



Ms Emma Baumber
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Direct Dial: 0121 625 6896

Our ref: P01594265

14 July 2025

Dear Ms Baumber

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND SOUTH OF BOSWORTH LANE , NEWBOLD VERDON , LEICESTERSHIRE
Application No. 25/00515/OUT**

Thank you for your letter of 24 June 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We note the submission of a Heritage Setting Assessment (Pegasus Report Ref.: P25-0767) and the Geophysical survey report (OASIS Ref. No. Sumogeop1-529524). In regards to the potential for non-designated archaeological potential we recommend your authority consult your in house archaeological advisor. We would recommend that you seek the advice of your specialist Conservation Officer regarding any potential impacts of the development upon the setting and significance of the designated Newbold Verdon Conservation Area (HER Ref.: DLE573) and nearby Grade II listed buildings.

Asset Specific Advice

Moated site south of The Hall (NHLE: 1009198)

We note that the Scheduled Monument recorded as Moated site south of The Hall (NHLE: 1009198) lies to the immediate south of the proposal. The moated site is surrounded on its western and southern extents by dense vegetation, and a degree of hedgerow to its immediate north. Additionally, there is some built form between the Scheduled monument and the proposal site, namely Newbold Verdon Hall and Newbold Verdon Primary School, and the surrounding hedgerows. These massings in the landscape, as well as the topography, means that, as proposed by the Heritage Setting



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888

HistoricEngland.org.uk



Assessment, while there is intervisibility between the site and the monument, these are limited in nature.

The Heritage Setting Assessment acknowledges that it 'follows that there has probably been a long-standing historic association between the moated site and the site in terms of landownership since it is likely the site formed part of the manorial landholdings, and possibly a deer park'. Therefore, the site can be considered to form part of the setting, and thus contributing to the significance of the scheduled monument. We do not however, consider that the setting is the principle element of the significance of the monument in this instance.

We note that the Heritage Setting Assessment also notes that the proposal would result in 'a change of character of the site from agricultural to residential, and a reduction of the historic illustrative value the open character currently contributes as broadly reflecting any earlier deer park'. We appreciate the acknowledgement, and suggest that the character of the historic environment should be reflected in a sensitive design.

Newbold Verdon Hall (NHLE: 1074089)

The historical association between the proposal site also extends to with Newbold Verdon Hall, as heathland and farmland. The Heritage Setting Assessment states that it was never 'landscaped' (as formal gardens). The site contributes to the setting of the hall historically and to the present day but has undergone changes throughout the 19th and 20th century and its agricultural use during these periods differs from that of the 17th and 18th century (heathland). Landscaping will deal with most of the intervisibility with the Hall but the setting of the hall will be impacted as will views from the hall.

Policy and Position

We consider that the change in setting, particularly to Newbold Verdon Hall would represent a level of harm to the significance of the asset. We suggest that your authority should be satisfied that the applicant has addressed the test of NPPF para.215. We suggest that the level of harm could be mitigated through sensitive design, and welcome further engagement.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888

HistoricEngland.org.uk



Historic England

H James

Hayley James

Inspector of Ancient Monuments

E-mail: hayley.james@historicengland.org.uk



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.