



Planning Statement

Land north of Barlestane Road,
Newbold Verdon

Prepared by Fisher German LLP on Behalf of
Wheeldon Brothers 1867 Ltd

Project title:	Land north of Barlestone Road, Newbold Verdon
Agent:	Angela Brooks MRTPI Kerry Andrews MRTPI
Contact details:	Fisher German LLP The Estates Office Norman Court Ashby de la Zouch LE65 2UZ [REDACTED]
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Document Author	Version	Date	Approved by	Date
Kerry Andrews MRTPI	2	27/11/2025	Angela Brooks MRTPI	28/11/2025

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1. Executive Summary

- 1.1. This Planning Statement has been prepared on behalf of Wheeldon Brothers 1867 Ltd. in relation to Land north of Barlestone Road, Newbold Verdon. The planning application seeks outline planning permission for the erection of up to 67 dwellings, with all matters reserved except for access.
- 1.2. The description of development is proposed as follows:

"Outline planning application (with all matters reserved except for access to Barlestone Road) for up to 67 dwellings (including affordable housing), highway works, public open space, children's play space, landscaping, drainage and all other associated works, including infrastructure"
- 1.3. The Development Framework Plan and Illustrative Masterplan present the layout of the proposed development, and how it will successfully integrate into its surroundings. Areas of public open space will accommodate an attenuation basin (Sustainable Urban Drainage feature), an area of outdoor play and 'natural play' opportunities, enhancement of the existing Public Right of Way and landscaping including new tree and hedgerow planting. Exact details relating to the appearance, layout, amount and scale of development, as well as landscaping within the site, are to be the subject of subsequent reserved matters approval.
- 1.4. The applicant is committed to the delivery of a high-quality residential development with up to 40% of the development comprising affordable housing, with a tenure mix informed by adopted planning policy.
- 1.5. Newbold Verdon is a highly sustainable settlement is identified as a 'Key Rural Centre' in the Core Strategy (2009) and benefits from a range of facilities and services, and good public transport links which would benefit the residents of a future development on the site.
- 1.6. The Core Strategy (2006-2026) predates the publication of the NPPF and therefore the Plan's housing requirement is considered as out of date. Where a housing requirement is over five years old, the standard methodology for assessing local housing need must be used in establishing the housing requirement. This also impacts policies which seek to restrict new housing in accordance with the now outdated housing requirement. Utilising Local Housing Need in accordance with National Policy results in a significant need for further housing in the area, and an insufficient supply of land to accommodate such development.
- 1.7. The Council concedes that they are unable to demonstrate a five-year housing land supply, with an indicative supply position of 3.89 years provided as part of appeal APP/K2420/W/24/3357570, determined September 2025; the presumption in favour of sustainable development therefore applies. In accordance with Paragraph 11 of the National Planning Policy Framework ("NPPF"), planning permission should be granted unless the land is protected under Footnote 7 and this provides a clear reason to prevent development or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.
- 1.8. As demonstrated in this Planning Statement and the evidence supporting this planning application, the proposed development can be delivered without delay or any significant adverse impacts. The development will deliver a highly sustainable residential development with positive social, economic and environmental benefits, whilst also assisting the Hinckley and Bosworth Borough Council (HBBC) in increasing the supply and delivery of housing in future years.
- 1.9. This Planning Statement concludes that the scheme would not conflict with the Framework in respect of Footnote 7 protections and furthermore that the scheme can be delivered without unacceptable impact. Adverse impacts of granting planning permission will not significantly and demonstrably outweigh the benefits which will be delivered as a result of the new housing proposed, thus permission should be granted.

2. Introduction

2.1. This Planning Statement has been prepared on behalf of Wheeldon Brothers 1867 Ltd. in relation to Land north of Barlestone Road, Newbold Verdon. This planning application seeks outline planning permission for the erection of up to 67 dwellings, with all matters reserved except for access.

2.2. All matters are reserved except the site's proposed vehicular access from Barlestone Road. Details relating to the appearance, layout, amount and scale of development, as well as landscaping within the site, are to be the subject of subsequent reserved matters approval.

2.3. A suite of design and technical reports have been submitted in support of this planning application, in line with the Council's local validation list. The documents include:

- Site Location Plan
- Development Framework Plan
- Illustrative Masterplan
- Design and Access Statement
- Heritage Statement
- Flood Risk Assessment & Drainage Strategy
- Transport Assessment
- Travel Plan
- Landscape and Visual Impact Assessment
- Preliminary Ecological Impact Assessment
- Biodiversity Impact Assessment Calculations
- Arboricultural Impact Assessment
- Phase 1 Ground Investigation Assessment
- Minerals Assessment
- Noise Impact Assessment
- Air Quality Assessment
- Utilities Statement
- Statement of Community Involvement

2.4. This Planning Statement sets out the background relevant to the determination of the application, by describing the site and its general locality, before setting out details of the proposed development. The Statement goes on to provide an overview of the planning policy context against which the development must be assessed, followed by a detailed consideration of the development proposals against the policy context and all other relevant material considerations.

2.5. The Statement concludes that the benefits to be delivered by the development will substantially outweigh any potential residual impacts. It is considered that there are compelling grounds to grant planning permission for the proposed development, including, but not limited to:

- Construction of additional housing to significantly boost HBBC's supply of both market and affordable housing;
- Provide a broad mix of housing types and sizes for first-time buyers, families, the elderly and downsizers compliant with planning policy;
- Provide new areas of open space which will accommodate children's play and enhance the existing Public Right of Way;
- Sustainable Urban Drainage systems that ensure the site drains appropriately and does not increase the risk of flooding on site, or elsewhere;

- A comprehensive landscaping scheme which will assist the site's ability to blend into the wider open countryside and create an attractive gateway to the proposed development;
- Direct and indirect construction employment generated during the construction period;
- HBBC Council Tax payments; and
- Benefit to businesses within the town from additional resident spend to support and sustain the existing services and facilities within Newbold Verdon. Please see Section 6 of this Report for further details.

3. Site and Surrounding Area

The Site and Surrounding Context

- 3.1. The site is located to the north of Barlestone Road, Newbold Verdon immediately beyond the northern edge of Newbold Verdon and measures 3.00 hectares in size (Figure 1). Barlestone Road and existing residential development borders the south of the site and agricultural land lies to the north, east and west of the site.
- 3.2. The site comprises an agricultural field, enclosed by mature hedgerows and a disused residential building with four outbuildings, associated garden in the southwest of the site. There is a mature tree outside the southeastern boundary of the site. Vehicular access is proposed via a new priority-controlled T-junction on Barlestone Road, located approximately midway along the site frontage. The site slopes generally from northwest corner of the site to southeast corner of the site.

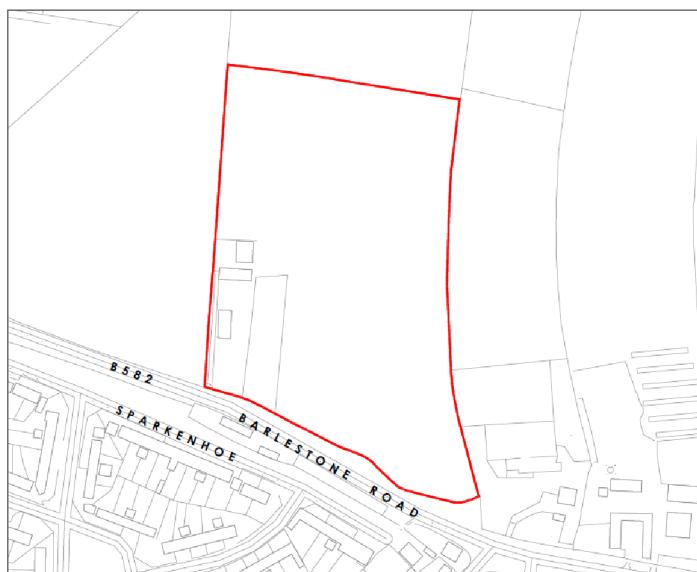


Figure 1: Site Location

- 3.3. Newbold Verdon is a sustainable settlement and is identified as a 'Key Rural Centre' in Policy 7 of the Core Strategy (2009). Policy 11 identifies it as a 'Key Rural Centre Stand Alone' as Newbold Verdon provides key services to its rural hinterland. The site is well located in relation to local services and facilities within a 5 to 10 minute walk including a primary school, Nursery, shops, medical practise, pharmacy, a pub, café, takeaway and play park. The site is located immediately adjacent to the built-up residential area and is well located to existing services and facilities which could be readily accessed on foot.
- 3.4. In the vicinity of the site, Newbold Verdon is served by two bus services, one which travels between Leicester and Market Bosworth (hourly service) and the other between Coalville and Hinckley (Circa every 3 hours service). The nearest bus stop to the site is within an acceptable walking distance and located on Main Street approximately 250m to the south from a central part of the site. Subsequently, the site is well served by public transport.
- 3.5. The site is not subject to any statutory or non-statutory environmental designations or landscape designations and the trees on the site are not protected by Tree Preservation Orders (TPOs).
- 3.6. There are no ecological designations present on the site or within 2km of the site.

- 3.7. There are no designated heritage assets within or adjacent to the site boundary related to Listed Buildings or Scheduled Monuments.
- 3.8. The site is not designated at a local or National level for its landscape or scenic qualities, nor does it adjoin any such designation.
- 3.9. The entirety of site is located within Environment Agency Flood Zone 1 (land having a less than 1 in 1,000 annual probability of river or sea flooding in any year). The Environment Agency surface water flood map shows the majority of the site is located within an area of 'low risk' of surface water flooding. There are isolated areas of flood risk identified along the southern boundary which are associated with localised low spots in topography. There are no other sources of surface water flooding other than these isolated low spots.
- 3.10. There is a Public Right of Way (PRoW) crossing the east of the site along the eastern boundary which is proposed to be retained and incorporated as a feature of the development.
- 3.11. The site falls within a sand and gravel Mineral Safeguarding Area identified by Leicestershire County Council and is mapped as being underlain by Glaciofluvial Deposits.

