps

6.1. Summary

- 6.1.16. This Statement of Community Consultation and Engagement (SCCE) provides details of the pre-application consultation undertaken with the local community, HBBC and other key stakeholders in relation to the proposed development at of land off Barlestone Road, Newbold Verdon.
- 6.1.17. The approach detailed in this SCCE demonstrates that the Applicant and its consultants have engaged with key stakeholders through a number of methods.
- 6.1.18. The consultation activities have generated helpful and constructive written feedback. This feedback has now been analysed and taken into account as part of finalising the development proposal and the outline planning application. As a result of the comments received, land has now been safeguarded for Newbold Verdon Medical practice to relocate to a larger site.
- 6.1.19. Analysis shows that the main areas of concern relate to access and the impact on highways as well as concern over local services (especially the health centre and primary school capacity) and infrastructure capacity. These issue has been considered in detail as part of the development of the proposed scheme and will be discussed further with statutory consultees during determination.

6.2. Next Steps

- 6.2.16. The feedback received has been taken into consideration and a response to each issue is provided in this SCCE. It is maintained that the scheme presented in this application addresses the comments and concerns raised by the local community and also addresses the advice from Council officers.
- 6.2.17. It is recognised that consultation is an ongoing process. The outline application will now be the subject of further formal consultation with statutory consultees and the local community. Any further issues raised during the consideration of the application will be reviewed by the applicant and further information provided if necessary.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



7. Appendices

Appendix 1: Letter to local residents

13 February 2024



«Addressee»
«Address_1»
«Address_2»
«Town»
«County»
«Postcode»

Jessica Graham
E: jgraham@savills.com
DL: +44 (0) 121 634 8494

55 Colmore Row
Birmingham B3 2AA
T: +44 (0) 121 200 4500
F: +44 (0) 121 633 3666
savills.com

Dear Sir / Madam

Notification of Consultation and Engagement Event
Proposed Outline Planning Application for Land at Barlestone Road, Newbold Verdon

David Wilson Homes East Midlands is holding a community consultation and engagement event in respect of an outline planning application to develop land at Barlestone Road, Newbold Verdon (Site Location Plan attached) for residential development, land for a cemetery and significant public open space.

The event will be held at:

The Pavilion, Alan's Way, Newbold Verdon, LE9 9LB
13.00pm – 20.00pm
Tuesday 27 February 2024

You are invited as a local resident and / or business to attend the event and review the information boards for the development proposals and provide your feedback.

We hope you are able to attend, however if you cannot but would like to see the proposals, please contact my colleague via email (emily.holder@savills.com) and we will provide you with a copy of the consultation boards and response form.

Yours sincerely

Jessica Graham
Associate Director

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Appendix 2 – Letter Distribution Area

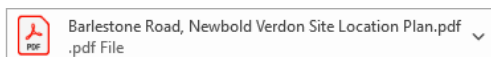


Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Appendix 3 – Email Invitation



Good afternoon

David Wilson Homes East Midlands is holding a community consultation and engagement event in respect of an outline planning application to develop land at **Barlestone Road, Newbold Verdon** (Site Location Plan attached) for residential development, land for a cemetery and significant public open space.

The consultation event is taking place **13.00pm – 20.00pm on Tuesday 27 February 2024** at: **The Pavilion, Alan's Way, Newbold Verdon, LE9 9LB**

At the event, proposals for new residential development on Land at Barlestone Road, Newbold Verdon will be displayed.

You are invited to attend the event and review the information boards for the development proposals and provide your feedback.

We hope you are able to attend however if you are unable and would like to see the proposals after the event we will be able to provide you with a copy of the consultation boards and response form.

Yours Sincerely,

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Appendix 4 – Site Notice



DAVID WILSON HOMES

WHERE QUALITY LIVES

CONSULTATION AND ENGAGEMENT EVENT

A public consultation event is being held in respect of an outline planning application for residential development at **Land at Barlestone Road, Newbold Verdon**.

