

Statement of Community Involvement

Barlestone Road, Newbold Verdon

Prepared by Fisher German on Behalf of Wheeldon Brothers 1867 Ltd

Project Title:

Land North of Barlestone Road, Newbold Verdon

Prepared on behalf of:

Prepared by Fisher German on Behalf of Wheeldon Brothers 1867 Ltd

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1. Introduction

- 1.1 This Statement of Community Involvement ("SCI") has been prepared on behalf of Wheeldon Brothers 1867 Ltd, in relation to their land interest at Barlestone Road, Newbold Verdon.
- 1.2 To provide the community with an opportunity to engage with the development proposals, a consultation leaflet (**see Appendix 1**) was distributed to residents located within close proximity to the site (**consultation area set out in Appendix 2**), inviting them to submit their views and thoughts on the scheme. A link to the consultation website was included on the leaflet which provided more information on the proposed scheme. Screenshots of the consultation website can be seen in **Appendix 3**. An email and postal address were provided, which presented residents with a range of opportunities to submit feedback on the proposals.
- 1.3 This SCI outlines the approach taken to engage with the local community in respect of the proposed development and records the responses received as a result of this engagement.
- 1.4 The planning application is supported by a number of plans and documents, listed within the Planning Statement, which should be read in conjunction with this SCI.

2. Policy Framework

- 2.1 The following policy and guidance sets out the broad parameters for how consultation on such projects should be undertaken and is therefore considered relevant to this SCI.

National Planning Policy Framework (2024)

- 2.2 The below Paragraph of the National Planning Policy Framework (2024) ("NPPF") is considered relevant to this community consultation process and SCI.
- 2.3 Paragraph 40 of the NPPF states that "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."¹

Hinckley and Bosworth Borough Council's Statement of Community Involvement

- 2.4 Hinckley and Bosworth Borough Council adopted the Statement of Community Involvement in July 2019. On 29 July 2024, Hinckley and Bosworth Borough Council ("HBBC") concluded a consultation on their draft SCI but this has not yet been adopted.
- 2.5 The SCI sets out how Hinckley and Bosworth Borough Council, as the Local Planning Authority (LPA), will engage and consult the public and stakeholders in preparing the Local Plan and associated documents, and when dealing with the planning application, adding that the level of consultation carried out for planning applications will depend on the type and scale of the development which is the subject of the specific application. The SCI does not provide any detail on the applicant undertaking community consultation prior to an application being submitted, rather it states that the Council will carry out wider community consultation on major planning applications.

¹https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

3. Public Consultation

- 3.1 The following section will detail the community consultation exercise undertaken to date.
- 3.2 A leaflet (Appendix A) was delivered to 740 addresses by a 3rd party print and distribution firm (Lbox Communications) and gave a high-level summary of the scheme, clearly indicating the site location and provided a proposed Development Framework Plan. The leaflet drew the reader's attention to the proposed development and pointed them to the website which included further detail on the proposal available and set out how any resident views should be provided.
- 3.3 Leaflets were sent out on the 22 October 2025 via 2nd class post and are understood to have reached residents by the 25 October 2025. Residents were then given until the 8 November 2025 to provide their comments. This allowed for a clear 2-week consultation period in which residents could provide any thoughts they may have on the proposed development.
- 3.4 The consultation website provided further details on the following:
- About Wheeldon 1867, who are promoting the site
 - An introduction to the site and the need for new homes
 - Specifics of the proposed development
 - The Illustrative Masterplan
 - Key benefits of new development
 - Information on how residents can give feedback