Planning History

- 3.12. No planning applications have been previously submitted on this site.
- 3.13. The site has been submitted to the HBBC Call for Sites in 2024 and May 2025. The Local Plan Site Selection Paper - October 2025 states that the SHELAA 2025 will be published in 2026. The site has been given the reference LPR98 in the interim 'SHELAA 2024 Addendum Overview Maps - Up to date as of 12.09.25'.
- 3.14. On land adjacent to the west of the site, a planning application for development of the land immediately west of the Site for 240 dwellings along with green infrastructure and sustainable drainage has been prepared by David Wilson Homes. This went to Planning Committee in November 2025 (Planning ref: 24/01061/OUT) and was recommended for approval by Officers but overturned by Members. It is understood to be proceeding to appeal.

4. The Proposed Development

- 4.1. Outline planning consent is sought for residential development of up to 67 dwellings on Land north of Barlestone Road, Newbold Verdon. All matters other than access are reserved for future consideration. Details relating to the appearance, layout, scale, and landscaping within the site are to be the subject of subsequent reserved matters approval.
- 4.2. The application is accompanied by a Development Framework Plan and Illustrative Masterplan which demonstrates how the site can accommodate up to 67 dwellings, of which up to 40% will be affordable, delivering a policy compliant housing mix.
- 4.3. The Plans present the layout, and how it will successfully integrate into its surroundings, both in terms of the existing features of the site and how the development will integrate into the wider area. Key features of the proposed development include:
 - A sensitively designed scheme of up to 67 dwellings, including a mixture of dwelling types and sizes, ranging from bungalows to family homes;
 - Provision of up to 27 affordable houses (40%);
 - Provision of a new vehicular access to Barlestone Road;
 - Provision of a landscaped area along the southern boundary including an attenuation basin will provide a 'green' buffer to the development and create an attractive gateway to the development and the village;
 - Enhancement of existing hedgerows on the existing site boundary and scattered trees and new hedgerow planting will screen and filter views of the development;
 - Provision of a children's equipped play area located in a central green space and several 'natural play' trail features located along the public footpath;
 - Street trees will be incorporated in green verges along one side of the proposed primary street, to contribute to creating a verdant character throughout the development; and
 - Drainage infrastructure including a Sustainable Urban drainage System (SuDS) attenuation pond to effectively manage surface water runoff across the development.
- 4.4. The Development Framework Plan and an Illustrative Masterplan which take into consideration good urban design principles, are submitted for illustrative purposes to demonstrate how the site can accommodate the principle of the residential development presented on the above drawings and detailed within this Statement.
- 4.5. The development will provide a mix of dwelling types and sizes. The development will also include a policy compliant level of affordable housing (40%) to contribute towards the need for affordable housing in Newbold Verdon and the Borough as a whole.
- 4.6. The DAS describes how the proposed vision and masterplan represent a well-designed response to the Site's context in planning for a sustainable new neighbourhood for Newbold Verdon.

Consultation

- 4.7. Wheeldon Brothers 1867 Ltd. have sought to consult with the local community and interested stakeholders to inform them on the proposed development proposals prior to the submission of this application. A consultation leaflet was posted to nearby residents - the catchment presented in Appendix 2 of the SCI (740 addresses) - and a consultation webpage was set up to provide further detail on the development.
- 4.8. Matters relating to the consultation and the responses received are fully detailed in the submitted Statement of Community Involvement ("SCI") which provides greater detail on the findings of the

consultation to date. In summary, a total of 10 unique pieces of feedback were received, which highlight a range of views and priorities. The SCI 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.

- 4.10. This consultation process and the feedback gathered has provided valuable insight into the priorities, views and primary issues of the local community and stakeholders.

5. Planning Policy Context

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Hinckley and Bosworth Borough, material to this proposal comprises:

- Core Strategy Development Plan Document ("DPD") (Adopted December 2009);
- Site Allocations & Development Management Policies DPD ("SADMP") (Adopted July 2016); and
- Leicestershire Minerals and Waste Local Plan (Adopted September 2019).

5.2. The Core Strategy DPD 2006-2026 predates the publication of the NPPF being adopted in December 2009. The Plan's housing requirement, which is derived from the revoked East Midlands Regional Plan, is therefore considered clearly out of date. Where a housing requirement is over five years old, the NPPF paragraph 78 affirms that the standard methodology for calculating local housing need must be used in establishing the housing needs of the Borough. This logically impacts the weight applicable to policies which seek to control housing to deliver the now outdated housing requirement.

5.3. 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 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 3.89 years supply, published by the council in an Interim 5YHLS Statement (2024 and 2025) which HBBC provided as part of the planning appeal reference: APP/K2420/W/24/3357570. Therefore paragraph 11(d) of the NPPF is engaged.

5.4. This is a point recognised and accepted by HBBC in numerous planning application committee reports, including the November 2025 committee report (paragraph 8.20-8.22), that states:

"The Planning Policy Team are currently reviewing the latest revisions within the 2024 version of the NPPF and its implications for the Council's Five-Year Housing Land Supply (5YHLS). A revised position will be published later in 2025 once the monitoring for the 2024/25 year has been completed. It is however likely that, with the revised need figure of 682 dwellings (649dpa + 5% buffer as per Paragraphs 62 and 78(a) of the NPPF), the Council will be unable to demonstrate a 5YHLS once the revised position is published."

[...]

"As part of the planning appeal APP/K2420/W/24/3357570 at the Oddfellows Arms, 25 Main Street, Higham on the Hill, the Council have provided an indicative housing land supply figure via an Interim 5YHLS Statement (2024 and 2025). When applying the standard method figure and the 5% buffer to the Council's requirement of land for housing, the Policy Team confirmed that, as of 29 July 2025, the Local Planning Authority (LPA) could demonstrate a 3.89-year supply of land for housing. Paragraph 3.5 of this Statement confirms that these figures are indicative, and the supply figures are expected to decrease slightly as the monitoring exercise is further progressed."

In light of this, and due to the age of relevant housing policies within the adopted Core Strategy, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered in accordance with Footnote 8 and Paragraph 11 of the NPPF."

5.5. It is therefore incumbent on HBBC to consider the criterion of Paragraph 11(d) of the NPPF (2024) and whether:

- I) The application of policies in this Framework that protect areas or assets of particular importance (Footnote 7 protected areas and assets) provides a strong reason for refusing the development proposed; or
- II) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

5.6. HBBC have also acknowledged that their policies relating to the supply of housing are out of date, as evidenced by the Council's Opening Statement for Appeal reference: APP/K2420/W/23/3332401 (Land adjacent to Lockey Farm, Hunts Lane, Desford, Leicestershire LE9 9LJ). Within the Statement, it is stated that Paragraph 11(d) of the NPPF is triggered:

"It is common ground that the development plan is somewhat elderly and its plan period expires in March 2026. The NPPF becomes a material consideration of some importance. In this case the "tilted balance" in NPPF11 (d)ii is engaged. This is because the basket of 'most important policies' for determining the appeal is accepted to be out-of-date and there is no policy in the NPPF that gives rise to a "clear reason for refusing the development proposed". The appeal site is outside the settlement boundary of Desford. But the Council accepts that this boundary was set against the background of the 'requirement' for development in the then RSS, to the end of the plan period in 2016, and without regard to an up-to-date assessment of need and the common ground between planning authorities in Leicester and Leicestershire. HBBC has recently committed to accepting an additional 102 dpa in the period 2020 to 2041 towards unmet need in Leicester. This is one of the reasons why it is repeating both Reg 18 and Reg 19 consultations in the plan-making process. The current settlement boundaries are therefore out-of-date."

Core Strategy DPD (Adopted December 2009)

5.7. The Core Strategy DPD provides the overarching spatial strategy and vision for the development of the Borough up to 2026. The Plan contains a number of strategic policies to guide planning applications and subsequent development plan documents. Those policies which are considered most relevant to the determination of this application are discussed in turn below, including to what extent they can be afforded weight. Whilst the Plan is not time-expired, it is necessary to consider each policy in respect of its consistency with the NPPF and to what extent it could frustrate modern housing needs.

5.8. The Core Strategy sets out at Table 1 that the current housing requirement is 9,000 dwellings over the period 2006-2026. This equates to 450 dwellings per annum, over the Plan period.

5.9. The Core Strategy identifies Newbold Verdon as a 'Key Rural Centre' and sets out that Key Rural Centres are "villages that have populations over 1500 people, have a primary school, local shop, post office, GP, community/leisure facilities, employment and a 6 day a week bus service (hourly). Key Rural Centres that provide localised provision of facilities permit access by foot, cycle and local bus and can minimise car journeys".

5.10. **Policy 7: Key Rural Centres** sets out that to support the Key Rural Centres and ensure they can provide key services to their rural hinterland HBBC will:

- Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.
- Support development under Policy 17: Local Needs

- 5.11. As set out above, HBBC's housing policies (including the element of this policy which only allows housing within settlement boundaries) is now out of date. The remainder of the policy is however considered consistent with the aims and direction of the Framework and thus can be afforded some weight.
- 5.12. **Policy 11: Key Rural Centres Standalone** sets out settlement specific policies for a number of Key Rural Centres which are located outside of the National Forest and away from the edge of Leicester that provide services to their rural hinterlands. In respect of Newbold Verdon, HBBC set out that to support the local services in Newbold Verdon and maintain the rural population levels, HBBC will:
 - Allocate land for the development of a minimum of 110 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Newbold Verdon, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.
 - Support additional employment provision to meet local needs in line with Policy 7.
 - Support the improvement of the GP facilities in Newbold Verdon to support the increase in population, to be delivered by the PCT and developer contributions.
 - Address the existing deficiencies in the quality and accessibility of green space and play provision in Newbold Verdon as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19.
 - Deliver the strategic green infrastructure network detailed in Policy 20..
 - Deliver safe cycle routes as detailed in Policy 14, in particular from Newbold Verdon to Bosworth Community College.
 - Seek improvements in the quality of the community centre as supported by the Hinckley & Bosworth Cultural Facilities Audit.
 - Require new development to respect the character and appearance of the Newbold Verdon Conservation Area by incorporating locally distinctive features of the conservation area into the development.
- 5.13. Whilst this policy can still be afforded weight in the determination of planning applications, the target of 110 dwellings to Newbold Verdon is clearly now out of date as this relates to the now outdated, lower housing requirement. This is evidenced by the lack of housing supply and that the Council's own emerging Plans proposing significant allocations above the extant Core Strategy spatial distribution.
- 5.14. **Policy 15: Affordable Housing** sets out that the affordable housing target in the rural areas (including Markfield) is 40% on sites of 4 dwellings or more. The tenure mix for all sites is 75% social rent and 25% intermediate housing. These figures may be negotiated on a site by site basis, taking into account identified local need, existing provision, characteristics of the site and viability. This policy is considered to hold weight.
- 5.15. **Policy 16: Housing Density, Mix and Design** states that HBBC require a mix of housing types and tenures on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required. All proposals are required to meet a 'very good' rating (16 or more positive answers out of 20) against the Building for Life Criteria, unless it can be demonstrated that this is not viable on the particular site. Proposals for new residential development will be required to meet a minimum net density of at least 30 dwellings per hectare within and adjoining the Key Rural Centres. In exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable. This policy is considered to hold weight.
- 5.16. **Policy 19: Green Space and Play Provision** sets out the standards in relation to the level of green space and play provision in the Borough to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas. This policy is considered to hold weight.