The consultation event is taking place **13.00pm – 20.00pm** on
Tuesday 27 February 2024 at:

The Pavilion, Alan's Way, Newbold Verdon, LE9 9LB

At the event, proposals for new residential development on Land at Barlestone Road, Newbold Verdon will be displayed.

Local residents, Councillors, businesses and other interested parties are invited to attend this event to view display boards, which will set out the proposals in more detail, and there is an opportunity for all to provide feedback.

For those who are unable to attend but would like to see the proposals, please contact emily.holder@savills.com via email and we will provide you with a copy of the consultation boards and response form.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Appendix 5 – Approximate Placement Area of the Site Notices



Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Appendix 6 – Copy of consultation boards

BARLESTONE ROAD, NEWBOLD VERDON

Public Consultation

Introduction

1

Introduction

We are pleased to welcome you to this public exhibition which displays our emerging proposals for residential development at Land off Barlestone Road, Newbold Verdon. The purpose of this exhibition is to provide details in respect of these proposals and provide you with an opportunity to influence the emerging plans. This exhibition explains:

- Why the site is suitable for residential development
- The development opportunities and constraints of the site
- Design considerations
- Proposed timescales

Members of the project team are on hand today to answer any questions and feedback forms are available for you to complete. We thank you for taking the time to attend the exhibition.

David Wilson Homes East Midlands

The Site is being promoted by David Wilson Homes East Midlands ('DWH East Midlands'). We are the nation's leading housebuilder, and our vision is to lead the future of housebuilding by putting local communities and sustainability at the heart of everything we do.

This public consultation event sets out our initial design proposals as well as the technical and environmental considerations in developing the site. We are keen to engage with the local community and all other stakeholder parties before finalising our proposals and submitting a planning application in Spring 2024.

The overarching vision for the Site is to deliver a high-quality, locally distinguishable and sustainable addition to the village. The proposed development will deliver much needed new homes, generous public open spaces, play areas, enhanced areas of biodiversity and important safeguarded land for a cemetery. Development parcels east of Harry's Lane are proposed as set back from Barlestone Road, buffered by retained well-established hedgerow and new landscaping, forming a robust belt of vegetation surrounding the site.

This is a fantastic opportunity for suitable and sustainable growth which will ensure a positive legacy for Newbold Verdon.



Image examples of other DWH schemes





Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon

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BARLESTONE ROAD, NEWBOLD VERDON Public Consultation Site Location and Context

2

The Site measures approximately 16.28 hectares and is located on the northern edge of Newbold Verdon. It has good access to facilities that the village has to offer. The site largely comprises grassland, defined by mature hedgerow, with some mature hedgerow trees. The site is bound by Barlestone Road to the west and south and is overlooked by residential properties on both sides of Barlestone Road. A new housing development has recently been constructed at the north-western end of Newbold Verdon (the Ferrers Green Development).

The eastern part of the site comprises two relatively flat grass fields crossed by a public right of way (PROW) footpath that runs northeast southwest through these fields. A PROW footpath runs along the eastern boundary of the site and links to the footpath and byway at the north-eastern corner of this field. To the northwest of the site lies the Equestrian Centre.

Development Plan

The adopted Development Plan comprises the Hinckley and Bosworth Borough Council's Adopted Core Strategy (2009) and the Site Allocations and Development Management Policies Plan (2016) which cover the period between 2006 - 2026 and aim to achieve the following:

- Strong and Vibrant Rural Communities – To ensure rural communities have access to a range of shops, services and facilities in the Key Rural Centres to support, enhance and improve the sustainability, vibrancy and vitality of our rural areas.
- Housing for Everyone – To ensure sufficient housing is provided in a range of sustainable locations, tenures and house type.
- Healthier Active Communities – To develop healthier and stronger communities by improving access to community, sports and cultural facilities, green infrastructure and walking and cycling routes integrated with local public transport.

Newbold Verdon is classified as a 'key rural centre' in this Core Strategy and is considered to provide the necessary day-to-day services to ensure rural communities have the choice to shop, work and play close to where they live.

