DEVELOPMENT SITE

INITIAL TECHNICAL REVIEW

REPORT DETAILS	
Site name	Land off Brascote Lane, Newbold Verdon
Address	Land off Brascote Lane, Newbold Verdon
Report by	Charlie Gooch, Autonix
Date	5 November 2026
Reference	AX-6C5E7C
Documents reviewed	69

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EXECUTIVE SUMMARY

Overall view: nothing in the documents points to a deal breaker. 1 other issue could add major cost or delay: ecology and environment (9).

- S106 contributions: £79,263 in fixed sums plus up to £1,703,888.33 that depends on the final housing mix, with further per-dwelling and per-request charges on top, before indexation
- Outline consent 24/01158/OUT for up to 135 dwellings was granted 10 November 2025, with only access fixed.
- Reserved matters are due within three years, covering layout, scale and landscaping, including Arnold's Crescent amenity and eastern edge planting.
- Pre-commencement conditions require discharge: contamination (16, 17), archaeology WSI (19, 20), CTEMP (7), HMMP (15) and surface water drainage.
- Biodiversity deficit of -21.80 units cannot be met on site; the 30-year HMMP under a Biodiversity Gain Plan secures delivery.
- Access relies on Phase One Brascote Lane approval; Condition 8 speed reduction scheme replaces the ghost island, needing Stage 1 Road Safety Audit.
- Archaeology fieldwork must conclude before groundworks, so trial trenching could affect programme and layout; potential for prehistoric remains is moderate-high.
- Ground risks remain: low/moderate gas, pyrite/sulphates and soft alluvium on the southern boundary; intrusive investigation will determine foundations.
- Obtain the signed S106 for final contribution sums and triggers, and confirm NGED connection, Severn Trent capacity and sewer easement impacts.

DEAL BREAKER CHECK — 2 RED FLAGS

5. Highways and transport DELAY OR EXTRA COST

The single Brascote Lane access relies on a speed reduction scheme replacing the LHA-requested ghost island (Condition 8), which must pass a Stage 1 Road Safety Audit, S278/S184 approvals and TRO processes before any occupation, so a failed audit or reinstated ghost island could delay or constrain delivery.

Check first: Check the Stage 1 Road Safety Audit outcome and LHA agreement to drawing T24516.001 Rev B and the Condition 8 scheme.

9. Ecology and environment MAJOR COST OR DELAY

The statutory metric shows a 47.45% habitat deficit (-21.80 units) that cannot be met on site and fails trading rules for lost grassland, so Condition 15 and the Biodiversity Gain Plan depend on securing a large quantum of off-site habitat units that may be hard to source and costly.

Check first: Obtain a costed off-site habitat unit strategy and confirm availability of suitable like-for-like grassland units before offer.

Numbers match the sections in the summary of findings. Impact is judged from the documents supplied.

OVERALL RISK

2	12	0
Red: likely to affect the deal	Amber: needs checking	Green: no concerns found

S106 CONTRIBUTIONS — SEE 12A

£79,263	up to £1,703,888.33
Fixed sums	Depends on housing mix

Before indexation. Figures copied from the S106 agreement and checked against it; totals added up by Autonix, not the AI.