5.17. **Policy 24: Sustainable Design and Technology** states that residential development in Rural Centres will be expected to meet the sustainability targets set out in Building a Greener Future. The level is to be met will be set at time of determination of detailed planning permission or reserved matters. This policy is considered to hold weight.

Site Allocations & Development Management Policies Development Plan Document (Adopted July 2016)

5.18. The Allocations & Development Management DPD (SADMP) sets out detailed policies and allocations to deliver the requirements of the Core Strategy (2009), up to 2026. This includes detailed local allocations and site-specific policies to set the localised framework for delivery of new developments. The policies which are considered most relevant to the determination of this application are discussed in turn below.

5.19. A detailed Policies Map has been prepared alongside the SADMP. The Newbold Verdon inset map shows the application site as being outside of, but adjacent to the Settlement Boundary for Newbold Verdon and is therefore within the countryside. The site is not subject to any specific designations.

5.20. The Hinckley and Bosworth Core Strategy requires land to be allocated in Newbold Verdon for a minimum of 110 houses however the SADMP states that as of 1 September 2014 the residual minimum housing requirement had been met and as such no sites were required to be allocated for further residential development. As detailed previously, the Housing Requirement within the existing Development Plan is out of date.

5.21. **Policy DM1: Presumption in Favour of Sustainable Development** repeats the wording of Paragraph 11 of the NPPF.

5.22. **Policy DM3: Infrastructure and Delivery** outlines that where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism. This policy is considered to hold weight.

5.23. **Policy DM4: Safeguarding the Countryside and Settlement Separation** states that the countryside will first and foremost be safeguarded from unsustainable development. The policy goes on to state that development in the countryside will only be considered sustainable where:

- It is for outdoor sport and recreation purposes; or
- The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- It significantly contributes to economic growth; or
- It relates to the provision of stand-alone renewable energy developments; or
- It relates to the provision of accommodation for a rural worker.

5.24. HBBC have previously acknowledged this policy is out of date, due to the Housing Requirement within the existing Development Plan being out of date and the settlement boundaries being intrinsically tied to those outdated housing requirements.

5.25. **Policy DM6: Enhancement of Biodiversity and Geological Interest** sets out that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value, including proposals for their long-term future management. Major development in particular, must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the

proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured. This policy is considered to hold weight and is largely outdated by the subsequent legislative requirements related to Biodiversity Net Gain discussed below.

5.26. **Policy DM7: Preventing Pollution and Flooding** states that adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that:

- It will not adversely impact the water quality, ecological value or drainage function of water bodies in the borough;
- Appropriate containment solutions for oils, fuels and chemicals are provided;
- All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion;
- It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity;
- Appropriate remediation of contaminated land in line with minimum national standards is undertaken;
- It will not contribute to poor air quality;
- It will not result in land instability or further intensify existing unstable land; and
- The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.

This policy is considered to hold weight.

5.27. **Policy DM10: Development and Design** sets out that developments will be permitted providing that the following criteria are met:

- It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;
- The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
- It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
- The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
- It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
- Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
- An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

5.28. **Policy DM13: Preserving the Borough's Archaeology** states where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.

5.29. **Policy DM17: Highways and Transportation** outlines that development proposals will be supported where they:

- Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services;
- Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;
- Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;
- That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;
- Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.

5.30. **Policy DM18: Vehicle Parking Standards** states that all proposals for new development will be required to provide an appropriate level of parking provision, justified by an assessment of the site's location, housing proposed and availability of other modes of transport.

Emerging Planning Policy

5.31. HBBC are working on a replacement to both the extant Core Strategy and Site Allocations & Development Management Policies DPD - the Hinckley & Bosworth Local Plan 2024-2045. The Council consulted on a Regulation 18 draft Local Plan (published in July 2024) which made provision for 13,862 dwellings during the period 2020-2041, however the Plan acknowledged that further sites were required to meet the, then currently identified Local Housing Need and contribution to Leicester City's unmet need and confirmed that a Regulation 19 plan will include additional allocations for 514 dwellings.

5.32. Following public consultation in July-September 2024, the intention was to publish a Regulation 19 Local Plan, however HBBC published an updated Local Development Scheme in March 2025 which updates the Local Plan preparation timetable in response to the increased Local Housing Need and other changes stemming from the December 2024 planning reforms. A further Regulation 18 draft Local Plan was published in October 2025, and a public consultation ran until the end of November 2025, which included additional site allocations and draft policies to reflect the increased need and wider changes to the Planning system.

5.33. In this plan, the Council sets out the key updates which have occurred since the previous Regulation 18 Local Plan consultation took place (between 31 July 2024 and 27 September 2024) which need to be addressed before progressing to Regulation 19 pre-submission stage (Spring 2026). They include:

"the change to the Standard Method for calculating housing need initially resulted in an increase for the borough from 432 dwellings per annum (dpa) to 649 dpa. The new Standard Method contains an adjustment based on local housing affordability ratios that are released annually in March, which is applied in order to ensure that the Standard Method for assessing local housing need responds to price signals and is consistent with the Government's policy objective of significantly boosting the supply of homes. In March 2025, this affordability adjustment raised the figure for the borough to 659 dpa. Then, in May 2025, new housing stock data was released which once fed into the Standard Method calculation slightly adjusted the final outcome to 663 dpa. This Standard Method figure should effectively be fixed now until further affordability adjustments are released in March 2026. However, the final figure did result in the Borough Council needing to identify additional sites to meet the increase in its local housing need."

5.34. The Plan also highlights that:

"the quantum of unmet need from Leicester City was also previously finalised and the Leicester & Leicestershire Statement of Common Ground relating to Housing and Employment Land Needs (June 2022) was signed. However, the scale and distribution of housing in response to the new Standard Method (December 2024), including unmet need post 2036, is currently being reviewed through a Leicester & Leicestershire Housing and Economic Needs Assessment (Distribution Paper) update, based on new Standard Method figures. This evidence is being prepared jointly by the eight plan making authorities in Leicester and Leicestershire, as well as Leicestershire County Council given their statutory responsibilities."

- 5.35. The Council has stated that *"it was also necessary for the Borough Council to review and update the plan period to accommodate the above changes and ensure at least a 15-year time horizon for the Local Plan at the point of adoption. The Plan period is now updated to 2024 to 2045."*
- 5.36. The Regulation 18 plan sets out that provision for 15,603 new homes (743 dwellings per annum), including meeting a proportion of Leicester City's unmet housing need is planned for over the period 2024-2045 and sets out the residential site allocations to deliver the housing requirement.
- 5.37. The Council's LDS anticipates that the Regulation 19 draft Local Plan will be published in March-April 2026.

Leicestershire Minerals Local Plan (MLP) (Adopted 2019)

- 5.38. The current Leicestershire Minerals and Waste Local Plan up to 2031 (MWLP), was adopted on 25 September 2019. It sets out the *"vision, spatial strategy, strategic objectives, and core policies which set out the key principles to guide the future winning and working of minerals in Leicestershire over the period to the end of 2031."*
- 5.39. A review of the MWLP was carried out during 2022, and its results were reported to cabinet on 16 December 2022. The review concluded that the Leicestershire MWLP is performing well, including at appeal, and its implementation is delivering sustainable minerals and waste development in Leicestershire as intended.
- 5.40. The site is shown within the Leicestershire MWLP (Hinckley and Bosworth Borough 3) as being covered by a Mineral Safeguarding Area designation for sand and gravel.
- 5.41. **Policy M11 (Safeguarding of Mineral Resources)** sets out that planning permission will be granted for development that is incompatible with safeguarding mineral within a Mineral Safeguarding Area if:
 - i) the applicant can demonstrate that the mineral concerned is no longer of any value or potential value; or
 - ii) the mineral can be extracted satisfactorily prior to the incompatible development taking place; or
 - iii) the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
 - iv) there is an overriding need for the incompatible development; or
 - v) the development comprises one of the types of development listed in Table 4.

Types of development exempt from safeguarding	
(a)	applications for householder development;
(b)	applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
(c)	applications that are in accordance with the development plan where the plan took account of the prevention of unnecessary mineral sterilisation and determined that prior extraction should not be considered when development applications came forward;
(d)	applications for advertisement or listed building consent;
(e)	applications for reserved matters including subsequent applications after outline consent has been granted;
(f)	prior notifications (telecoms, forestry, agriculture, demolition);
(g)	Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD);
(h)	applications for works to trees; or
(i)	development types already specified in a DPD (Development Plan Document) as exempt from the need for consideration on safeguarding grounds.

Figure 2: Extract from Policy M11 of the Leicestershire MWLP

5.42. Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral (Resource) Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

Newbold Verdon Neighbourhood Plan

5.43. There is no 'made' neighbourhood plan in Newbold Verdon and so this does not form part of the adopted development plan. A Strategic Environmental Assessment (SEA) is being undertaken on the Newbold Verdon Draft Neighbourhood Plan. Once this has been completed the draft neighbourhood plan and SEA Environmental Report can then be made available for Regulation 14 consultation where residents, statutory bodies and other stakeholders would be invited to comment.

National Planning Policy Framework, December 2024

5.44. The 2024 NPPF sets that the purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving Sustainable Development

5.45. **Paragraph 8** of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and to be pursued in mutually supportive ways. The first objective, an economic objective, seeks to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth. Secondly, the social objective supports strong, vibrant and healthy communities, by ensuring that a sufficient range of homes can be provided to meet the needs of present and future generations. Thirdly, the environmental objective of the planning system is to contribute to protecting and enhancing our natural, built and historic environment.