The Core Strategy states that a minimum of 110 dwellings will be delivered in Newbold Verdon between 2006-2026. The plan's vision for the key rural centres is that they will become, where they are not already, the focal points for their surrounding rural communities, places where residents can fulfil their daily needs without having to travel long distances into urban areas. The site has been assessed as developable within the Council's Strategic Housing Land Availability Assessment.

The Council are currently working on producing a new Local Plan and the Regulation 19 consultation took place in Summer 2021. It is currently unknown how much housing growth will be directed to Newbold Verdon but as a key rural centre in the settlement hierarchy, it is expected to be the subject of growth.

Newbold Verdon Neighbourhood Plan

The Emerging Neighbourhood Plan recognises that Newbold Verdon is a popular village in which to live and consequently demand for housing in the parish is high. This is reinforced by the geographical location of Newbold Verdon as a commuter village for the urban and industrial areas of Leicester, Hinckley and Nuneaton. Key principal objectives of the draft plan include: to provide a diverse range of housing tenures and types, to encourage the right quality of development and to promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong 'sense of place'.

Newbold Verdon Parish Council has pragmatically assessed sites being promoted around the settlement as part of the Neighbourhood Plan process. The 'Site Options and Assessment' (July 2022) report concluded that the site was "potentially suitable for allocation".

A community action included in the draft Neighbourhood Plan (Policy CF 3) states that the Parish Council will actively seek the acquisition of land for a new cemetery. The proposed development scheme includes safeguarded land for a cemetery.



Site Location Plan in Wider Context



Site Location Plan

BARLESTONE ROAD, NEWBOLD VERDON

Public Consultation

Site Analysis

3



LANDSCAPE VISUAL IMPACT ASSESSMENT

Effects of the proposed development on the surrounding landscape and public rights of way have been considered. The proposal will retain existing footpaths and provide further pedestrian links. Public open space will contain trees and shrubs, grassland and planted areas, including species-rich wildflower meadows, enhancing visual aesthetic and providing ecological benefits. Additional planting proposed as part of the development will create a pleasant and welcoming environment for residents and visitors, areas of open space will also provide recreational opportunities for residents within the site.



HERITAGE

The potential effects of the proposed development on archaeological remains and Newbold Verdon's built heritage have been considered through initial desk-based studies of existing information and a new-commissioned archaeological geophysical survey.

The desk-based study confirmed that there are no nationally-designated heritage sites (Listed Buildings, Scheduled Monuments etc) within the site and that the Listed Buildings within Newbold Verdon's historic village core would not be adversely affected by development within the Site. No major archaeological sites or finds have been identified within the Site as a result of the desk-based study or the new geophysical survey, and there are no archaeological features within the site which represent a significant constraint on the proposed development.

Further surveys will be required to examine the limited archaeology present within the Site, but development at the Site will offer an opportunity to further investigate & understand these archaeological remains and add to the story of the local area.



ECOLOGY

The desk and field-based baseline investigations demonstrate that the habitats present within and around the Site do not pose an 'in principle' constraint to the residential development at the Site. Mitigation for the loss of habitats will be provided within the scheme. Species rich meadow grassland will be provided within extensive areas of the sites green infrastructure (GI). These will buffer existing retained features of higher ecological value such as hedgerows and trees. An orchard is proposed within the north-west of the site which will provide opportunities for fauna. Native species woody planting such as scrub and/or woodland is proposed within the GI. The existing onsite pond is to be retained and buffered within GI. Broadleaved trees are also proposed within the GI and within the green areas within the streetscape. The BNG assessment undertaken on the scheme has indicated the scheme will likely achieve a significant net gain to biodiversity well in excess of a mandatory 10% net gain.

Development at the Site has the potential to increase the overall habitat diversity. This in turn will increase the diversity of faunal species that the Site can support. It is considered unlikely that the site supports any protected or notable species or habitats that cannot be accommodated, and additional opportunities provided for, within on-site green infrastructure if designed sympathetically for biodiversity. The final figure of BNG will be determined after the masterplan freeze.