4. Response to Public Consultation

- 4.1 The consultation website for the proposed development asked residents for their views, suggesting the following areas of consideration:
1. What types of housing do you think would be most suitable for the site?
 2. Do you have any comments, ideas or suggestions on the Development Framework Plan?
 3. Do you have any ideas or suggestions that we should consider for the Development Framework Plan?
 4. Do you have any further comments or questions about the proposed development?
- 4.2 During the consultation period, a total of 10 responses were received from 11 residents. Based on the number of properties consulted (740), the number of responses represents an engagement figure of just under 1.5% which is considered a low response rate.
- 4.3 A variety of responses were generated, and these are discussed overleaf on a question-by-question basis. Of the responses, 9 were broadly against the proposals and 1 included comments which both supported and objected to the proposal. The more neutral response reflected a balanced perspective, highlighting support for the principle of the development.
- 4.4 Redacted copies of the different resident responses can be provided on request but are summarised below.
- 4.5 The consultation responses in response to the questions asked in the consultation are set out below followed by commentary on how such points have been taken into account or are addressed through the proposal. The number of responses to each point discussed is indicated by a number between brackets, to give an indication of the frequency of the comment.

Question 1 - What types of housing do you think would be most suitable for the site.

- 4.6 The majority of responses did not directly respond to this question on the preferred housing types, instead generally stating that development north of the B582 (Barlestone Road) is unwelcome and of inappropriate scale (7), given the existing size and layout of Newbold Verdon. Several residents highlighted housing schemes that are currently under construction (3) within the village (Bosworth Lane – Bloor Homes & Brascote Park – Persimmon Homes) to reinforce a perceived issue of overdevelopment.
- 4.7 One response raised issue with an increased quantum of social housing associated with the proposal, generating the impression that further affordable housing provision would detrimentally impact community services. Another response objecting to the scheme, noted an increase in family-oriented dwellings would add additional pressure to local infrastructure.

Commentary

- 4.8 The proposed residential development represents a sustainable, suitable and deliverable site for the development of up to 67 dwellings. It will deliver 40% affordable homes, (up to 27 units) which will offer a broad mix of housing types and sizes for first-time buyers, families, the elderly and downsizers.
- 4.9 Since the introduction of the 2024 NPPF and the new Standard Method for calculating Local Housing Need, Hinckley and Bosworth Borough have seen their need rise to 659 dwellings per annum by 227 dwellings per year. This has resulted in HBBC no longer being able to demonstrate a 5 year supply of new housing land (at just 3.55 year supply). There is hence demonstrable need for residential development in Hinckley and Bosworth. Newbold Verdon one of the most

sustainable locations to deliver new homes in the borough as it has good access to key services and facilities as confirmed by its role as a 'Key Rural Centre' in the adopted development plan.

- 4.10 The proposed development will deliver a highly sustainable residential development with positive social, economic and environmental benefits, whilst also assisting the Council in boosting the supply of housing and the delivery of housing in future years particularly relevant in the context of an out-of-date Local Plan and an increased Local Housing Need in respect of the proposed changes to the NPPF.
- 4.11 The proposed scheme delivers a policy compliant level of affordable housing. Policy 15 of HBBC's Core Strategy (Adopted December 2009) infers that rural areas are to provide 40% affordable housing on schemes larger than 4 dwellings or 0.13ha. Sustained development in key rural areas such as Newbold Verdon is essential for maintaining the viability and functionality of its services as populations continue to shift.

Question 2 - Do you have any comments, ideas or suggestions on the Development Framework Plan?

- 4.12 Responses mostly raised issue with the principle of the development, rather than directly commenting on the layout. Responses were generally unhappy with the proposed housing yield (7), stating that development of 67 homes would result in a loss of local countryside and wildlife (5).
- 4.13 Criticism was directed toward the access and crossing provisions (4), with residents voicing its presumed inability to reduce speeding and ensure safe crossing over Barlestone Road. Many residents felt that the drop kerb and toucan crossing provision would be unable to slow traffic, which was stated to often exceed the 40mph limit (4). Responses commented that they worried existing kerb-side parking on Main Street and access to village amenities would be worsened (3), and that bus journeys would be re-routed as a result (1). Access to the development was also raised as an issue. Residents felt the proposed access at the southern boundary would suffer from poor sightlines (2) and impinge exits at Mill Lane and Main Street.
- 4.14 The open space provision of the Framework Plan received mixed opinion. The more neutral response received voiced approval of the children's play area ("LAP" as evidenced on the Framework Plan), drainage pond and retention of the public right of way ("PRoW") as a "nature walk." Contrastingly, another response questioned the viability of the LAP, raising issue of the differing age ranges that would supposedly utilise it. The open space provision was also perceived as unable to prevent the development feeling isolated from the rest of the village.