5.46. At the heart of the Framework is a presumption in favour of sustainable development. The Framework in paragraph 11 states "**plans and decisions should apply a presumption in favour of sustainable development**".

5.47. As **paragraph 11** goes on to state, for decision-taking this means:

- a) *approving development proposals that accord with an up-to-date development plan without delay; or*
- b) *where there are no relevant development plan policies, or the policies for the supply of land are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

5.48. **Footnote 7** of the Framework sets out that the protected areas referred in (i) above include “*Habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change*”.

5.49. **Footnote 8** of the Framework explains that policies most important for determining the application are out-of-date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

5.50. **Footnote 9** explains the policies referred to in Paragraph d) ii) are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

5.51. **Paragraphs 13 and 14** state that “Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:”.

- a) *“the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) *the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).”*

Decision-Making

5.52. **Paragraph 39** of the Framework states that Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

5.53. At **paragraph 48**, the NPPF also emphasises that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 12 sets out that this applies only wherein the development plan is up to date. Paragraph 231 sets out that the policies within the Framework are material considerations which should be taken into account in dealing with applications.

5.54. **Paragraph 48** also sets out that decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

5.55. With regards to planning conditions and obligations, the Framework at **paragraph 56** is clear that "Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition". **Paragraph 57** states that, planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

5.56. **Paragraph 58** states that planning obligations must only be sought where they meet all of the following tests:

- a) "necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development"

Delivering a Sufficient Supply of Homes

5.57. **Paragraph 61** emphasises that it is the Government's objective to significantly boost the supply of homes. Consequently, "it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".

5.58. **Paragraph 78** states that" Local Planning Authorities should identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹".

Promoting Healthy and Safe Communities

5.59. This section of the NPPF sets out a number of principles to ensure that planning policies and decisions aim to achieve healthy, inclusive and safe places.

Promoting Sustainable Transport

5.60. The NPPF states that transport issues should be considered from the earliest stages of development proposals. In considering development proposals, **paragraph 115** states that it should be ensured that:

- a) "sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;"
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision led approach".

5.61. **Paragraph 116** states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network following mitigation would be severe, taking into account all reasonable future scenarios".

Achieving appropriate densities

5.62. **Paragraph 129** of the NPPF states planning policies and decisions should support development that makes efficient use of land. It goes on to state local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework.

Achieving well-designed places

5.63. The NPPF notes that good design is a key aspect of sustainable development because it "creates better places in which to live and work and helps make development acceptable to communities". **Paragraph 135** states that policies and decisions should ensure developments will meet several criteria, including that they function well and add to the overall quality of the area, are visually attractive, are sympathetic to local character and history including surrounding built environment and landscape, establish a strong sense of place and optimise the potential of the site to accommodate, sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

5.64. This section of the NPPF sets out ways in which planning can support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It also highlights that planning should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Conserving and Enhancing the Natural Environment

5.65. **Paragraph 187** of the Framework sets out a number of ways in which planning policies and decisions should contribute to and enhance the natural and local environment.

5.66. When determining applications, **paragraph 193** states that local planning authorities should apply the following principles:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;"*
- "development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;"*
- "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and"*
- "development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."*

Implementation

5.67. **Annex 1** of the Framework confirms that the policies within it are material considerations which should be taken into account in dealing with applications from the day of its publication. It also notes that "*Plans may also need to be revised to reflect policy changes which this Framework has made.*"

5.68. **Paragraph 232** states that existing policies in Local Plans should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Due weight should be given to them, according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

National Planning Practice Guidance (NPPG)

5.69. This online Guidance was launched in November 2016. The NPPG is not intended to make any changes to the Framework but seeks to bring together planning practice guidance for England, previously published only in separate documents, in an accessible and usable way. The NPPG is a live document and is updated regularly.

5.70. **Paragraph 002** of the PPG relating to Planning Obligations (published 19/05/2016, updated 01/09/1019) sets out that planning obligations assist in "*mitigating the impact of unacceptable development to make it acceptable in planning terms*". Additionally, it states that, "*planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms*". They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development"

6. Planning Assessment

6.1. The description of development for which outline planning consent is sought is:

“Outline planning application (with all matters reserved except for access to Barlestone Road) for up to 67 dwellings (including affordable housing), highway works, public open space, children’s play space, landscaping, drainage and all other associated works, including infrastructure”

6.2. This section of the Statement considers the key issues in relation to this proposal which indicate whether planning permission should be granted. These are as follows:

- Principle of Development
- Benefits
- Design
- Landscape
- Ecology
- Biodiversity Net Gain
- Arboriculture
- Heritage and Archaeology
- Highway and Access
- Flood Risk and Drainage
- Noise
- Air Quality
- Ground Investigation
- Minerals
- Utilities
- Planning balance

Principle of Development

6.3. As set out above, Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Hinckley and Bosworth Borough applicable to this site is the Core Strategy DPD (Adopted December 2009) and the Site Allocations & Development Management Policies DPD (SADMP) (Adopted July 2016).

6.4. The NPPF is material to the determination of this planning application. To ensure that sustainable development is pursued in a positive way, it contains a presumption in favour of sustainable development at its heart. Paragraph 11 requires that plans and decisions should “apply a presumption in favour of sustainable development”. For decision making, this means that where the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) *“the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

6.5. Footnote 7 to paragraph 11 sets out what specific designations qualify as protected areas or assets protected under the Framework. The application site is not protected by any specific designations which would warrant clear protection under footnote 7 of the Framework, meaning the first criteria is not

applicable. The second criteria requires the decision maker to apply a planning balance, but the test is weighted towards approval, as in order to refuse the application, it must be demonstrated that the approval would significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole.

- 6.6. The housing requirement of the Core Strategy DPD (December, 2009) is considered as being significantly out of date. Where a housing requirement is over five years old, the standard methodology for assessing local housing need must be used in establishing the housing requirement. This also impacts policies which seek to restrict development the now outdated housing requirement.
- 6.7. Since Local Housing Need has been calculated using the new standard method introduced in 2024, there has been a significant shortfall in housing supply in the area. This point is one HBBC have acknowledged and published in September 2025 Committee Report. HBBC has conceded that the housing requirement applicable to Hinckley and Bosworth is the updated Local Housing Need as derived from the amended Standard Methodology, thus 682 dwellings per annum (649dpa + 5% buffer), not the 450 dwellings per annum referred to in the now out of date Core Strategy DPD. In addition to this, the Council confirmed in the Regulation 18 plan published in October 2025 that HBBC recently committed to accepting an additional 102 dpa in the period 2020 to 2041 towards unmet needs emanating from Leicester City.
- 6.8. It is therefore incumbent on HBBC to consider the second criterion of Paragraph 11(d) of the NPPF and whether any adverse impacts in approving the application would significantly and demonstrably outweigh the benefits attributed to the proposal, as outlined within this Statement.
- 6.9. There is no 'made' neighbourhood plan in Newbold Verdon and so this does not form part of the adopted development plan. Accordingly, protections under paragraph 14 are not applicable in this scenario.

Relevant Development Plan Policies

- 6.10. Newbold Verdon is a highly sustainable settlement and is identified as a 'Key Rural Centre' in Policy 7 and 'Key Rural Centre Standalone' in Policy 11 of the Core Strategy (2009). This is in recognition of the range of local facilities that Newbold Verdon contains and its function as a focus of service provision for a large local population and rural hinterland. The Transport Statement submitted in support of this planning application demonstrates that the site is in a sustainable location within walking and cycling distance of the local services and amenities in Newbold Verdon. The site also benefits from multiple nearby bus services with frequent services to Hinckley, Leicester, Market Bosworth and Coalville.
- 6.11. The supporting text of Policy 7 of the Core Strategy explains that the needs of rural settlements must also be taken into account to ensure they remain vibrant, mixed communities and sets out that the vision for Key Rural Centres is that they will become, where they are not already, focal points for their surrounding rural communities, places where residents can fulfil their daily needs without having to travel long distances into urban areas. Policy 7 provides support for housing development that provides a mix of housing types and tenures.
- 6.12. This development proposal is technically in conflict with Policy 7 as the policy supports housing development within the settlement boundaries of Key Rural Centres. The proposal is technically in conformity with Policy 11 as this supports the allocation of land for a minimum of 110 new homes in Newbold Verdon (Core Strategy, 2009) and therefore does not restrict the amount of development in the settlement. However if it was argued that the scale of development the village has experienced exceeds the threshold in this policy, it could be argued that that both policies relate to the delivery of housing over the plan period (2006 to 2026) and are considered out of date because they relate to a lower housing requirement than is now applicable. In this context and given the Council already proposes growth beyond the Core Strategy housing targets for Newbold Verdon, negligible weight is afforded to this technical conflict. This sustainable proposal is therefore considered to be associated with significant

benefit, in that it provides up to 67 new homes without giving rise to any unacceptable adverse impacts on the site or wider area.

- 6.13. Another key policy important for the determination of this application is SADMP Policy DM4: Safeguarding the Countryside and Settlement Separation. This policy restricts housing development in the countryside (outside of defined settlement boundaries) to a select number of uses, excluding residential. The application proposals are in conflict with this policy, given development is located outside of the settlement boundary and does not meet any of the exceptions set out in the policy. However, this element of the policy is deemed to be out of date, given that the boundaries were drawn to meet a housing requirement which is demonstrably out of date. The additional allocations in Newbold Verdon in the regulation 18 version of the emerging Local Plan (2024-245) published in October 2025 makes clear that HBBC will be required to deliver housing outside of the extant urban boundaries as defined on the policies maps to achieve a five year housing land supply and deliver the Local Housing Need, thus limited weight is afforded to the conflict.
- 6.14. In relation to other elements of the policy, DM4 requires that development does not have an adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside, does not undermine the physical and perceived separation and open character between settlements and does not create or exacerbate ribbon development. A Landscape and Visual Appraisal has been submitted in support of this proposal which concludes that the development proposal will not result in significant adverse harm to the landscape and visual character of the wider landscape.
- 6.15. Delivery in the rural areas is essential for ensuring the continued vitality of settlements. The Country Land and Business Association report 'Strong Foundations: Meeting Rural Needs'¹ outlines the significant issues for rural communities when described as unsustainable by development plan documents, unduly restricting their growth. The lack of affordable or entry level housing means younger people are often unable to find local accommodation, forcing them to move away from their homes to find suitable accommodation. Moreover, the lack of new development suitable for downsizing means many older people who wish to remain in their home villages will have no suitable options to downsize and as such will instead remain over occupying larger family homes.
- 6.16. Newbold Verdon is one of HBBC's most sustainable rural settlements, thereby forming a significant part of the settlement hierarchy for Hinckley and Bosworth. As discussed above, the increased housing requirement applicable to Hinckley and Bosworth and wider unmet need arising from Leicester City will need to be accommodated across the borough and require additional growth in Key Rural Centres such as Newbold Verdon.
- 6.17. The NPPF is clear that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly, consequently assisting to ensure a five year land supply is demonstrated. Paragraph 69 of the NPPF sets out that to promote the development of a good mix of sites, local planning authorities should support the development of windfall sites through their policies and decisions. This medium sized site can be brought forward quickly, being controlled by a developer, expediting delivery within the 5-year period and likely having construction work complete within four years of commencement², contributing to housing land supply and the Borough and Parish requirements. Accordingly, significant weight should be afforded to the development of this medium size site.
- 6.18. On the above basis that the Development Plan's policies relating to the control of housing are acknowledged to be out of date, it is agreed that the presumption in favour of sustainable development is

¹ <https://www.cla.org.uk/strongfoundations>

² https://lichfields.uk/media/w3wjmws0/start-to-finish-3_how-quickly-do-large-scale-housing-sites-deliver.pdf

engaged, and as such this planning application should be approved unless the adverse impacts, of which there are few, significantly and demonstrably outweigh the benefits.

