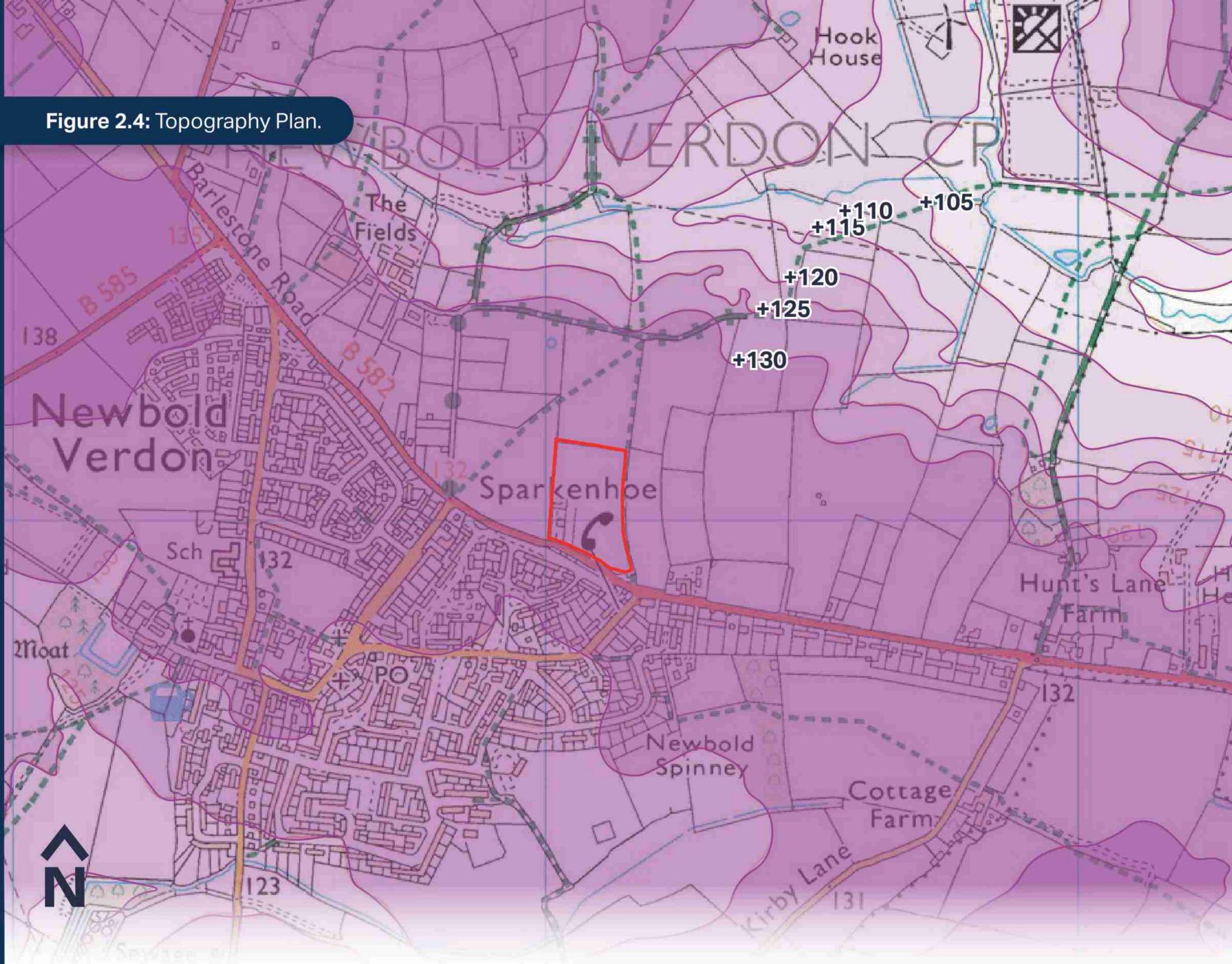


Figure 2.4: Topography Plan.



Existing Site Use and Characteristics

The Site comprises a single field, currently in arable use. There are several farm buildings located in the south west of the Site, as part of the proposals these will be demolished.

Hedgerows separate the buildings from the wider field and also line the field boundaries on all sides. Public footpath S13/1 runs along the Site's eastern boundary, inside the Site.

Topography

The Site stands on a relatively flat plateau of land at around 130m AOD ('Above Ordnance Datum') with the valley of a small brook at around 100m AOD running roughly east-west to the north. Further north the land is more undulating with a high point around 130m just north of Lindridge Hall Farm. To the south the land rises very gently to around 140m AOD around Kirkby Old Parks.

Opportunity

The Site's flat topography makes it an ideal location for development. SuDS features will be best placed in the lowest point of the Site, in the south.

2.2 ACCESS AND CONNECTIONS

The planning application is supported by a detailed Transport Assessment and Framework Travel Plan, which should be referred to for further information on how the Site relates to the existing road and active travel network, and local public transport services.

EXISTING HIGHWAYS NETWORK

Barlestone Road (B582)

Barlestone Road forms the southern boundary of the Site. It connects to Desford Road just east of the Site and continues westward, linking into the B585 as it exits Newbold Verdon. The road provides access to Desford in the east and Barlestone in the west. Along the Site's frontage, Barlestone Road features a green verge on the northern side but lacks footways on either side.

Mill Lane

This road connects B582 in the north to Main Street in the south, through the heart of the village. This road has footways either side of the carriageway, and a green verge through the centre of the lower half of the road.