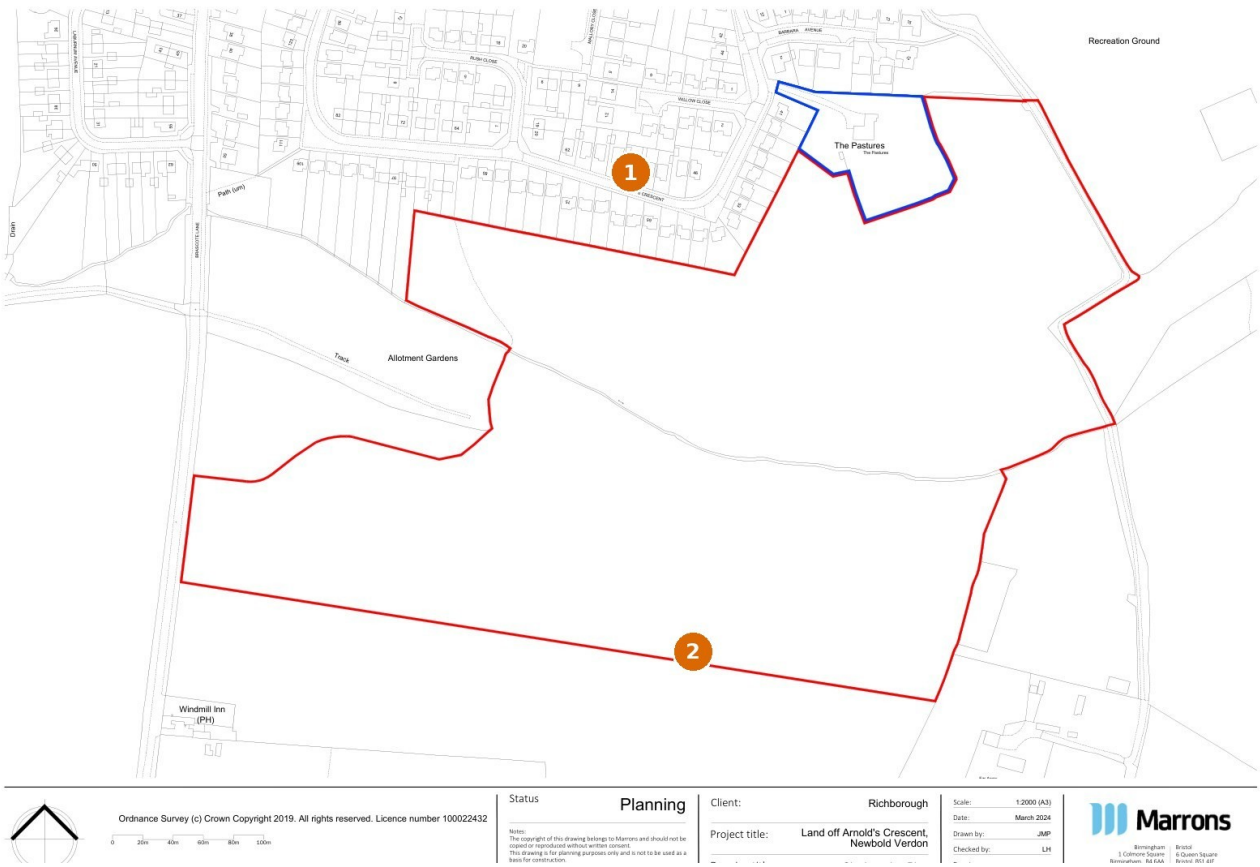
SUMMARY OF FINDINGS

No.	Section	Rating	Key point
1	**Planning history**	AMBER	Consent is secured, but reserved matters and pre-commencement conditions remain outstanding.
2	**Site history and general conditions**	AMBER	Needs checking: Site access depends entirely on the separate Phase 1 Brascote Lane scheme (22/00277/OUT, up to 239 dwellings), which this application does not control or alter, and…
3	**Site investigation**	AMBER	No blocking issues, but contamination conditions and intrusive ground investigation remain to be discharged before development and occupation.
4	**Foundations**	AMBER	Variable ground conditions and tree influence may require non-standard foundations, pending intrusive verification and later design.
5	**Highways and transport**	RED	Red flag: The ghost island requested by the LHA is not deliverable within the 8.5m highway width and is replaced by a Condition 8 speed reduction scheme still subject to Stage 1…
6	**Surface water drainage**	AMBER	Drainage is accepted in principle, but several pre-commencement conditions, infiltration testing and reserved matters details are outstanding, and southern surface water flood risk requires careful design.

7	**Foul water drainage**	AMBER	Public sewers and an easement within the site constrain layout, and connection capacity and any conditions are unconfirmed from the pack.
8	**Services and utilities**	AMBER	Needs checking: The NGED substation budget for 145 homes assumes Phase 1 infrastructure is not in place while the report assumes it is installed to provide the connection, and LSBUD…
9	**Ecology and environment**	RED	Red flag: Statutory biodiversity metric shows a -21.80 unit (-47.45%) habitat deficit that cannot be met on site, with trading rules failed for lost grassland, so a large off-site…
10	**Landscape and visual**	AMBER	Residual moderate-minor adverse effects persist for nearby residents and Footpath S26, with mitigation dependent on reserved matters design.
11	**Arboricultural**	AMBER	Consented access requires loss of a Category A oak and T7, and the aged survey and tree-protection condition need confirming, but there are no TPOs, ancient woodland or veteran trees.
12	**S106 and community**	AMBER	Consent is granted, but substantial S106 contributions and phased payment triggers need verifying against the signed agreement and budgeting for.
13	**Archaeology and heritage**	AMBER	Pre-commencement archaeological conditions with unresolved geophysics and moderate-high potential create programme risk but are not a blocker.
14	**Additional reports**	AMBER	Flood extents are expanded but residential areas remain clear, while expiring ecology survey validity, possible UXO study and draft archaeology report need follow-up.