DRAINAGE

The surface water drainage strategy for the site will follow the Sustainable Urban Drainage (SuDS) hierarchy. Discharge into the ground has been tested in accordance with relevant guidance failed and so surface water flows will be conveyed to an existing managed watercourse approximately 300m north of the site. Due to the nature of the site, the majority of surface water flows site has been split into 3 catchments with attenuation basins proposed to the west, north east and south east. A combined storage volume of approximately 4,500m³ is required across the 3 basins to cater for all events up to the 1 in 100-year return period with a 40% climate change allowance and to ensure betterment over existing greenfield conditions. Surface water flows will be conveyed across the site using a combination of swales and sewers. Suitable levels of treatment will be provided for as part of the proposals and in line SuDS Manual

Foul drainage from the site will be pumped to a suitable Severn Trent Water foul sewer at a point of connection to be agreed. Reinforcement works to the network will be completed by Severn Trent Water as required to deliver the necessary capacity.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon

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BARLESTONE ROAD, NEWBOLD VERDON Public Consultation Vision & Opportunities

4

Vision

A development on the site at Barlestone Road, Newbold Verdon, presents an opportunity to provide a sustainable, landscape-led extension to the village for proposed residential development, including public open space and supporting infrastructure.

The generous provision of multifunctional public open space for the development, will allow for an attractive backdrop for the new homes. Public open space located to the east of the site allows for a setting that transitions into the wider landscape. Substantial new planting will be provided, including woodland planting, orchard trees, shrubbery, grassland and drainage features, comprising of swales and basins that will help with habitat creation. This habitat creation will provide considerable improvements to the existing biodiversity of the site.

Potential new and enhanced pedestrian crossing points along Barlestone Road will facilitate sustainable alternative modes of movement with consideration towards pedestrian and cycle permeability. The crossing points will accommodate links to the footpaths improving connectivity between residential areas and the countryside.

The proposals aim to provide:

- A highly connected network of attractive streets and spaces;
- New formal children's play area(s);
- Open natural green spaces which promote biodiversity;
- Safeguarded land for a Cemetery
- Houses of all sizes to meet a range of needs.

Opportunities

The Plan below shows the opportunities and technical constraints associated with the Site, which have shaped the emerging design of the proposals.



Opportunities and Technical Constraints

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



BARLESTONE ROAD, NEWBOLD VERDON Public Consultation Indicative Masterplan

5

The emerging Indicative Masterplan shown below provides the following:

- Delivery of up to 240 dwellings;
- New areas of landscaped open spaces circa 6.94 ha
- Two Local Equipped Areas of Play (LEAP) introduced into central locations of the site and accessible to the wider population;
- Approximately 1.09ha of land safeguarded for a Cemetery providing up to 0.41 ha of burial ground;
- Significant new planting and landscaping to enhance biodiversity and green infrastructure;
- New crossing points along Barlestone Road to provide pedestrian and cycle access;
- Retained Public Rights of Ways (PROWS), integrated into a network of new footpaths and cycleways;
- Tree lined verges along the proposed indicative primary streets within the site;
- A comprehensive and sustainable drainage strategy including swales and basins to support the proposals; and
- Development which respects the amenity of neighbouring properties, land uses and the edge of settlement location with open countryside beyond.



Indicative masterplan



New Housing



Natural Play



Public Open Space



Tree lined avenues



Sustainable Urban Drainage



Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon

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BARLESTONE ROAD, NEWBOLD VERDON Public Consultation Transport & Connectivity

6

Site Access Proposals

The access to the Equestrian Centre will be retained as part of the proposal and will also provide access to the cemetery.

The primary site access will be taken from Barlestone Road to the east of the Equestrian Access and through of a T-junction with right turn lane as shown in image below. The new access will provide high quality pedestrian/cycling provision including crossing provision to ensure safe access across Barlestone Road linking to existing provision on Dragon Lane aiding movements to the village and nearby local school and doctors' surgery.

2 x signalised crossings will be provided across Barlestone Road. These crossings will be located between the proposed site access and Dragon Lane and opposite Sparkenhoe to ensure safe access and egress between the village and the proposed development.