EXISTING NON-CAR CONNECTIONS

Bus Services

The nearest bus stop to the Site is called Red Lion Lane, located on Main Street, approximately 476 ft from the Site. There are two bus services that serve the village: the 153 Arriva Midlands service connecting Market Bosworth to Leicester; and the Centrebus (North) service connecting Coalville to Hinckley.

Rail Services

The nearest railway station to the Site is located a 15 minute drive (7.8 miles) from the Site, providing connections to Birmingham New Street and Leicester. Leicester railway station is located 10.7 miles east of the Site and provides further connections to Sheffield, Stansted Airport, Nottingham, Lincoln and London St Pancras.

Existing Public Right Of Way

Public footpath S13/ 1 runs through the Site alongside its eastern boundary. This connects to public footpath R88/1 and byway S12/ 2 to the north, and to Barlestone Road to the south.

Opportunity

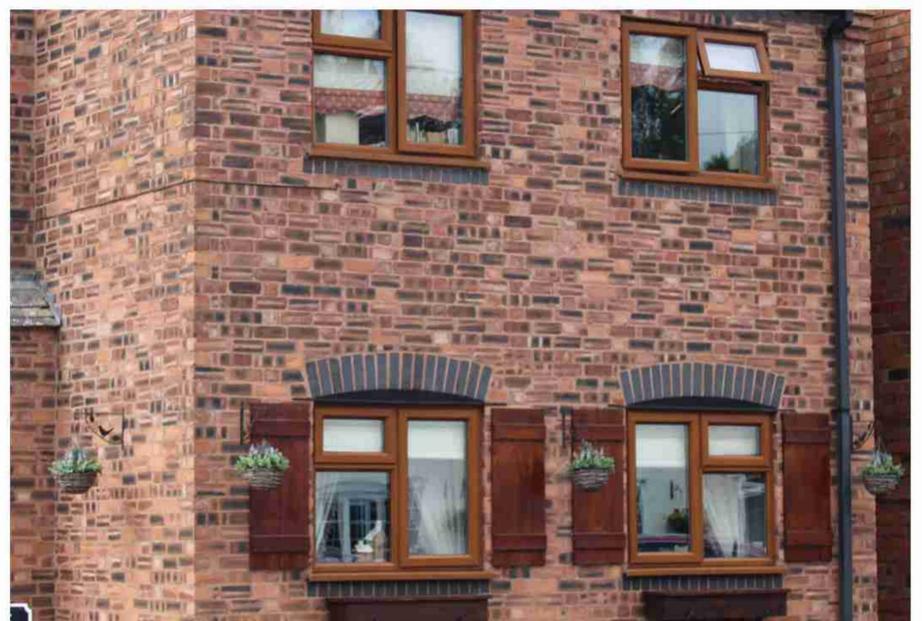
Vehicular access to the Site should be taken from Barlestone Road. The opportunity exists for a non-vehicular connection into the proposed development to the west. The existing public footpath through the Site should be retained and enhanced by locating it within a green corridor. This will encourage active travel of both new and existing residents of Newbold Verdon.

2.3 LOCAL CHARACTER AND ARCHITECTURAL CONTEXT

Newbold Verdon possesses a distinctive historic core, characterised by a range of historic buildings that reflect the local vernacular and the village's layered development over time. The historic centre is principally arranged around Dragon Lane, Main Street and Brascote Lane, forming a recognisable spine through the village. This area was formally designated as a Conservation Area in 1989, acknowledging its architectural and historic significance within the wider parish.

The historic core features buildings dating from the 17th to 19th centuries, many of which are constructed from traditional brick and stone, with slate roofs and timber detailing. These are predominantly 2 storey buildings, often fronting directly onto the street or set behind modest garden walls and hedgerows. Notable structures include Newbold Verdon Hall (Grade I listed), St James' Church (Grade II listed), and The Old Rectory, each contributing to the village's historic character.

The layout of the Conservation area retains a linear pattern, typical of post-medieval rural settlements, with infill development occurring primarily during the 20th century. This expansion introduced suburban housing along peripheral lanes such as Arnolds Crescent and Mill Lane, gradually extending the built form while maintaining the integrity of the historic centre. Most recently, the Ferrers Green development on the north western edge of the village, continues the form and simplified palette of colours. The village's growth has remained relatively contained, preserving its identity as a rural settlement with strong visual and historical cohesion.





Summary of existing character

Building types: Newbold Verdon features a mix of detached and semi-detached 2 storey homes, single-storey bungalows, and traditional terraced houses, reflecting both its rural heritage and modern growth.

Materials: Buildings in Newbold Verdon typically feature red or buff coloured bricks, which are common across Leicestershire and help maintain a warm, traditional village aesthetic. Roofing materials include slate and concrete tiles, and timber is widely used for structural elements.

Fenestration: Most homes feature symmetrical arrangements of casement or sash windows. Older properties often retain timber-framed windows, though many have been upgraded to uPVC casements. Flush casement styles are popular in both the historic Conservation Area and newer builds, offering a clean, understated look that complements the village's modest architectural scale

Detailing: Buildings feature modest yet characterful detailing that reflects their rural and vernacular origins. Brickwork detailing such as soldier courses above windows and decorative string courses on older homes. Timber elements, like exposed beams or porch brackets, are common in traditional cottages and barn conversions. Some properties also include stone sills, lintels, and gable-end treatments, adding subtle texture and visual.