SITE PLAN

2 PINNED



No.	Issue	Rating
1	Arnold's Crescent homes facing change	Amber
2	Thurlaston Brook watercourse along southern boundary	Amber

Base drawing: OUT-Site Location Plans-23122024.pdf, from the documents supplied. Pins were placed automatically by Autonix; only issues it could locate on the drawing are shown. Positions are indicative.

SITE ASSESSMENT — SECTIONS 1-14

1. PLANNING HISTORY — AMBER

Consent is secured, but reserved matters and pre-commencement conditions remain outstanding.

Hinckley and Bosworth Borough Council granted outline permission 24/01158/OUT on 10 November 2025 for up to 135 dwellings off Brascote Lane, with access only fixed. Reserved matters are due within three years (Condition 1), and contaminated land (C174, C75) and CEMP conditions must still be discharged.

2. SITE HISTORY AND GENERAL CONDITIONS — AMBER

Needs checking: Site access depends entirely on the separate Phase 1 Brascote Lane scheme (22/00277/OUT, up to 239 dwellings), which this application does not control or alter, and…

Outline permission was granted on 10 November 2025 for up to 135 dwellings on a 13.77ha greenfield site in Flood Zone 1, with Thurlaston Brook along the southern boundary. Access depends on the approved Phase One Brascote Lane scheme; BWB's flood mitigation strategy and Land Drainage Act consent for watercourse works must be secured at later stages.

3. SITE INVESTIGATION — AMBER

No blocking issues, but contamination conditions and intrusive ground investigation remain to be discharged before development and occupation.

Outline consent (10 November 2025) secures land contamination investigation and remediation through Conditions 16 and 17, following the Phase I report's recommendation for intrusive works. Remaining ground risks are low/moderate ground gas, pyrite/sulphates in mudstone and alluvium compressibility on the southern boundary, all needing intrusive investigation; minerals sterilisation concerns were withdrawn.

4. FOUNDATIONS — AMBER

Variable ground conditions and tree influence may require non-standard foundations, pending intrusive verification and later design.

The Surveys-23122024(15) report indicates strip or trench-fill foundations may suit most of the site, but localised deepening or alternative foundations may be needed over soft alluvium, loose sand and gravel, and near trees. Foundation design is left to later stages, so intrusive ground investigation and loading assessment should confirm the foundation solution.

5. HIGHWAYS AND TRANSPORT — RED

Red flag: The ghost island requested by the LHA is not deliverable within the 8.5m highway width and is replaced by a

Condition 8 speed reduction scheme still subject to Stage 1…

Outline consent (10 November 2025) secures the single Brascote Lane access to drawing T24516.001 Rev B (Condition 10), replacing the LHA-requested ghost island with a speed reduction scheme (Condition 8). Condition 8 requires the scheme, subject to a Stage 1 Road Safety Audit, to be agreed and implemented before first occupation, alongside S278/S184 approvals, Footpath S26 treatment (Condition 14) and TRO costs.

6. SURFACE WATER DRAINAGE — AMBER

Drainage is accepted in principle, but several pre-commencement conditions, infiltration testing and reserved matters details are outstanding, and southern surface water flood risk requires careful design.

Outline consent (10 November 2025) is conditioned on approval of a surface water scheme using 3 detention basins discharging at 17.7 l/s to Thurlaston Brook, with LCC Drainage raising no objection. Pre-commencement conditions remain to be discharged, including BRE365 infiltration testing, construction-phase management and a SuDS maintenance plan, with basin lining and the south-east flood storage area left to later stages.

7. FOUL WATER DRAINAGE — AMBER

Public sewers and an easement within the site constrain layout, and connection capacity and any conditions are unconfirmed from the pack.