As part of the proposals to access Sparkenhoe, improved pedestrian/cycle linkages from the existing Public Right of Way and Harrys Lane will also be delivered.

A new 'informal' countryside footpath will extend from the eastern boundary of the site along Barlestone Road to an existing Public Right of Way and a new uncontrolled crossing point (tactile paving) to access the eastern end of Sparkenhoe.

The Illustrative Masterplan provides a permeable residential development which is accessible by all modes of transport and existing Public Rights of Way allow for links between the residential areas and countryside edge.

Sustainable Travel and Public Transport

The closest bus stops to the site are located on Barlestone Road, northwest of the site entrance, opposite the healthcare centre on Dragon lane, immediately adjacent to the south Western boundary of the site.

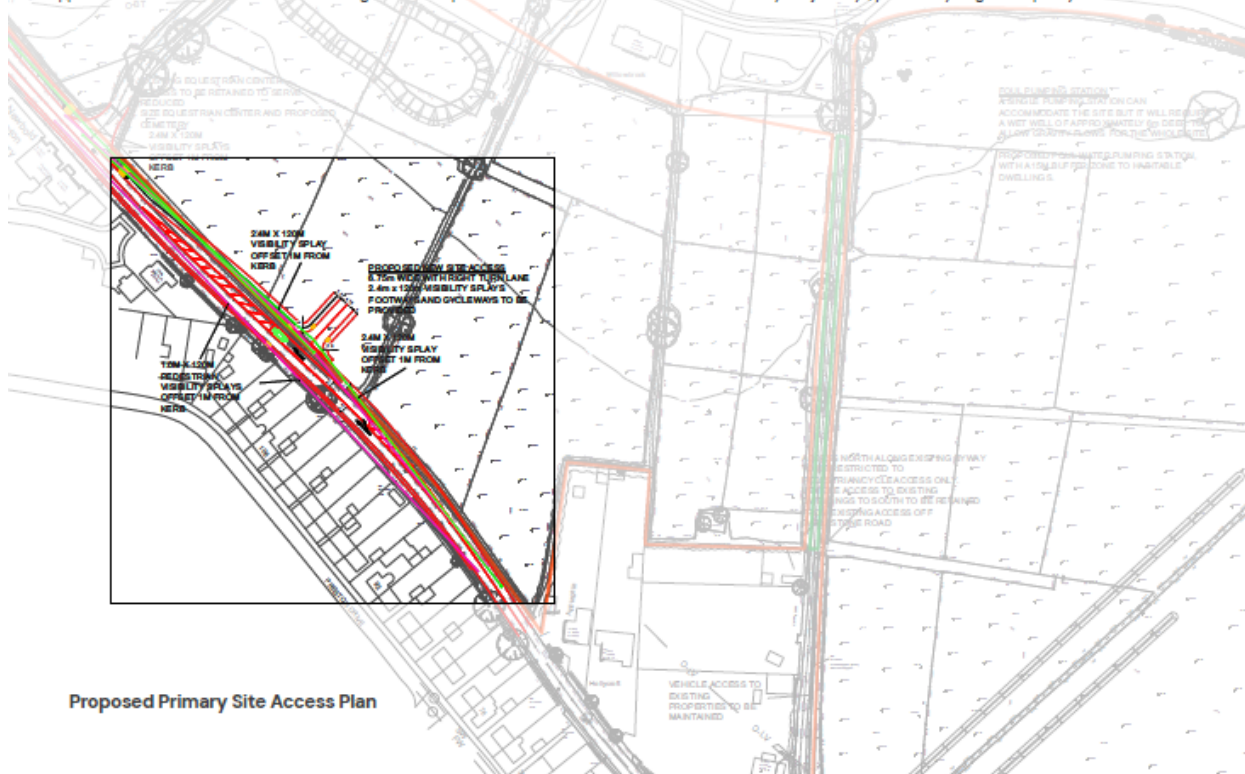
There is a circular bus route that passes the primary school and the facilities in the village including a Co-op on Main Street. The Bus routes including 152 and 153 pass through Newbold Verdon, providing connections to Leicester City. Bus route 159 provides connections to surrounding villages including Market Bosworth and Ibstock.