Boundary Treatment: Most residential properties feature low brick walls, timber fencing, or hedgerows, which help define plots without disrupting the open feel of the streetscape. Older homes often use native hedging or post-and-rail fencing that blends naturally with the surrounding landscape. These treatments contribute to a sense of enclosure whilst maintaining visual permeability.



Principles to take forward

Housing forms: should follow local typologies, incorporating terraces, semi-detached, and detached homes strategically placed within the proposed layout.

Building heights: should be predominantly 2 storeys, aligning with local character and the parameters set by the outline application. However, some 2½ storey homes could be used in selective locations, such as within the lower parts of the Site, to terminate key vistas along the new streets and add articulation and interest to the roofscape. A variety of roof styles will be employed to add visual interest, with feature gables positioned at key locations.

Materials palette: should be reflective of the traditional vernacular to facilitate integration of the development into the surrounding area.

Architectural styles and colour of materials: should be carefully applied to create a unified character underpinned by a careful understanding of the local vernacular, avoiding a haphazard approach.

Feature detailing: should be carefully and consistently incorporated into the overall design of the new homes to reflect a common characteristic of the local area .

Boundary treatments: low walls to front gardens along some key streets to complement the historic cores. Elsewhere, hedgerows to front gardens should be used to create softer boundary treatments to front gardens.



2.4 EXISTING FACILITIES

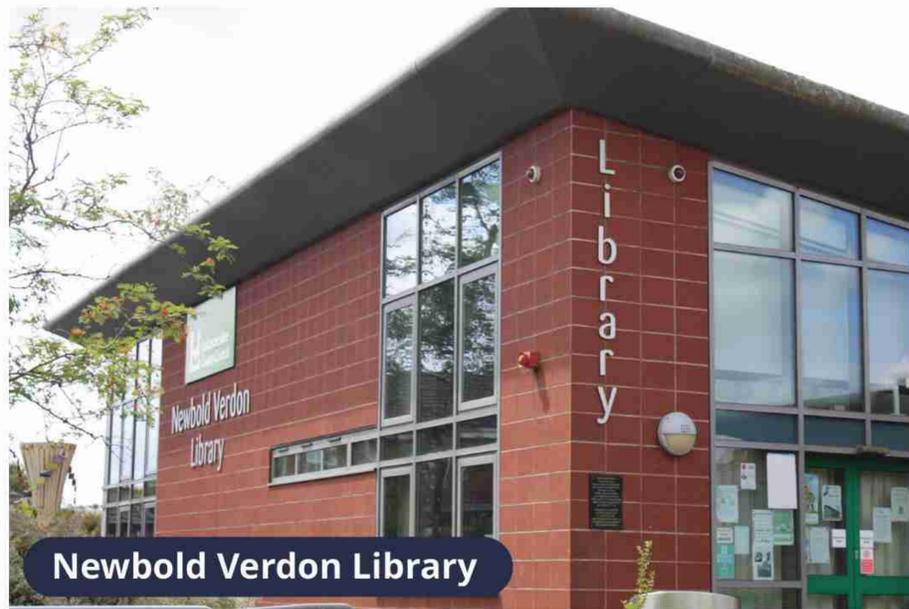
Newbold Verdon offers a well-rounded selection of services and facilities. The village functions independently but also benefit from connections to nearby settlements, with residents accessing amenities across the wider area.

Facilities within Newbold Verdon include a primary school, medical practice, village hall, sports clubs, and several shops and pubs. There are also community spaces, recreational grounds, and places of worship, supporting both social and practical needs. These amenities contribute to a strong sense of local identity and help sustain a vibrant, inclusive community. The village is also well-connected by public transport, making it a self-sufficient and welcoming place to live.

To the east and south, larger towns such as Hinckley and Leicester provide access to a broader range of employment, retail, education, and leisure opportunities, complementing the village's offer and enhancing its long-term sustainability.

The plan opposite (Figure 2.5) highlights the location of the local facilities and services in relation to the Site.

-  Site Boundary
-  24/01061OUT Land North of Barlestone Road
-  Bus stops
-  Restaurant / takeaway
-  Coffee shop
-  Newbold Verdon Cricket Club
-  Public open space
-  Educational facilities
-  Convenience stores
-  Library
-  Jubilee Inn
-  Newbold Verdon Medical Practice
-  Alans Way Playing Fields
-  Religious facilities
-  Play areas
-  Proposed play area within outline application
-  Byway open to all traffic
-  Public rights of way