Scheme Benefits

6.19. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. We consider that the site and proposals are in accordance with the NPPF's aim of sustainable growth and significantly boosting the supply of homes in the area. The following Economic, Social and Environmental benefits will be delivered from the proposed residential development.

Economic Benefits

6.20. The economic benefits of the proposed development would be considerable. The development of up to 67 dwellings will make a contribution towards meeting local housing need and demand but will also make a valuable contribution to the local viability and vitality of Newbold Verdon, as a sustainable and balanced community.

6.21. The development will deliver economic benefits as summarised below:

- ***A Boost to the Local Economy*** - The construction activities associated with the development will represent an investment in the local area and will create jobs in the short term for the duration of the construction activities. Once occupied, the development will house economically active residents who will contribute towards annual household, retail, leisure and services expenditure in the locality.
- ***New Homes Bonus*** – The new dwellings will also provide Council Tax receipts to HBBC, along with New Homes Bonus, which provides a much-needed source of funding for HBBC to spend as it sees fit on the delivery of its services;
- ***Buying and Selling New Homes*** – There is an economic benefit through the buying and selling of new homes. There are parties involved in all stages of the process which involves financial transactions e.g. sales agents, solicitors, banks. This in itself increases economic activity. In addition, new residents would purchase things like furniture and white goods which assists the local economy;
- ***Financial Contributions for Associated Infrastructure*** – The development will deliver specific funding towards additional facilities in line with the planning policy and commensurate with the scale of the proposed development and local capacity;
- ***Other*** – Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of relevance, necessity and reasonableness, consideration will be given to their inclusion.

6.22. These benefits of the proposed development contribute to the economic role of sustainable development defined within the NPPF, contributing to a strong, responsive and competitive economy. These are a further significant benefit to the proposed development.

Social Benefits

6.23. The social benefits associated with the proposed development are multiple-faceted and include:

- ***Location and Accessibility*** – The site adjoins the northern edge of the settlement of Newbold Verdon and is well located within walking distance of a range of services and facilities

including public transport within 250m south of the site. The village benefits from a wide range of services including a primary school, nursery, shops, medical practice, pharmacy, a pub, café, takeaway and play park within a ten minute walk of development. The new residents will support and help sustain local services and facilities, contributing to the creation of sustainable communities. In addition, the location of the proposed development, immediately adjacent to an established residential area, will ensure the creation of an integrated community.

- **Open Space** – A key feature of the proposed development is the creation of 0.99ha of public open space (“POS”) within the site (equating to 33% of the total site area) which will include native planting, outdoor children’s play equipment in the form of a ‘Local Area for Play’ (LAP) and ‘natural play’ features, an attenuation basin and the enhancement of the existing Public Right of Way (PROW). The POS and play provision exceeds the policy requirements for the site. The Development Framework Plan also proposes tree lined streets and a central focal area of green space in the centre of the development offering amenity benefits to residents and is where the formal play area for children will be located. In addition to meeting the needs arising from the occupiers of the proposed development, the new POS will provide an accessible resource for existing residents in the local area. The landscaped POS will create an attractive environment for users of the PROW running along the eastern boundary of the site which will be incorporated into the development scheme. Development will be set back from the existing road frontage to the south, creating an attractive gateway to the development. Existing trees and hedgerows will be retained wherever possible and new ones will be created on the site acting as a landscape buffer which will soften the appearance of the development.
- **Sustainable Transport** – The site is located within walking distance of facilities within Newbold Verdon, further supporting active lifestyles and encouraging an alternative to the car. The nearest bus stops to the site are located within 250m of the central part of the site, which is served by the two separate bus services offering regular services to Leicester, Market Bosworth, Coalville and Hinckley. Hinckley is located approximately 8.5 miles south of Newbold Verdon, and the city of Leicester approximately 11 miles to the east and therefore Newbold Verdon benefits from access to employment/educational opportunities, service and facilities in its adjacent proximity.
- **Supply of Market Housing** – The proposed development will make a positive contribution to the supply and delivery of market housing. The site is available and deliverable and makes a short term contribution to the Boroughs housing supply. At a time when HBBC housing policies are out of date and are unable to demonstrate a robust housing land supply, this benefit should be afforded significant weight, particularly as this site has the potential to deliver quickly having regard for the lack of constraints. The development will provide additional housing in one of the most sustainable locations in the borough. Whilst the exact mix and type of housing to be provided will be considered in greater detail during subsequent reserved matters applications, this development will comprise a mix of tenures in line with local planning policy requirements, perfect for first time buyers, small families, and those looking to downsize. The delivery of houses in this location will enable the younger generation to have the opportunity to remain in their local rural community with quality sustainable and affordable homes located within a sensitively designed setting.
- **Delivery of Affordable Housing** – Delivery of 40% of the scheme as much needed local affordable housing in Newbold Verdon in accordance with HBBC policy requirements. The affordable homes proposed will contribute positively to addressing the shortfall in affordable housing within the borough. This is a tangible benefit and merits significant weight.

Environmental Benefits

6.24. This planning statement and the supporting technical documents which accompany the application explain how environmental factors have been taken into account to ensure a sustainable development is achieved. Mitigation has been included within the scheme to ensure conservation and enhancement of key features:

- **High Quality Sustainable Design** – The proposed development represents a high quality and sustainable development that responds positively to its built and natural setting;
- **Protection and Enhancement of Existing Landscape Features** – The proposed development will create new landscape features and enhance the existing environmental benefits. There is ample opportunity on the site to plant new trees as can be seen on the Illustrative Masterplan. The proposed development will retain and reinforce the existing trees and hedgerows onsite where possible and proposes the planting of 45 new trees and creation of new hedgerows and other neutral grassland as part of the scheme. The SuDS feature will also form a key landscape and ecological feature on the Site and form new habitats for wildlife.
- **Flood Risk and Drainage** – A full Flood Risk Assessment has been undertaken demonstrating no increased risk of flooding will arise from the development. The planning application is also supported by a Drainage Strategy which presents a Sustainable Urban Drainage System (“SuDS”), including an attenuation pond has been carefully designed and sited in the southern part of the proposed development.
- **Protection and Enhancement of Existing Biodiversity Habitats** – The layout shown within the Development Framework Plan and the Illustrative Masterplan has been informed by the recommendations of the Preliminary Ecological Impact Assessment. In addition, and of significant value, will be native tree and hedgerow planting, the enhancement of the hedgerows along the site boundary and localised shrub planting. The SuDS feature will also form an ecological feature and form new habitats for wildlife.
- **Mitigate Climate Change** – The proposed development will seek to mitigate climate change through reducing CO2 emissions by building new homes in a sustainable and accessible location, thus reducing the reliance to travel by private car as well installing an EV charging point in every new home with a driveway or garage. The scheme has been designed to take climate change impacts into account, notably through the provision of a drainage strategy as described above and detailed within the Flood Risk Assessment.

6.25. In summary, the benefits of the scheme are significant and include the sustainable delivery of open market and affordable housing in a high-quality and sustainable development, utilising greenfield and brownfield land. Other benefits include local investment, the creation of new POS and support for local services and facilities, which should be given significant weight.

6.26. Potential impacts of the scheme are negligible (as demonstrated through the technical assessment section below), and mitigation measures are proposed to ensure that any impact can be appropriately mitigated, thus avoiding adverse impacts. Both the Development Framework Plan and the Illustrative Masterplan are based on a detailed understanding of the site and its surroundings and is informed by a comprehensive suite of technical assessments, which ensure that the design is robust and deliverable. This is discussed in greater detail below.

Technical Assessments

6.27. A number of detailed technical assessments, surveys and reports have been commissioned to inform the proposed development, as listed in Section 2 of this Statement. The outputs of these reports, including any required mitigation measures, have been summarised below. For further information on any of these topics, please refer to the full reports directly.

Design

6.28. The Design and Access Statement ("DAS") prepared by CSA describes how the proposed vision and masterplan represent a well-designed response to the Site's context in planning for a sustainable new neighbourhood for Newbold Verdon.

6.29. The Development Framework Plan has been shaped by the robust and clearly defined masterplan design principles established within the DAS. Amongst other things, this includes retaining and enhancing existing on-site green infrastructure and retaining and enhancing the public footpath. The site's green spaces will strengthen the new residents' connection to nature and their surroundings, supporting healthier, happier lifestyles and an enhanced sense of wellbeing. For example, the existing public footpath will be enhanced with natural play trail features to encourage active travel and play. Elsewhere, the new SuDS feature and surrounding green spaces will provide valuable habitats for local wildlife, whilst also creating attractive green spaces for residents to enjoy.

6.30. At the detailed design stage, a vibrant mix of private and affordable homes will be delivered, complementing the multi-functional green infrastructure to support the creation of a thriving, inclusive community. This approach will promote a strong sense of place, ownership, and identity, grounded in an understanding of the Site's context and character.