Commentary

- 4.15 In response to concerns regarding the housing yield on the site, the quantum of proposed development is intended to help address an identified shortage in the Hinckley and Bosworth Borough. HBBC are unable to demonstrate a 5-year supply of housing land since the 2024 revision of the NPPF. Thus, there is demonstrable need for residential development to sustain Newbold Verdon's role as a 'Key Rural Centre'.
- 4.16 Regarding concern for impact on the loss of countryside and wildlife, this proposal is landscape led and has been designed to seek to retain as much tree and hedgerow as possible. Other Neutral Grassland, 45 native trees and new hedgerows will be planted as part of the scheme and a attenuation basin with mixed scrub planting in localised areas is to be created within the south of the site which will be utilised for habitat creation.
- 4.17 The vast majority of built form is contained within the existing open field pattern of the site. The Public Right of Way (PRoW) is proposed to be enhanced as part of the proposal and will continue to connect to the countryside north of the B582. Mitigation through the landscaping of the scheme such as the creation of new hedgerow will screen the development from the PROW.
- 4.18 Taking into account resident concern for increased traffic and crossing safety, the proposed development will incorporate appropriate connections for vehicles, and pedestrians cycling and walking, as designed by the applicant's Highway/Transport consultant, and detailed within the

Transport Statement. The Transport Statement concludes that potential increases in traffic are not expected to have a material impact on the operation of the surrounding highway and wider network, hence the proposed development will deliver a safe and suitable means of both vehicular and pedestrian access.

- 4.19 We welcome the support for the provision of children's play equipment and the retention of the PRow. Regarding concern for diversification of the LAP, this has been designed as the focal point of the development, complimented by additional proposed 'natural play' opportunities which will be situated along recreation routes and the existing PRow. The play provision exceeds the requirement as per the Policy 19: Green Space and Play Provision of the Core Strategy Adopted in 2009.

Question 3 - Do you have any ideas or suggestions that we should consider for the Development Framework Plan?

- 4.20 Most responses did not directly address the proposed question, instead raising broad points on the Development Framework Plan.
- 4.21 Concern was directed toward the location of the Sustainable Urban Drainage System ("SuDS") basin (2) fronting Barlestone Road. Responses questioned its placement in relation to the adjacent scheme (application reference: 24/01061/OUT), which had located its drainage proposals to the north. Responses suggested that relocating the SuDS basin northward would allow them to more effectively discharge overflow into "natural watercourses" (2).
- 4.22 Suggestions for the location of the LAP remained mixed. Whilst the more positive response received praised its central location and connectivity to proposed open space, several residents felt a more suitable solution could be achieved within the villages defined settlement boundary (3).
- 4.23 Responses generated around access provision remained mostly critical of the principle of the southern access point. However, one response advocated for a right-hand turn lane or mini roundabout into the development directly from the B582, as it was felt more hedgerows could be retained and traffic lessened by focusing grey infrastructure provision away from the countryside.
- 4.24 One response lobbied for the inclusion of a community shop as to improve Newbold Verdon's retail offer.

Commentary

- 4.25 Addressing concern for the location of the SuDS basin, a site-specific Flood Risk Assessment ("FRA") has been prepared by specialist Drainage Consultants in accordance with NPPF guidance and local policy on Flood Risk in support of this application. The FRA concludes that subject to the mitigation measures proposed the location of the SuDS basin at the lowest point of the site proposes minimal flood risk to development and neighbouring properties during and post-construction
- 4.26 As this planning application is in outline, exact details relating to the play equipment, recreational routes and landscaping within the site, are to be the subject of subsequent reserved matters approvals.
- 4.27 Specialist Highway Consultants have produced a Transport Statement, which finds the proposed T-junction to be a safe and suitable means of site access.
- 4.28 There is not a current identified need for retail provision in Newbold Verdon.