Newbold Verdon Library



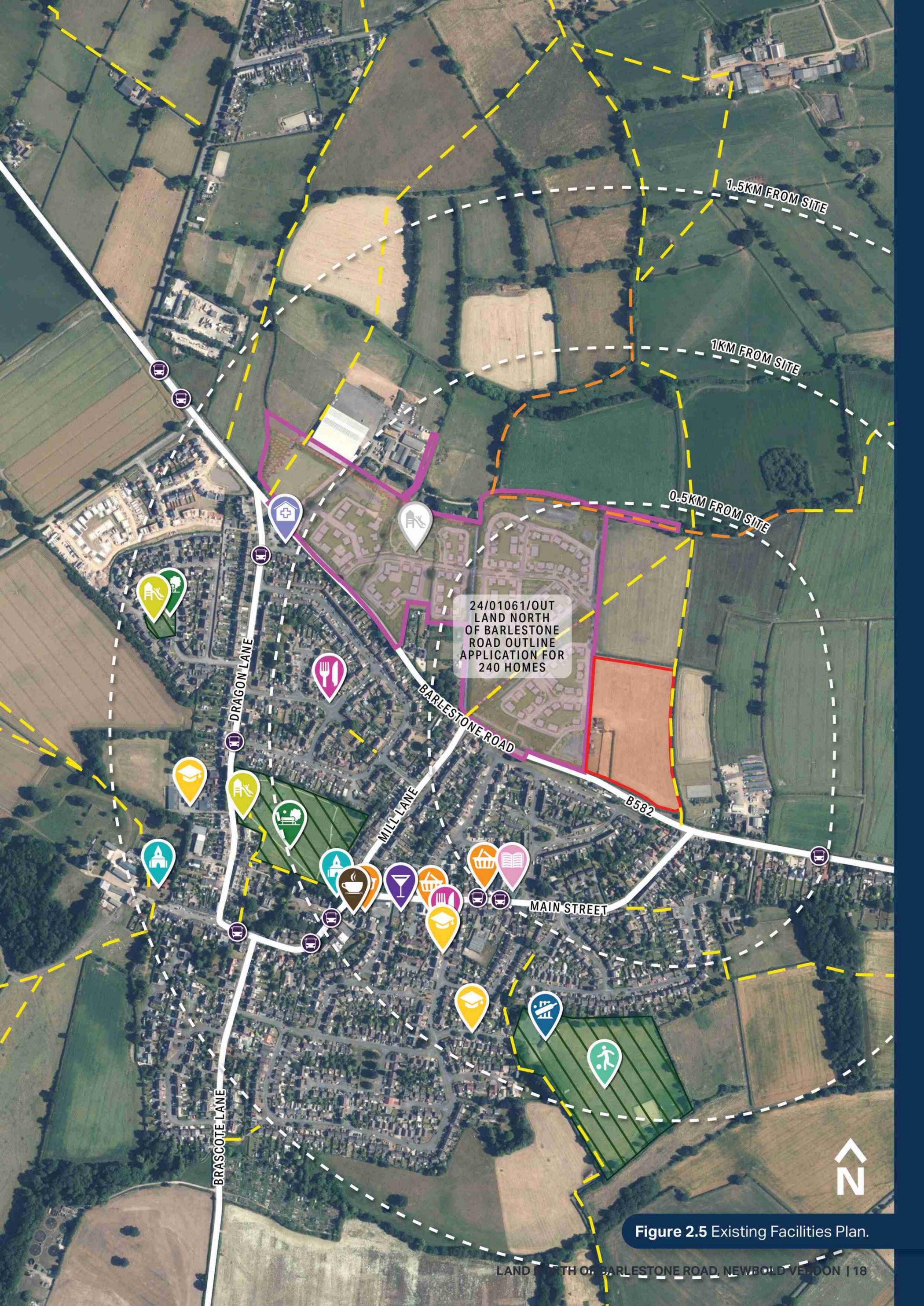
Play Area on Old Farm Lane



The Jubilee Inn



Alans Way Playing Fields



24/01061/OUT
 LAND NORTH
 OF BARLESTONE
 ROAD OUTLINE
 APPLICATION FOR
 240 HOMES

Figure 2.5 Existing Facilities Plan.

2.5 HERITAGE AND ARCHAEOLOGY

A Heritage Statement has been prepared to support this planning application. The assessment reviewed designated and non-designated heritage assets within a 1 km study area and considered archaeological potential in line with the NPPF.

The Site comprises agricultural land with a small farmstead and outbuildings. No World Heritage Sites, Registered Battlefields, or Parks and Gardens are present. Thirteen designated assets lie within the study area, mainly within the Newbold Verdon Conservation Area, including Newbold Verdon Hall (Grade I), St James's Church (Grade II), and a Scheduled Moated Site. The Site does not contribute to the setting of these assets, and ZTV analysis confirms no intervisibility; therefore, the impact on setting is assessed as Neutral.

Historic mapping and geophysical survey indicate the Site has remained in agricultural use since the 19th century. Archaeological potential is Low for prehistoric to Roman periods and Moderate for medieval agricultural remains (ridge and furrow), which would be of low importance.

The southeastern edge intersects the historic settlement core, but surveys show no significant anomalies. Any groundworks for housing and infrastructure would likely have a Major Negative impact on any buried remains, though these are expected to be limited and of low significance.

Overall, the Proposed Development will result in less than substantial harm at the lower end of the scale to archaeological interest, with no harm to the setting of designated heritage assets. Mitigation may include archaeological monitoring during groundworks.