6.31. The Development Framework Plan provides a strong foundation for detailed design at the reserved matters stage, enabling the creation of a visually attractive development that is sympathetic to the local character and reinforces a distinct sense of place. In doing so, the proposals align with the requirements of Policy 16: Housing Density, Mix and Design from the Core Strategy DPD, and DM10- Development and Design from the Site Allocations and Development Management Policies DPD; as well as the design aspirations set out in the NPPF. An Illustrative Masterplan has been prepared based on the Development Framework Plan to demonstrate in more detail the proposed design principles that will be adopted through the development of the site.

6.32. Overall, the development achieves an average net density of up to 34.5 dwellings per hectare (dph) in accordance with Policy 16: Housing Density, Mix and Design developments in rural areas. Critically, this DAS demonstrates that the proposed form and quantum of development can be brought forward with due regard to the Site's opportunities and influences.

Landscape

6.33. The Landscape and Visual Impact Assessment (LVIA) prepared by CSA describes the existing landscape character and quality of the site and the surrounding area. The report then goes on to discuss the suitability of the site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

6.34. The site is not covered by any statutory or non-statutory designations for landscape character or quality. It has characteristics of LCA D: Newbold and Desford Rolling Farmland but is also influenced by its close association with the built-up area of Newbold Verdon.

6.35. Views of the site are largely confined to the near vicinity on account of the established field boundary hedgerows within the wider landscape. Views across the site are possible from the public right of way which crosses it and from several properties to the south which overlook it. New structural landscaping is

proposed to reinforce the existing boundaries, and open space is proposed in the south of the Site, with built form set back from Barlestone Road.

- 6.36. The landscape features of the site are largely confined to the field boundaries. The Development Framework Plan shows how the site could be developed while retaining all established trees and the vast majority of the hedgerows. Vehicle access from Barlestone Road would result in the loss of a short stretch of hedgerow and several lower quality trees around the existing residential property would also be lost.
- 6.37. The proposed residential development would change the character of the site, although housing would not be out of character in this settlement edge context. Whilst it is acknowledged that the development would extend beyond the currently northern limits of the village, it would be well contained by the retained and strengthened landscape framework which surrounds it. The proposals would also be very well related to the adjacent potential housing on land to the immediate west, should it come forwards.
- 6.38. The new houses would be visible in a number of near distance views, including the public footpath which crosses the eastern edge of the Site, as well as from Barlestone Road and adjacent properties to the south. Views from wider receptors will generally be partially screened by intervening hedgerows, becoming further filtered as new planting at the Site matures.
- 6.39. The LVIA concludes that it is considered that the site can be developed while retaining the majority of the Site's established landscape framework and without resulting in significant adverse harm to the landscape and visual character of the wider landscape.

Ecology

- 6.40. Turnstone Ecology were commissioned to undertake a Preliminary Ecological Appraisal (PEA) to determine the ecological status of the site. There are no statutory designated sites within 2 km of the site, as such, statutory designated sites will not be impacted by the works. The site comprises neutral grassland, bramble scrub, native hedgerows, scattered trees, and disused buildings. One Hedgerow and a small section of another is to be lost to facilitate the proposals, however, all other hedgerows will be retained and any losses mitigated through the landscaping strategy.

Habitat Creation

- 6.41. Other neutral grassland and 45 native trees are to be planted across the site. A hedgerow is to be planted along the existing east hedgerow of the site to increase width and provide enhancement. A SuDS basin with mixed scrub planting in localised areas is to be created within the south of the site and a landscaped area of public open space will be located in the centre of the site.

Biodiversity Net Gain - Statutory Metric Summary

- 6.42. The proposed development will result in a net loss of 6.16 habitat area units which equates to a 53.98% net loss on habitats and a net gain of 2.24 hedgerow linear units which equates to a 47.92% net gain on hedgerows. It is not possible to achieve a net gain onsite with the current proposed layout, as such, offsite units will be sought to achieve a biodiversity net gain in habitat area units. Approximately 7.30 habitat units will be required. Trading rules have been met for hedgerow linear units but not for habitat area units. Habitats of medium distinctiveness or higher will be required. Management prescriptions will be implemented for all retained and created habitats on site to ensure the net gains detailed within this report are met and BNG requirements are fully met and should not form a reason to refuse the development.

Habitat Management

- 6.43. Management prescriptions will be implemented for all retained and created habitats on site to ensure the net gains detailed are met. Full details of required management, per habitat type, will be detailed in full

within the accompanying Habitat Management and Monitoring Plan. This plan will cover a period of 30 years and will include the following management prescriptions for each habitat.

- Other neutral grassland will be created by sowing a suitable seed mixture such as Emorsgate EM3 Special General-Purpose Meadow Mixture, or similar.
- Approximately 45 trees are to be planted within the site. The trees will be of native origin and from a local source. This will provide enhancement to the site for species such as nesting birds and foraging bats, resulting in an overall improvement.
- New Hedgerows will be planted within the development area. Locally occurring native species from British grown stock of local provenance will be used.
- Mixed scrub creation of native origin.
- The SuDS feature is to be managed for wildlife purposes and will be sown with a water-tolerant seed mixture such as Emorsgate EP1 Pond edge mixture, to enhance the botanical value of the feature and benefit invertebrates.

Protected Fauna

Badger

6.44. No evidence of Badgers was observed during the survey. Suitable habitat for sett creation was present within the site (boundary hedgerows). To ensure no setts have been created since the survey, a pre-construction walkover of the site will be conducted. The PEA report sets out best practise measures to be followed to ensure badgers are not harmed during construction.

Bats

6.45. No bats were identified roosting within the buildings on site during surveys, as such bats are not considered a constraint to this development. To provide enhancement for bats across the development integrated bat boxes should be fitted into five of the new dwellings on southern elevations and if new lighting is proposed mitigation measures will be considered.

Nesting Birds

6.46. The removal of the hedgerows, scrub, and trees and the demolition of buildings will need to occur outside of breeding bird season, which is between March-August inclusive. If the vegetation clearance and demolition works cannot occur within this time, a nesting bird check will be conducted by a suitably qualified ecologist to ensure no active nests are present within the vegetation to be removed. The vegetation clearance will need to occur within 24 hours of the nesting bird check. If an active bird nest is found, works will cease and an appropriate buffer maintained around the nest until all young have fledged. Enhanced nesting opportunities on site will be provided through the provision of additional nesting bird habitat. Integrated nest boxes will be installed on five of the newly erected houses.

Great Crested Newts

6.47. Two waterbodies are located within 250m of the Site, with the closest pond located 140m from the site. Ten records of Great Crested Newt were recorded within 2 km of the site, however, the closest record was situated approximately 0.8 km from the site. Furthermore, there are no protected species licences for Great Crested Newts within 2 km of the site. eDNA surveys showed that Great Crested Newt were absent from the pond to the north of the site and access was not granted to the pond to the east. Habitat suitable for Great Crested Newts within the site consisted of a small area of Bramble scrub, hedgerows. Great Crested Newts are considered to be absent from the site and surrounding areas however to mitigate any potential impacts to commuting Great Crested Newts the following Reasonable Avoidance Measures (RAMs) will be adhered

Reptile

6.48. The hedgerows and scrub have some suitability for foraging and dispersing reptiles. Due to the extent of suitable habitat to be lost and distance of the site to known Reptile records, a significant impact on

Reptiles by the development is not expected. However, precautionary Reasonable Avoidance Measures will be adhered to.

Other species

Habitats onsite are suitable for Hedgehogs. To ensure small mammals are not impacted by the works, best practice guidelines stated for Badgers will be followed throughout construction.

Conclusion

6.49. The ecological technical evidence therefore shows that whilst the development proposal may impact the existing ecological habitats, suitable mitigation measures can be undertaken to minimise direct and indirect impacts on important species. Therefore, the development will not result in any adverse impacts which would prevent this application from being approved. The proposed development will result in a loss in terms of Biodiversity net gain on the site and therefore offsite units will be sought to achieve a biodiversity net gain in habitat area units to offset this.

Arboriculture

6.50. The submitted Arboricultural Impact Assessment (AIA) concludes that, the arboricultural impact of the development proposal on trees at the site is low. Subject to detailed design, including proposed ground level changes and drainage, it considers that the proposed development is capable of complying with the relevant Development Plan policies.

6.51. One individual tree, one group of trees, one hedgerow and one hedgerow section would be removed to facilitate the illustrative masterplan. The Development Framework Plan demonstrates that a sustainable relationship between the proposed development parcels and retained trees and hedgerows can be achieved, and that a net gain in tree canopy cover can be delivered, which would compensate for the tree and hedgerow removals.

6.52. The future reserved matters planning application will be accompanied by a detailed AIA, which will evaluate the direct and indirect effects of the proposals and demonstrate how retained trees and hedgerows can be protected during the groundwork and construction stages.

Heritage and Archaeology

6.53. BWB Consulting Limited (BWB) undertook a Heritage Statement for the proposed development. Given the agricultural history of the site, and the lack of historical development, there is a moderate potential for the presence of medieval cultivation remains within the site, most likely in the form of relict ridge and furrow and would have Low importance. The potential for medieval settlement-related remains in this area is considered Low.

6.54. The southeastern part of the site intersects with the edge of the recognised medieval core (MLE2992). Although within the broader historic settlement, geophysical survey results show no anomalies indicative of medieval activity. This suggests limited potential for archaeological remains in this area, which lies on the periphery of the core centred around the manor.

6.55. A small portion of the site, located in the south-west corner, has already been subject to development in the form of a farmstead and associated agricultural buildings. The construction of these structures likely disturbed or removed any underlying archaeological deposits, thereby reducing the archaeological potential in this area. Overall, the archaeological potential across the Site is considered Low for all periods, based on the assessment of HER data. However, the potential increases slightly for remains associated with medieval and post-medieval agricultural practices, such as relict cultivation furrows and former field boundaries.

- 6.56. In terms of harm and in accordance with the NPPF, the potential impacts on archaeological remains are likely to be less than substantial at the lower end of that scale. Should further information by way of any additional surveys become available, the baseline, significance and impacts section will be updated to reflect the additional information.
- 6.57. In terms of harm and in accordance with the NPPF, the potential impacts on setting of designated and non-designated heritage assets remains is less than substantial at the lower end of that scale and clearly outweighed by the benefits of the proposal.