Question 4 - Do you have any further comments or questions about the proposed development?

- 4.29 Most responses did not propose additional questions, instead suggesting the proposed development was not needed (8).

- 4.30 Several responses raised an issue of increased traffic on Barlestone Road as a direct result of the proposal (7), the more neutral response questioned if any hard countermeasures would emerge from development proposals to slow traffic beyond existing signage.
- 4.31 Residents remained of the belief that residential development would create significant pressure on infrastructure (6), stating that the GP surgery, Newbold Verdon Primary School and dentist were seemingly already at capacity (4). One response questioned whether utilities could be extended to serve the development if the adjacent Equestrian Centre scheme (application reference: 24/01061/OUT) were to fall through. Further noting that the foul sewage disposal would possibly be unable to accommodate additional population.
- 4.32 A number of responses raised issue of the developments perceived lack of cohesion with the emerging Newbold Verdon Neighbourhood Plan ("NP") (2). Residents stated that the Development Framework Plan made no reference to the Neighbourhood Plan and that it had presumably failed to acknowledge the defined settlement boundary contained by the B582 (3).

Commentary

- 4.33 In answer to queries relating to concerns of an insufficient provision of services, facilities or infrastructure to suitably serve the proposed development, where any such shortfalls are identified prior to the application's submission, or as part of the formal consultation process with HBBC, contributions or provisions will be sought to ensure that the level of services/ facilities and infrastructure in the area are sufficient to serve the proposed development and wider area. Infrastructure provision as required by Paragraph 58 of the NPPF is proposed as part of this application.
- 4.34 Regarding utility queries, Drainage Consultants have concluded that foul water from the proposed development can be drained by a separate drainage network that will discharge to the existing STW foul sewer located within Barlestone Road to the south. Where utility shortfalls are identified, the respective utility providers will be contacted to identify the appropriate strategy for implementing the development.
- 4.35 In response to cohesion with the NP, The Newbold Verdon NP (currently a draft plan) is yet to be formally "made" as a legally binding document that forms part of HBBC's Statutory Development Plan.

5. Conclusion

- 5.1 Of the 740 addresses leaflets were sent to, a total of 10 responses consultation responses were received from 11 residents. The consultation materials, as well as the area the leaflets were posted out to, can be seen in the Appendices of this SCI.
- 5.2 The main points raised related to concerns over the inability of the village's local services, facilities and infrastructure to accommodate the additional residents of the proposed development. In addition, residents raised concerns relating to the scale of development, a loss of countryside and increased traffic as a result of the development and reduced road safety. Responses were also received in regard to the provision of children's play equipment.
- 5.3 This report has responded to the concerns raised to demonstrate how the development proposal has been designed to mitigate, against any adverse impacts that may be caused by the proposals.
- 5.4 It has been demonstrated that Wheeldon Brothers 1867 Ltd. have made considerable efforts to engage the community in the formulation of the development proposals, including delivery of leaflets to nearby dwellings. This has raised awareness in the local community as to the forthcoming planning application and helped to understand their views and concerns to ensure the proposed development scheme addresses these.

Appendix 1 – Consultation Leaflet



Wheeldon 1867 are looking to bring forward an outline planning application for around 67 new homes on land north of Barlestone Road, Newbold Verdon.

The scheme proposes a range of wider public benefits through the provision of much needed high quality market homes with a significant number of affordable homes, new public open space, nature trails, an outdoor children's play area, an attenuation pond, and new hedgerow and tree planting.

Wheeldon 1867 are keen to hear from the community to ensure that the development proposed comes forward in the best possible manner.

Visit the website: www.fishergerman.co.uk/consultations/barlestone-road or scan the QR code to view more details on the proposed scheme.