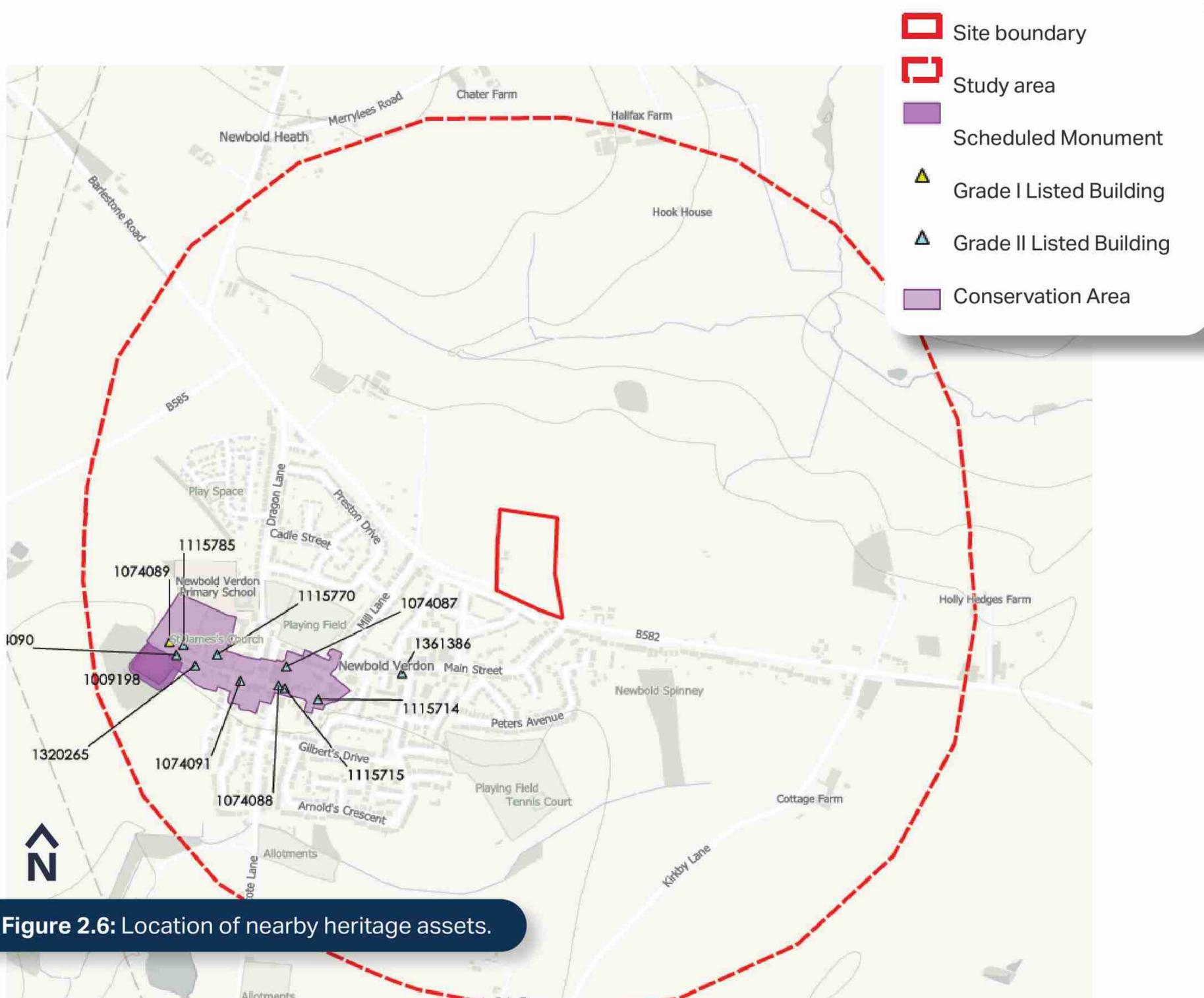


Figure 2.6: Location of nearby heritage assets.

2.6 FLOOD RISK

A Flood Risk Assessment (FRA) has been prepared to support this planning application. The entire Site lies within Flood Zone 1, indicating a low risk of fluvial flooding. Surface water flood mapping shows isolated low-risk areas along the southern boundary; finished floor levels will be set at least 600mm above existing ground levels to mitigate this. Risks from groundwater, sewers, reservoirs, and artificial sources are all considered low.