Discussions are ongoing with Leicestershire County Council as to how this service could be improved as part of the development proposals.

Transport Assessment & Travel Plan

The future planning application will be supported by a full Transport Assessment. This document will detail and assess the capacity of local roads, sustainable transport provision, the access strategy and road safety and the need for any improvements, where required, to support the delivery of a sustainable development.

The Travel Plan will ensure sustainable movements are promoted setting out measures and incentives that serve to encourage safe, healthy, and sustainable travel opportunities that in turn will assist in reducing the burden placed on the environment and infrastructure by car journeys, particularly single occupancy.



Proposed Primary Site Access Plan

BARLESTONE ROAD, NEWBOLD VERDON Public Consultation Green Infrastructure & Sustainability

7

Open Space & Landscape

The Development will feature extensive areas of landscaping that will be sensitive to the setting of Newbold Verdon. Quality green spaces respond to a shortage locally and include playparks, a large park buffering, a nearby woodland byway, and land safeguarded for a cemetery. The proposals will create a mosaic of connected and multifunctional spaces which will have both an ecological and amenity value for residents.

Pedestrian connectivity is increased along animated green corridors for a pleasurable walking experience, the existing public footpaths are enhanced and integrated through public open space which is planted with wildflowers, trees and shrubbery and allows pedestrian access to the wider countryside and panoramic views are maintained across the landscape and towards Newbold Heath.

The connection between open space, landscape and people creates a sense of place and increases the overall well being in the area.

Our Approach to Sustainability & Biodiversity

Building a harmonious relationship with the Natural Environment is paramount for a positive environmental, social, and economic legacy.

Sustainable practices include multilayered Nature-based Solutions, such as SuDS. Nectar-rich flowers, carefully chosen for seasonal beauty and colour, together with attenuation features, create a biophilic pathway to wellbeing, attracting wildlife and appealing to innate senses, improving quality of life by reconnecting people with Nature.

Consequently, natural resources are preserved in good condition, harm to the environment is minimized and mitigated, ecosystem services are protected for future generations and Biodiversity promoted.

Energy Efficiency of Properties

As part of the construction of new homes in Newbold Verdon, each dwelling will be required to demonstrate compliance with the latest government building regulations aimed at creating more sustainable and energy efficient homes. At the time of publication this includes but is not limited to, electric vehicle chargers, waste water heat recovery systems, air source heat pumps, 150mm cavity insulation and photovoltaic (PV) panels to assist with the generation and retention of cost efficient domestic energy supply. By extension DWH also commit to meeting the emerging standards of the HBBC Local Plan including, where relevant, provision of accessible homes and adherence to minimum space standards.



Wildflower Grassland



Embedded Green Infrastructure surrounding public footpath network



Orchard increasing Biodiversity Net Gain



Sustainable Urban Drainage



Habitat Creation



BARLESTONE ROAD, NEWBOLD VERDON Public Consultation Development Benefits

8

In preparing the proposals we have worked hard to design a scheme that can deliver new housing but also a package of community benefits. The following benefits can be attributed to the emerging proposals:



Delivering much needed market and affordable housing at a site identified as suitable, available and achievable by the Council;



A mix of house types and sizes, catering for varied needs and creating sustainable community, including 40% affordable housing.



Delivering safe accessible and high quality landscaped open spaces, including equipped children's play area(s), natural green space, land safeguarded for a cemetery and other recreation opportunities for both new and existing residents;



The scheme would achieve a net gain to biodiversity of at least 40% through landscaping, new tree planting, Sustainable Drainage Systems and the introduction of substantial areas of public open spaces;



Access to existing bus services through implementing footpaths and cycleways that are accessible throughout the site and enhancing existing PROW routes;



Delivering strong foot and cycle connections, including junctions and safe crossings that allow for access into the village; and



Delivering energy efficient homes that comply with the National Design Space Standards.