Foul water will connect to the existing mains sewer, with the nearest adopted 300mm gravity sewer at manhole 4309 near Brascote Lane, and a sewer easement crosses the northern site. The Severn Trent Water pre-development response (Appendix 3) was not reviewed, and the decision notice conditions were not provided, so capacity and diversion requirements remain unconfirmed.

8. SERVICES AND UTILITIES — AMBER

Needs checking: The NGED substation budget for 145 homes assumes Phase 1 infrastructure is not in place while the report assumes it is installed to provide the connection, and LSBUD…

An 800kVA substation is anticipated for the 145 homes, with the NGED budget estimate assuming Phase 1 infrastructure is not yet installed, and two existing drainage assets remain a constraint. Desktop-only searches (PAS 128 type D) mean a type B survey, land rights for the connection and non-binding costs must be secured before construction.

9. ECOLOGY AND ENVIRONMENT — RED

Red flag: Statutory biodiversity metric shows a -21.80 unit (-47.45%) habitat deficit that cannot be met on site, with trading rules failed for lost grassland, so a large off-site…

The statutory metric shows a habitat deficit of -21.80 units (-47.45%) that cannot be met on site, with trading rules failed for lost grassland. Condition 15 requires a 30-year Habitat Monitoring and Management Plan under an approved Biodiversity Gain Plan before commencement, and Condition 7 requires a CTEMP before any works.

10. LANDSCAPE AND VISUAL — AMBER

Residual moderate-minor adverse effects persist for nearby residents and Footpath S26, with mitigation dependent on reserved matters design.

The Tyler Grange LVIA records moderate magnitude of change for about 27 Arnold's Crescent homes that is unlikely to diminish, with moderate-minor adverse effects persisting at year 15 along 260m of Footpath S26. Layout, scale and landscaping are reserved matters, so Arnold's Crescent amenity and eastern edge planting must be secured at reserved matters stage.

11. ARBORICULTURAL — AMBER

Consented access requires loss of a Category A oak and T7, and the aged survey and tree-protection condition need confirming, but there are no TPOs, ancient woodland or veteran trees.

Access works require removal of mature oak T7 at the site entrance and a Category A English oak plus Category B sections on the southern boundary. The Tyler Grange survey (26 March 2024) is preliminary and relied on for twelve months only from 22 July 2024, so confirm the Arboricultural Method Statement and Tree Protection Plan condition and refresh the survey if needed.

12. S106 AND COMMUNITY — AMBER

Consent is granted, but substantial S106 contributions and phased payment triggers need verifying against the signed agreement and budgeting for.

Outline consent for up to 135 dwellings (54 affordable) was granted on 10 November 2025, secured by a signed S106 with education, bus pass (£1,210 per dwelling), health, open space and footpath contributions. Obtain the signed S106 to confirm final sums and triggers, which are phased before first Occupation, the 40th and 77th Dwellings, and discharge the Secured by Design condition.

12A. S106 CONTRIBUTIONS IN DETAIL — £79,263

Contribution	How it is worked out	Amount
Borough Council monitoring fees contribution Payable before commencement of development	Fixed sum	**£6,357**
Footpath S26 improvements contribution	Fixed sum	**£64,306**
Travel pack administration fee Payable on submission of sample Travel Pack for approval, if the Owner provides its own Travel Packs	Fixed sum	**£500**
Sustainable travel accreditation and recognition scheme monitoring fee	Fixed sum	**£6,000**
County Council legal fees Payable on execution of the agreement	Fixed sum	**£2,100**
Bus pass contribution	£1,210 per Dwelling	**Not capped**
County Council monitoring costs contribution	£300 per planning obligation owed to the County Council (or 0.5% of the value of any contribution due to the County Council)	**Not capped**
Early years education contribution	A x 0.085 x £18,356, where A is the total number of Dwellings	**up to £210,635.10**
Healthcare facilities contribution	cost of extension including fees per m2, in (A x B) x (C x D)	**up to £104,544**