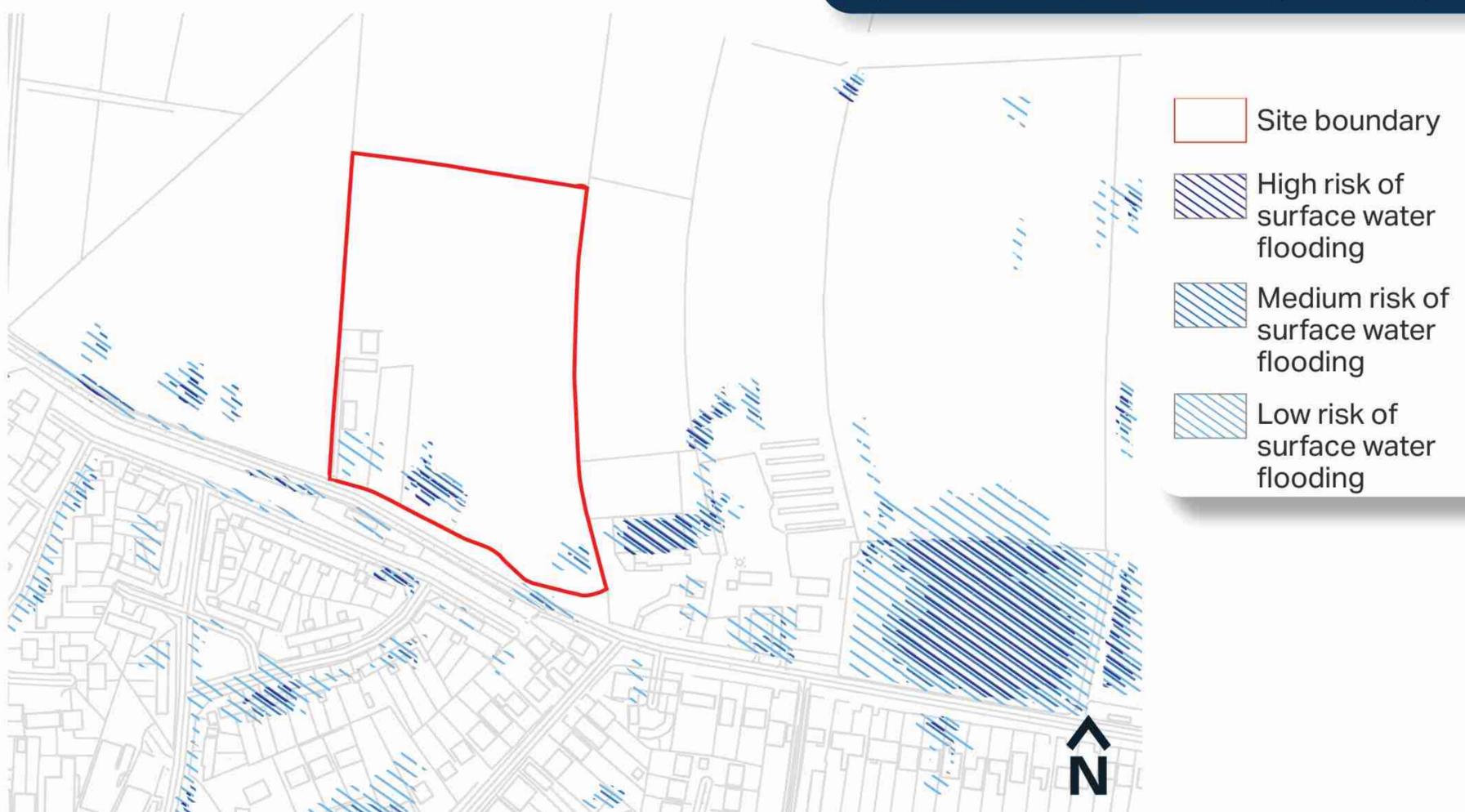
The proposed development will introduce approximately 1.3ha of impermeable surfaces. Surface water will be managed through a SuDS strategy, including attenuation within a detention basin and discharge to the existing Severn Trent Water surface water sewer at a restricted greenfield rate of 5.75 l/s. Attenuation storage of approximately 1,321m³ will accommodate events up to the 1 in 100-year storm plus 40% climate change allowance. Foul water will discharge separately to the existing foul sewer in Barlestone Road via gravity connection, subject to Section 106 approval.

With careful design of site levels and drainage, the overall flood risk to the development is considered low, and the proposals comply with national and local policy requirements for flood risk and sustainable drainage.

Opportunity

The provision of new SuDS features should form an integral part of the new neighbourhood's green spaces, providing opportunities for habitat creation and contributing to the development's overall sense of place.

Figure 2.7 Surface water flooding. (Source: gov.uk)



2.7 LANDSCAPE AND VISUAL CHARACTER

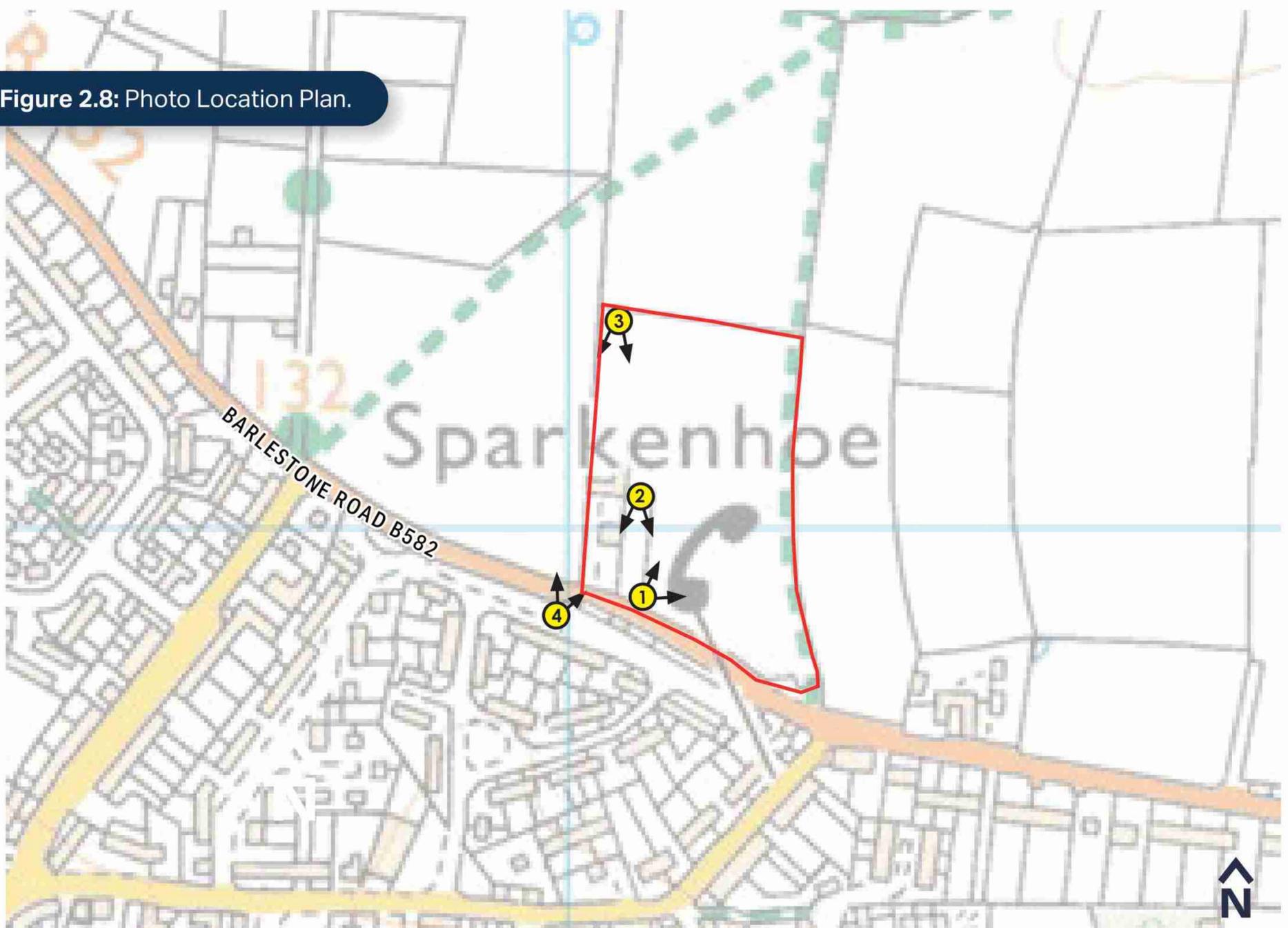
The Site is not within any national or local landscape designation and as such is not considered to be or form part of a Valued Landscape for the purposes of paragraph 187 of the National Planning Policy Framework. The Proposed Development has been designed to respond to its setting, incorporating strengthened green infrastructure along the northern and eastern boundaries to protect views from the Public Right of Way network. The southern portion of the Site would be retained as green open space to soften views from Barlestone Road and complement the form of the adjacent proposals to the west (ref 24/0161/OUT; parcel LPR98 in the SHELAA 2022). The adjacent proposals will also be complemented by providing access through to them on the western boundary of the Site.