Please email your thoughts on the project to the consultation team, quoting 'Barlestone Road, Newbold Verdon' at: planning.consultations@fishergerman.co.uk.

All comments to be received by the **8th November 2025**



Have Your Say

LAND NORTH OF BARLESTONE ROAD,
NEWBOLD VERDON



Scan the QR code to view the website and further details on the scheme



EIGHTEEN SIXTY-SEVEN

The Development Framework Plan has been developed following the collation of local evidence and demonstrates the following key principles:

- ◆ **High-quality development** that is designed to blend in with its surroundings and respect its edge of settlement location.
- ◆ **Around 67 homes** including a variety of house types and sizes, to meet the varied needs of local residents including 40% affordable homes.
- ◆ **New areas of open space** which will not only benefit future occupants but also existing residents.
- ◆ **A children's play area** is proposed in a central area of open space complemented by a series of natural play trail features integrated along new recreational routes and the existing Public Right of Way.
- ◆ To contribute to the development's **rural setting**, whilst also **creating new habitats for wildlife**, existing hedgerows will be enhanced with trees and hedgerow planting. This will be complemented by wildflower planting, concentrated around the attenuation basin and periphery of the site.
- ◆ An attenuation basin (Sustainable urban Drainage System), has been carefully designed to manage surface water through the development to minimise flood risk.

Development Framework Plan

LAND NORTH OF BARLESTONE ROAD,
NEWBOLD VERDON



Appendix 2 – Consultation Distribution Area



Appendix 3 – Consultation Website Screenshots

Proposed Residential Development north of Barlestone Road, Newbold Verdon

Introduction

Wheeldon 1867 are looking to bring forward an outline planning application for up to 67 new homes alongside a range of public benefits for new and existing residents.

The site, north of Barlestone Road will deliver a range of high quality market and affordable homes for the area that are sustainable, safe and attractive.

This website provides information on the proposals for the site. Wheeldon 1867 are keen to hear from the local community to gain their views and ideas relating to the proposal to make sure any future development comes forward in the best possible manner.

Your response will help shape the finalised planning application that will be submitted to Hinckley and Bosworth Borough Council.

Proposed Area of Development

The proposed site can be seen outlined in red, shown in the context of the surrounding area, below.



About Wheeldon 1867

Wheeldon 1867 is a trusted land promotion business operating throughout England with a deep-rooted legacy and a robust portfolio of quality development sites across England. Wheeldon 1867 prioritises core values of transparency, tenacity and trust in all their work.

Wheeldon 1867 is a sister company to Wheeldon Brothers Limited, a privately owned, award-winning housebuilder founded in 1867, operating across the East Midlands. This affiliation allows Wheeldon 1867 to draw on almost 160 years of housebuilding experience, adding value to the sites they promote and the sustainable communities they help create.

The Need for New Homes

Nationally we are facing a continuing housing crisis with not enough homes being built to meet demand and as a result there is a need to boost the supply of homes.

It is considered this site can therefore be brought forward in the short term, providing much needed housing for the area and assisting Hinckley and Bosworth Borough Council in meeting its housing needs.

The Site

The site, which measures 2.99 hectares (ha) occupies a single arable field on the northern edge of the Newbold Verdon. The site is bounded by Barlestone Road to the south and is bounded by arable fields in all other directions. However, the land to the west and northwest of the site is currently subject to an outline planning application (LPA ref: 24/01061/OUT) for up to 240 homes which is currently pending a decision.

There is a residential building and other agricultural buildings located in the southwest of the site which are proposed to be removed as part of the proposed scheme.

The site is well located in relation to local services and facilities within 800m of the site. All of Newbold Verdon is accessible within a 2km catchment. Bus stops are located on Main Street that provide services towards Leicester, Market Bosworth, Coalville, and Hinckley, ensuring opportunities for sustainable travel to and from the development.