Highways and Access

- 6.58. BWB Consulting Limited (BWB) were instructed to provide highways and transport advice and prepare a Transport Statement (TS). The site is well located in relation to local services and facilities within a 5 to 10 minute walk. All of Newbold Verdon is accessible within a 2km walking 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.
- 6.59. Personal Injury Commission analysis demonstrates that three recorded incidents occurred in the study area between 2020 and 2025. These incidents were dispersed, with no identifiable patterns or recurring causation factors. It is therefore concluded that there are no existing highway safety issues that would be worsened by the proposed development.
- 6.60. Vehicular access will be provided via a new priority T-junction on Barlestone Road, designed to meet the requirements of the Leicestershire Highway Design Guide. Visibility splays of 2.4m x 120m can be achieved in both directions, compliant with the current 40mph speed limit. The access has undergone an independent Stage 1 Road Safety Audit (RSA) and all concerns have been addressed within the report and detailed in a separate RSA Response Report.
- 6.61. Pedestrian and cycle access will be improved, including new footway and cycleway infrastructure linking the site to Newbold Verdon. There will also be improved crossing facilities on Barlestone Road, and connections to existing Public Rights of Way.
- 6.62. The traffic generation assessment indicates that the development could generate 46 two-way vehicle trips in the morning and evening peak periods. This level of traffic is modest and is not expected to have a material impact on the operation of the surrounding highway network. There will also be a small increase in the number of movements by all other modes, which would be accommodated by the infrastructure improvements being proposed.
- 6.63. In summary, the proposed development will deliver a safe and suitable means of access, promote sustainable travel through infrastructure improvements for walking and cycling, and will not result in any significant highway safety or capacity concerns. Impacts on the operation of the highway are limited and far below the threshold of severe. On this basis, the proposed development is considered to meet the requirements of the NPPF and is acceptable in highways and transport terms.

Flood Risk and Drainage

- 6.64. A Flood Risk Assessment ("FRA") has been undertaken by Development Design Solutions with the purpose of demonstrating that this land is suitable for development in terms of flood risk. The Flood Risk Assessment has been prepared in accordance with the National Planning Policy Framework and local and national policies on SuDS in respect of the proposed scheme of development.
- 6.65. Following the completion of this assessment, the following conclusions can be drawn:

- The Environment Agency Flood Maps show that the entire site is located within Flood Zone 1 (less than 1 in 1000 annual probability of river flooding in any given year).
- The Environment Agency Surface Water Flood Maps show that there are isolated areas of the site with low to high risk of surface water flooding. These are associated with localised low spots adjacent to the southern boundary. Any dwellings located adjacent to these areas will have finished floor levels set a minimum of 600mm above existing ground levels.
- The risk of flooding to the site from other sources is low.

6.66. Overall, it is deemed that with careful design of site levels and surface water drainage the flood risk to the site is low. Surface water from the proposed development will be drained by a SuDS scheme with peak discharge limited to greenfield rates and on-site attenuation provided to accommodate flood water within the site for storm events up to 1 in 100 year plus 40% allowance for climate change. The limited peak flow from the development of 5.75l/s will be discharged to the existing STW surface water sewer located to the south of the site within Barlestone Road.

6.67. Foul water from the proposed development will be drained by a separate drainage network that will discharge to the existing STW foul sewer located within Barlestone Road to the south.

Noise

6.68. An Acoustic Assessment was prepared by MEC consulting group Ltd.

External Sound Levels

6.69. Environmental sound surveys and acoustic modelling demonstrated that road traffic noise from Barlestone Road presents a medium risk to the development under ProPG guidance. However, for indicative dwellings based on the masterplan, predicted external noise levels across all garden areas fall below the BS 8233's lower-level criterion of 50 dB LAeq,16hr, through the provision of standard 1.8m high close boarded timber fencing.

Internal Sound Levels

6.70. With regards to internal acoustic conditions, the majority of new dwellings will satisfy the criteria in BS 8233 and ProPG through the provision of standard thermal double glazing and direct airpath window mounted trickle ventilators to achieve the whole-dwelling ventilation requirements of AD-F, with uprated acoustic glazing and trickle ventilators required for the most exposed plots overlooking Barlestone Road.

6.71. The Acoustic Assessment concludes that with the implementation of the recommended mitigation strategy, the site is suitable for residential development and noise should not form a reason to prevent the development. The report makes the following recommendations:

- New dwellings to face Barlestone Road, with private garden areas used for amenity located behind.
- Standard 1.8m high close boarded timber fencing for any garden area with a direct, or partial in-direct line of sight to Barlestone Road.
- Ensure façade construction meets the minimum performance requirements outlined in the report.

Air Quality

6.72. An Air Quality Assessment was prepared by MEC consulting group Ltd. The assessment indicates that for baseline scenarios in both 2023 and 2033, receptors adjacent to all roads have values below the current annual mean air quality objectives for NO2, PM10 and PM2.5. With traffic generated by development in 2033, the absolute concentrations remain below the current air quality objectives, and the level of change

due to traffic generated by development is small (0.1 µg/m³ or less to annual mean concentrations of NO₂, PM10 and PM2.5), which would not have a significant impact upon local air quality.

- 6.73. The ambient concentrations of local traffic emissions from proposed development are predicted to be less than 75% of the Air Quality Assessment Level (AQAL), and the percentage change in concentration relative to the AQAL is calculated to be less than 1%. On this basis, the development's impact on local air quality will be negligible.
- 6.74. With regard to dust soiling, the risk assessment indicates that on the basis of no mitigation being present, the demolition phase would present a 'Negligible' risk, whereas all other phases would present a 'Low Risk'. Similarly, with regard to PM10 effects, the risk assessment indicates that on the basis of no mitigation being present, the demolition phase would present a 'Negligible Risk', whereas all other phases would present a 'Low Risk' to health.
- 6.75. The assessment indicates that air quality objectives will be met at the most exposed receptor locations, and that changes due to traffic generated by development are not significant. Therefore, it can be concluded that the air quality at the site is acceptable for development, and that development traffic will not lead to significant adverse impact upon existing air quality.

Ground Investigation

- 6.76. Fisher German have prepared a Phase 1 Geo-environmental Assessment report for the proposed development. The majority of the site has remained as agricultural land based on historical mapping with an existing residential property and out-buildings located within the southwest. Potential sources of contamination on-site relate to potential Made Ground beneath the previously developed area of site, an above ground heating oil tank and asbestos containing materials.
- 6.77. The heating oil tank identified on-site was noted to be of plastic construction and integrally bunded. There is a potential for historical drips and spills to have impacted underlying soils. This area should be targeted as part of a site-specific ground investigation. Underlying soils will also need to be sampled and validated beneath the tank following its removal to assess risks to future site users and underlying groundwater. The tank contents and tank will need to be appropriately disposed of by a licensed waste disposal contractor with waste consignment notes retained as a validation record.
- 6.78. Suspected asbestos cement sheeting was noted on the residential property rear extension and adjacent out-buildings. There is also the potential for further asbestos containing materials to be present within the building fabric. An asbestos refurbishment and demolition survey should be conducted by a competent contractor prior to demolition works. Demolition works will require an Asbestos Management Plan (AMP) in accordance with the Control of Asbestos Regulations (CAR) 2012. Asbestos containing materials should then be removed by a competent contractor with appropriate controls and mitigation in place. Following demolition, validation soil sampling will likely be required where underlying soils are within the footprint of proposed soft landscaping to confirm the absence of asbestos fibres within shallow soils
- 6.79. The site is within a Coal Mining Reporting Area although a Coal Mining Report indicates there is no recorded underground coal mining beneath the site and no mine entries are located within 100 m of the site boundary. Lower Coal Measures are anticipated to be deep beneath the site (approximately 100 m below ground level). Potential risks to future site users from mine gas / ground gas migrating from coal measures are not deemed to be plausible due to the depth of the coal bearing stratum and overlying Keuper Marl (mudstone).
- 6.80. An off-site historical landfill is recorded approximately 8 m off-site to the southeast. This is recorded as being inert and is likely the location of an infilled historical pond of limited size. Risks to future site users are therefore considered to be Moderate / Low although ground gas monitoring is recommended to

confirm this assessment. Spot ground gas monitoring (as opposed to continuous ground gas monitoring) is considered appropriate due to the source and assessed risk.

- 6.81. An off-site historical garage / petrol filling station is recorded on historical mapping and within the Groundsure data report approximately 50m off-site to the south / southeast. The land in question was redeveloped into a residential cul-de-sac between 2010 and 2011. Risks of mobile contaminants in underlying groundwater migrating on to site and potential migration of vapours to indoor air and confined spaces is deemed to be low due to the contemporary residential redevelopment which is assumed to have dealt with any significant contamination.
- 6.82. Overall, the site is considered to pose Moderate risks to identified receptors and a ground investigation is required. Mitigation will be required during the proposed demolition works to manage land quality related risks.

Minerals

- 6.83. Fisher German have prepared a desk-top based Mineral Resource Assessment (MRA) for the site. The site falls within a sand and gravel Mineral Safeguarding Area identified by Leicestershire County Council and is mapped as being underlain by Glaciofluvial Deposits. Ground investigation data is available immediately north and west of the site due to an adjacent outline planning application for a residential housing scheme which confirms the likely presence of Glaciofluvial Deposits.
- 6.84. Economic viability of the resource as a standalone development is limited by the reduced workable area which would need to be employed due to standoffs with existing residential properties to the south and southeast. Access to the site via the B582 is not considered suitable for sustained HGV traffic associated with mineral extraction (including prior extraction) due to having to pass through the village of Newbold Verdon to reach the A449.
- 6.85. Prior extraction is also considered unlikely to be viable due to the need to maintain topographical levels around the site boundaries and shallow groundwater which would make subsequent residential development unviable without landfilling activities occurring.
- 6.86. Glaciofluvial Deposits may be suitable for reuse in construction phases of the proposed development after being excavated during groundworks (i.e. footings and attenuation basins / swales). Mineral incidentally extracted as part of the proposed scheme is therefore recommended to be re-used on-site to limit the need for aggregate imports. Materials should be retained on-site wherever possible to limit off-site disposal.