The layout retains key features identified in the Hinckley and Bosworth Borough Landscape Character Assessment 2017 of hawthorn hedgerows and a good network of footpaths, while introducing new native planting to strengthen field boundaries and enhance biodiversity. Although development will result in some loss of undeveloped land and a short stretch of hedgerow (to allow access), this is offset through complementary planting in new open spaces.

Visual impacts are largely limited to those immediately adjacent to the Site, particularly along the northern and eastern edges. The visual envelope is contained by existing vegetation and built form, with most views confined to within 400m. Where views exist, they are already influenced by existing twentieth-century development along Sparkenhoe and Main Street. The scale, height and layout of the proposed buildings have been designed to align with local context, with additional planting to soften visual impact and reinforce landscape character.

Overall, the development, along with proposals coming forward to the west, would form a logical extension to the northern edge of Newbold Verdon, with limited landscape and visual effects.

Figure 2.8: Photo Location Plan.





Photograph 1: View from within the south of the Site looking north-east.



Photograph 2: View from within the west of the Site adjacent to 'The Firs' looking south-west.



Photograph 3: View from the north-western corner of Site looking south-east.



Photograph 4: View from entrance to 'The Firs' on Barlestone Road looking north-east towards Site.

2.8 ECOLOGY

A Preliminary Ecological Appraisal has been prepared to support this planning application. No statutory designated sites occur within 2 km of the Site, so significant impacts on designated sites are not anticipated.

The Site comprises neutral grassland, bramble scrub, native hedgerows, scattered trees, and disused buildings. Ecological interest is mainly associated with hedgerows and trees. One hedgerow and part of another will be lost; others will be retained and enhanced. Habitat creation includes species-rich hedgerows, mixed scrub, neutral grassland, 45 native trees, and a SuDS basin, offering biodiversity enhancement.

Surveys for bats, badgers, great crested newts, reptiles, and nesting birds found no major constraints. Bats were recorded commuting only; no roosts were found. Great crested newts are considered absent, but Reasonable Avoidance Measures will apply. Nesting bird checks will be required if clearance occurs in the breeding season. Integrated bat and bird boxes will be installed, and hedgehog highways incorporated.

With mitigation and enhancement measures, no overriding ecological constraints have been identified.

2.9 ARBORICULTURE

A Tree Survey and Arboricultural Impact Assessment has been prepared in support of the planning application to assess the impact of the development of the Site's trees and hedgerows. The survey recorded 10 arboricultural features: 2 trees, 2 groups and 6 hedgerows.

No ancient or veteran trees were identified in the survey. There is no ancient woodland affecting the site. No trees of high quality are present at the site. A single cockspur thorn, T2 (B1), grows off-site within the highway verge, near the southeastern corner of the site and where the public footpath enters.

The site's hedgerows are predominantly hawthorn and are maintained by flailing. Aside from off-site cockspur thorn T2 and the site's hedgerows, there are no significant constraints to development at the site.