Local Infrastructure

As required by Hinckley and Bosworth Borough Council, Leicestershire County Council and other Statutory consultees our proposals will be supported by any necessary planning obligations and contributions towards local infrastructure. The need for such improvements will be confirmed as part of the planning application determination process, however, we would be happy to hear about what you think would be needed.

218 jobs

The development will support 218 indirect and induced jobs elsewhere in the economy each year of the build. This includes 160 direct full time equivalent (FTE) construction jobs and 11 direct FTE construction jobs generated by the build filled by apprentices.



£1.5-£1.7million

The proposed development is expected to generate circa £1.5m-£1.7m of financial contributions as part of the S106 Agreement towards education and health improvements.



£2million

New Homes Bonus payment (over 4 years). The 4 year - New Home Bonus payment generated for the local authority by the scheme.

£6.9million

This value is the total gross potential spending power per annum. Which is the amount of ongoing expenditure generated by residents of the scheme each year. The number of full time equivalent jobs supported elsewhere in the economy by resident expenditure each year is 35 Jobs.



£0.5million

Once fully occupied, the residents of the proposed development is estimated to generate a revenue of £0.5million per annum in Council Tax receipts.

Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon

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BARLESTONE ROAD, NEWBOLD VERDON Public Consultation Next Steps

9

This is a fantastic opportunity to create a legacy to support the sustainable growth of Newbold Verdon, and the scheme will bring forward much needed market and affordable housing as well as significant public open space and safeguarded cemetery land to deliver the aspirations set out in the emerging Hinckley and Bosworth Local Plan and Newbold Verdon Neighbourhood Plan.

As the nation's largest housebuilder, we are well placed to deliver much needed market and affordable homes to address the country's ongoing housing shortage, and the identified housing need at Newbold Verdon and wider housing market area.

We recognise that successful developments must meet the needs of not just the new residents, but also of the existing community. We are therefore consulting the local community in order to incorporate your feedback into the submission proposals and ensure that local people have the opportunity to help shape developments within their community.

We are currently preparing an outline planning application which we intend to submit in March 2024. The anticipated timescales are set out below:



Feedback and Next Steps

We invite you to kindly provide feedback on the consultation event today.

Any comments can be emailed to:

emily.holder@savills.com

Please complete the feedback form today or email the form to Savills by 5pm on the 4th March 2024.

Thank you for viewing our exhibition and proposals.



Statement of Stakeholder and Community Consultation and Engagement

Land at Barlestone Road, Newbold Verdon



Appendix 7 – Copy of Feedback Form



DAVID WILSON HOMES
WHERE QUALITY LIVES

Land at Barlestone Road, Newbold Verdon Consultation and Engagement Event

COMMENTS FORM

The consultation relates to the preparation of an outline planning application (all matters reserved except access) for up to 240 dwellings, land safeguarded for a cemetery and significant public open space on land off Barlestone Road, Newbold Verdon.

Thank you for taking an interest in the proposals. Please help us to review the proposals by answering the following questions and/or by adding any comments in the below box.

What is your interest in the Site?

(e.g. Local resident / business owner / employed locally or other)

Please specify.....

Please consider the following statements and then indicate your level of agreement using the following scoring:

5 = Strongly agree 4 = Agree 3 = Neutral 2 = Disagree 1 = Strongly disagree

- | | |
|---|--------------------------|
| A) Newbold Verdon represents a sustainable location for new housing development to help meet the identified housing needed of Hinckley and Bosworth and Leicestershire Housing Market Area. | ☐ |
| B) Newbold Verdon is considered to be an ideal housing location for families. | ☐ |
| C) Newbold Verdon is considered to be an ideal housing location for first time buyers. | ☐ |
| D) The most appropriate access point should be taken from Barlestone Road. | ☐ |
| E) The density of dwellings proposed across the site is appropriate. | ☐ |
| F) Affordable housing should be included as part of the development. | ☐ |
| G) The site should provide a financial contribution towards primary and secondary level education. | ☐ |
| H) The proposed provision of the cemetery is supported. | ☐ |
| I) The amount and type of public open space is appropriate to meet the needs of the community. | ☐ |
| J) The proposal should retain the existing public rights of way. | ☐ |