Utilities

- 6.87. A Utilities Assessment was prepared by BWB Consulting Ltd. This report is based on a desktop utilities search (a type D survey, as set out in the British Standards Institute PAS 128:2022 – Specification for underground utility detection, verification and location). The report confirms the existing utility services located within and around the proximity of the site, diversions (if any are likely to be required) and the anticipated extent of utility works necessary to service the proposed development together with indicative budget costs.
- 6.88. The report sets out the utility companies contacted to determine the status of their apparatus located within and around the proximity of the site and a summary of their response and plans. It is recommended that a more enhanced survey such as a Type B survey to PAS 128:2012 is also carried out prior to construction. This will more accurately determine the location of existing utility services but also identify services which maybe present within and around the site boundary but have not been identified in the desktop study such as private water and gas mains.

6.89. It is believed to be unlikely that there are private supplies and utility connections not indicated on the utility service records that may run within the Site boundary, due to the site being a greenfield site. It is anticipated that upgrades to the existing utility network infrastructure are anticipated to accommodate the anticipated electric and water demands.

Conclusion of Technical Evidence

6.90. The technical evidence supporting this planning application, summarised above, demonstrates that the proposals will not result in any unacceptable adverse impacts that would significantly or demonstrably outweigh the benefits the scheme will provide.

6.91. The proposals have been developed iteratively alongside landscape consultants preparing the LVIA, resulting in a well contained development that is designed to assimilate with the local landscape character and setting. The LVIA concludes that it is considered that the site can be developed while retaining the majority of the Site's established landscape framework and without resulting in significant adverse harm to the landscape and visual character of the wider landscape. There are a limited number of material landscape or visual effects, which would be highly localised to the existing settlement edge location and would not result in any policy contraventions (SADMDPD Policy DM4 and DM10).

6.92. The ecological technical evidence shows that whilst the development proposal may impact some existing ecological habitats, suitable mitigation measures can be undertaken to minimise direct and indirect impacts on important species. The evidence also highlights habitat creation on site as part of the proposal mitigate these impacts. Therefore, the development will not result in any unacceptable adverse impacts which would prevent this application from being approved. The proposed development will result in a loss in terms of Biodiversity net gain on site however offsite units will be sought to achieve a biodiversity net gain in habitat area units to offset this. The development proposal will therefore be in accordance with DM6 of the SADMDPD.

6.93. The arboricultural technical evidence concludes that that a net gain in tree canopy cover can be delivered, which would compensate for the tree and hedgerow removals and therefore the impact of the development proposal on trees at the site is low.

6.94. The Flood Risk Assessment and Drainage Strategy demonstrates that isolated areas with low to high risk of surface water flooding will be mitigated and therefore the flood risk to the site is low and will be in accordance with Policy DM7 of the SADMDPD.

6.95. The Phase 1 Ground Investigation Assessment concludes that overall, the site is considered to pose moderate risks to identified receptors which will require further ground investigation. Mitigation will be undertaken during the proposed demolition works to manage land quality related risks and therefore the development proposal will be in accordance with DM7 of the SADMDPD.

6.96. The technical evidence demonstrates that the development proposal is policy compliant in terms of highways (Core Strategy Policy 7, 11 and 14 and SADMDPD Policy DM17), minerals (MLP Policy M11), air and noise pollution, design (Core Strategy Policy 15, 16 and 19 and SADMDPD Policy DM10, DM18) and heritage (SADMDPD Policy DM12 and DM13). It is anticipated that upgrades to the existing utility network infrastructure are anticipated to accommodate the anticipated electric and water demands.

6.97. It is considered that appropriate mitigation measures have been proposed that will reduce the potential impacts of the proposed development. Therefore, the benefits of the scheme, including the delivery of market and affordable housing and the wider benefits set out at paragraphs 6.18 to 6.24 will significantly outweigh them.

Planning Balance

6.98. The Council acknowledges that adopted Development Plan's housing policies are considered out of date due to the age of the relevant housing policies. Therefore, the housing requirement for Hinckley and Bosworth for the purposes of five-year housing land supply is the Local Housing Need as derived from the Standard Method. Utilising this, the Council concedes it is unable to demonstrate a five-year housing land supply. Therefore, very limited weight should therefore be attached to the policies relating to and impacting the delivery of new homes in the borough; a position accepted by Officers. The table below details the policies which are considered out of date and the weight to be given to them.

Policy	Weight
Policy 7: Key Rural Centres (Core Strategy, 2009)	Element of the policy that only allows housing within settlement boundaries can be afforded Very Limited Weight. Remainder of policy can be afforded Substantial Weight.
Policy 11: Key Rural Centres Standalone (Core Strategy, 2009)	Limited Weight
Policy 15: Affordable Housing (Core Strategy, 2009)	Substantial Weight
Policy 16: Housing Density, Mix and Design (Core Strategy, 2009)	Substantial Weight
Policy 19: Green Space and Play Provision (SADMDPD, 2016)	Substantial Weight
Policy DM1: Presumption in Favour of Sustainable Development (SADMDPD, 2016)	Substantial Weight
Policy DM3: Infrastructure and Delivery (SADMDPD, 2016)	Substantial Weight
Policy DM4: Safeguarding the Countryside and Settlement Separation (SADMDPD, 2016)	Very Limited Weight
Policy DM6: Enhancement of Biodiversity and Geological Interest (SADMDPD, 2016)	Substantial Weight (but outdated by subsequent legislative requirements related to BNG.)
Policy DM7: Preventing Pollution and Flooding (SADMDPD, 2016)	Substantial Weight
Policy DM10: Development and Design (SADMDPD, 2016)	Substantial Weight

6.99. Paragraph 11d) ii), requires the decision maker to apply a planning balance. The test is weighted towards approval, often referred to as the 'tilted balance' where planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, in particular those for the location and design of development and for securing affordable homes.

6.100. The table below weighs the benefits of the proposals against the harms.

Harms	Benefits
Development contrary to adopted spatial strategy – Limited Weight	Provision of up to 67 homes – Substantial Weight
Development on a greenfield site – Limited Weight	Provision of 27 affordable homes (40%) – Substantial Weight
Limited number of material landscape or visual effects, which would be highly localised to the existing settlement edge location – Moderate Weight	Provision of significant amount of publicly accessible open space (33% of site) – Significant Weight
Loss of one tree, a group of trees, one hedgerow and one hedgerow section- Limited Weight (New tree and hedgerow planting will replace this loss)	Delivery of children's play equipment and play opportunities in the north of Newbold Verdon – Significant Weight
	Delivery of temporary local employment provision during construction – Significant Weight
	Incorporation and enhancement of a Public Right of Way. - Significant Weight
	Ecological Benefits through new tree and hedgerow planting. – Significant Weight

6.101. Applying the tilted balance, it is considered that there are no adverse impacts of the development and it is clear that the benefits of the proposed scheme outweigh any harm. The benefits, including the delivery of new homes in the context of a significant housing land supply shortfall and housing need, and the delivery of affordable housing in the context of an ongoing shortfall against need, significantly and demonstrably outweigh the limited impacts. Planning permission should therefore be granted in accordance with Paragraph 11d) of the NPPF (2024).

Heads of Terms

6.102. Wheeldon Brothers 1867 Ltd. will seek to enter into constructive dialogue with the Council to agree obligations which, in accordance with the CIL Regulations (2010) (as amended) are necessary, directly related to the development and fairly related in scale and kind to the development.

6.103. The following Heads of Terms are suggested and subject to viability:

- Affordable Housing (Policy 15 requires 40% provision)
- Education
- Public Open Space
- Transport
- Civic Amenity
- Health Care Facilities
- Community Facilities

6.104. Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.

Planning Conditions

6.105. Wheeldon Brothers 1867 Ltd is committed to and willing to discuss any requested planning conditions with Officers at the Council, to ensure that they satisfy the six tests set out in paragraph 003 of the PPG and paragraph 57 of the NPPF respectively.

7. Conclusion

- 7.1. This Planning Statement has been prepared in support of an outline planning application for up to 67 dwellings with associated landscaping, open space, drainage infrastructure (all matters reserved except access).
- 7.2. The current housing policies in the extant development plan are considered to be out-of-date due to their age and they focus on delivery of a lower housing requirement than the now applicable Local Housing Need. Furthermore, HBBC concedes that it is unable to demonstrate a five-year housing land supply. The application of NPPF paragraph 11(d) therefore applies and applications for sustainable development must be approved unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. There isn't a 'made' neighbourhood plan for Newbold Verdon and accordingly, protections under paragraph 14 are not applicable in this scenario.
- 7.3. The proposed development will deliver a highly sustainable residential development with positive social, economic and environmental benefits, whilst also assisting HBBC in boosting the supply of housing and the delivery of housing in future years. By approving the proposed development, a scheme will be brought forward which contributes towards sustaining and increasing the vitality and viability of the local services and facilities, thus contributing towards creating and maintaining a sustainable and balanced community and promoting a strong local economy.
- 7.4. As expanded on in Section 6 above, the scheme will deliver a number of benefits for the future and existing local community, which will include:
 - The delivery of up to 67 new homes which will significantly boost the local housing land supply and serve to safeguard future housing delivery;
 - The delivery of this site will have significant benefits including the delivery of 40% affordable housing provision in line with relevant planning policy;
 - Similarly, there will also be social benefits through the delivery of a mix of tenures and housing types enabling residents to move into new dwellings which better reflects their personal situation. This includes new family housing, allowing people to move up the property ladder, new housing suitable for downsizing and much needed new affordable housing;
 - Further social benefits for both existing and future residents include the provision of new public open space, including an equipped play area and recreational routes as well as enhancement of the existing public right of way;
 - The protection and enhancement of existing landscape and biodiversity habitats; and
 - A boost to the local economy through employment and training opportunities during construction, increased spend from local residents in the local economy following completion, together with the delivery of New Homes Bonus.
- 7.5. This Statement and the technical reports submitted with this application confirm that the potential impacts of granting planning permission for the proposed development will not significantly and demonstrably outweigh the significant benefits which will be delivered as a result of the new housing proposed. The proposals are therefore considered to constitute sustainable development and should be approved without delay in accordance with paragraph 11 of the NPPF, subject to the imposition of appropriate conditions and a S106 obligation.
- 7.6. The application is supported by various detailed reports and surveys which consider the impact of the proposed development on the site and its surroundings. All of these reports and surveys conclude that the proposal can comfortably be assimilated into its surroundings without any significant adverse impacts. Furthermore, there are no technical considerations or complications in respect of land ownership

which would delay the delivery of the site or undermine its viability. This site is under the control of a housebuilder who can expedite delivery and provide a much needed boost to the Council's housing land supply. We therefore urge you to approve this planning application without delay.