- 
Category A Tree - High quality
(Retention highly desirable)
- 
Category A - Hedgerow, Group, Woodland
 - High quality *(Retention highly desirable)*
- 
Category B Tree - Moderate quality
(Retention desirable)
- 
Category B-Hedgerow, Group, Woodland - Moderate quality
(Retention desirable)
- 
Category C Tree - Low quality *(May be retained but should not constrain development)*
- 
Category C - Hedgerow, Group, Woodland
 - Low quality *(May be retained but should not constrain development)*
- 
Category U Tree - Very low quality
(Mostly unsuitable for retention)
- 
Category U-Hedgerow, Group, Woodland
 - Very low quality *(Mostly unsuitable for retention)*
- 
Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability
- 
 Shrub mass/offsite tree/out of scope (OOS)
- * Tree/Group/Hedgerow not on topographical survey. Location given is an estimate

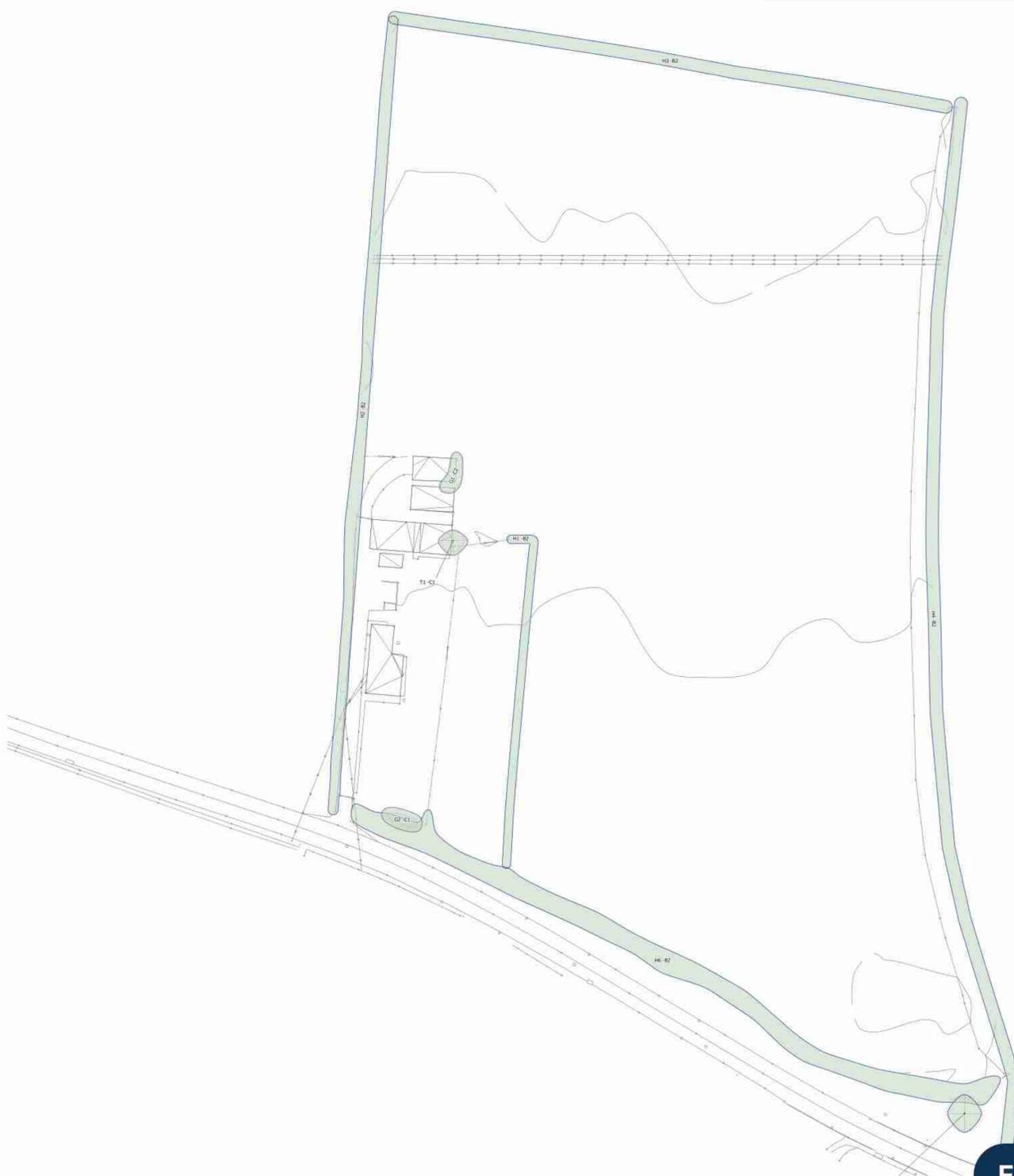


Figure 2.10: Tree Constraints Plan.

 Site boundary: 3.0 ha

OPPORTUNITIES

-  Vehicular access point
-  Potential indicative residential developable area
-  Potential primary street alignment
-  Potential secondary street alignment
-  Potential drainage basins (SuDS)
-  Potential location of children's play area
-  Potential pedestrian link
-  Potential natural play trail features
-  Opportunity to create an outward looking development
-  Proposed drop curb crossing

INFLUENCES

-  Existing vegetation
-  Contours and spot heights
-  Public footpath
-  Surface water flooding
(Source: Gov.uk) 1 in 30/ 1 in 100 / 1 in 1000)
-  Existing overhead cables (opportunity to underground)

CONTEXT

-  Toucan crossing proposed by adjacent application 24/01061/OUT)

Figure 2.11: Influences and Opportunities and Plan.



Opportunity to provide SuDS basins at the south of the Site to capture surface water run off, as well as providing entrance features into the Site.