The majority of the site is unaffected by flood risk and is located entirely in Flood Zone 1 (low probability of flooding from rivers). Some limited areas of surface water flooding associated with low areas of topography are present towards the Barlestone Road boundary of the site. To help manage flood risk, a new SuDS feature is proposed in the southern part of the site.

There is a Public Right of Way (PRoW) running along the eastern boundary of the site which will be retained and enhanced within a green corridor as part of the proposal. In addition, further walking routes will be created around the site for the use of existing and future residents

The proposal provides a sustainable opportunity to support growth and deliver new homes in Newbold Verdon including much needed affordable housing for young people and families.

The Proposals

The development proposals are for a low-density sensitively designed scheme of around 67 high-quality homes, including around 27 (40%) affordable homes, with associated parking, infrastructure works and amenity space.

Of the c. 67 new homes proposed, a mix of housing types will be delivered and this mix will be informed by local evidence of need, community consultation and ongoing dialogue with the Council.

A Development Framework plan for the proposed development has been prepared which can be seen below and shows how the development has been designed to correspond with its surroundings. There is a pending residential planning application to the west of the site and so if approved, a pedestrian link has been included to provide connectivity between the developments.

As part of the proposal, areas of public open space are located to the south and in a central area of the site. A formal play area will be located in the central area of open space. This will be complemented by a series of natural play trail features integrated along new recreational routes and the existing PRow. These informal, incidental play elements will encourage active, car-free movement around the site, making everyday journeys more enjoyable for children. Green infrastructure equates to 32% of the total site area and will provide a high quality setting, with generous areas of public open space within easy reach of every new home.

It is proposed to enhance the existing hedgerow, which will be supplemented with new tree and hedgerow planting to create a well-defined buffer and green settlement edge to the north, and east.

A new Sustainable Urban Drainage System (SuDS) feature, in the form of an attenuation basin, has been carefully designed and sited in the lower part of the site which will serve to manage surface water through the development. The SuDS feature will also form an attractive landscape and ecological feature on the site and form new habitats for wildlife.

Vehicular access is proposed via a new priority junction with Barlestone Road as can be seen on the accompanying Development Framework plan below. The access itself comprises a 5.5m wide carriageway with a 2m footway either side.

Below is a Development Framework Plan which demonstrates how the site has been designed to incorporate the above. As the proposed planning application will be in outline, the exact location of housing, green space, infrastructure and other features will be determined at a later stage.



Key elements and benefits of the new development include:

- A high-quality and sustainable development including comprehensive landscape planting and open space and will create an attractive setting for new homes and will ensure the development blends with the edge of settlement location;
- A variety of house types and sizes, with a large portion being affordable, to meet the varied needs of the residents of Newbold Verdon;
- Landscaped public open space area on site will create a pleasant environment for users of the existing PRow running along the eastern boundary as well as new recreational footpaths;
- A centrally located equipped children's outdoor play area and series of natural play trail features will be integrated along new recreational routes to benefit new and existing residents;
- Sustainable Urban Drainage Systems including a drainage pond to effectively manage surface water runoff across the development which will also provide amenity benefits and ecological benefits.

Your Feedback

Wheeldon 1867 are keen to hear your views about the proposed development in Newbold Verdon, prior to the planning application being submitted to Hinckley and Bosworth Borough Council.

There will be further opportunity to provide comments on the planning application when it is formally submitted to the Council, and these comments will be considered by the Council when they determine the planning application.

We are particularly interested in your answers to the following questions:

1. What types of housing do you think would be most suitable for the site?
2. Do you have any comments, ideas or suggestions on the Development Framework Plan?
3. Do you have any ideas or suggestions that we should consider for the Development Framework Plan?
4. Do you have any further comments or questions about the proposed development?

If you want to share your thoughts about the project, you can email the consultation team quoting 'Barlestone Road, Newbold Verdon' to planning.consultations@fishergerman.co.uk

Alternatively, please post your views to:

Fisher German Strategic Planning
The Estates Office
Norman Court
Ashby-de-la-Zouch
LE65 2UZ

All comments to be received by the **8th November 2025**.