Libraries contribution	Formula set out in the agreement	**up to £4,076.69**
Outdoor sports provision contribution	£9.05 per sqm, x number of Dwellings x 38.4 sqm	**up to £46,915.20**
Outdoor sports maintenance contribution	£4.30 per sqm, x number of Dwellings x 38.4 sqm	**up to £22,291.20**
On-site open space maintenance (casual/informal open space)	£10.80 per sqm of Casual/Informal Open Space	**Not capped**
On-site open space maintenance (accessible natural green space)	£14.20 per sqm of Accessible Natural Green Space	**Not capped**
On-site open space maintenance (equipped children's play space)	£175.60 per sqm of Equipped Children's Play Space	**Not capped**
Post 16 education contribution	(A x 0.033 x £19,327) + (B x 0.0053 x £19,327), A = houses, B = flats	**up to £86,101.79**
Primary education contribution	(A x 0.3 x £18,356) + (B x 0.043 x £18,356), A = houses, B = flats	**up to £743,418**
Secondary education contribution	(A x 0.167 x £17,876) + (B x 0.0267 x £17,876), A = houses, B = flats	**up to £403,014.42**
Primary SEND education contribution	(A x 0.00363 x £65,664) + (B x 0.00052 x £65,664), A = houses, B = flats	**up to £32,178.64**
Secondary SEND education contribution	(A x 0.004 x £81,531.00) + (B x 0.00064 x £81,531.00), A = houses, B = flats	**up to £44,026.74**
Travel pack contribution	£52.85 per Dwelling	**Not capped**
Waste (household waste recycling centre) contribution	£49.53 per Dwelling	**up to £6,686.55**
Inspection fee (On Site Open Space Area) Payable prior to the inspection	£219 per inspection requested by the Owner	**Not capped**
Document approval fee Payable on submission of the document to the Borough Council	£327 per document approval requested	**Not capped**
Deed of variation fee Payable on submission of a Deed of Variation	£649 per variation of a s106 obligation requested	**Not capped**
Fixed sums		**£79,263**
Depends on housing mix		**up to £1,703,888.33**

- The document is a draft legal agreement and a committee report extract, so figures may change before the agreement is signed.
- The committee report lists the bus pass at £605 per pass (two per dwelling), which matches the draft agreement's £1,210 per Dwelling.
- The committee report lists the primary education figure of £743,418.00 against Early Years Education in one place; the draft agreement attributes £743,418.00 to primary education and £210,635.10 to early years.
- The on-site open space provision contribution (£88,417.98 in the committee report) is not stated in the extracted agreement text, so it is not listed here.
- The Leicestershire Police request of £60,674.59 was not considered by the Borough Council to meet the planning obligation tests and does not appear in the draft agreement.
- Most contributions are subject to indexation under the First Schedule, which is not set out in the extract.

Figures copied from OUT-Committee Extract-17112025.pdf, OUT-Draft Legal Agreement-28102025.pdf and checked against the document. Totals are added up by Autonix, not the AI, and exclude indexation.

13. ARCHAEOLOGY AND HERITAGE — AMBER

Pre-commencement archaeological conditions with unresolved geophysics and moderate-high potential create programme risk but are not a blocker.

Outline consent of 10 November 2025 secures archaeological investigation under an approved Written Scheme of Investigation (Conditions 19 and 20), following LCC's view that the potential for prehistoric remains is moderate-high. Fieldwork must be completed and confirmed by the LPA before groundworks begin, so trial trenching results could affect programme and layout.

14. ADDITIONAL REPORTS — AMBER

Flood extents are expanded but residential areas remain clear, while expiring ecology survey validity, possible UXO study and draft archaeology report need follow-up.

The April/July 2024 hydraulic model added an Unnamed Ordinary Watercourse and culvert, increasing Phase 2 floodplain extents, though residential areas stay outside modelled flood extents in all blockage cases. Ecology addendum validity (12 months from 22 July 2024) and UXO desk study need checking against consent conditions, and a draft archaeology report remains unfinalised.

FURTHER WORK AND INFORMATION REQUIRED

- **Before offer:** Obtain a copy of the signed S106 agreement, if not in the pack, to confirm the affordable housing, education, highway and other obligations now binding on the site.
- **Before commencement:** Discharge pre-commencement conditions: contamination remediation (Condition 16), archaeological WSI and fieldwork (19-20), surface water drainage, the CTEMP (Condition 7) and HMMP (Condition 15).
- **Other:** Public Footpath S26 treatment (Condition 14), NGED connection offer and utility surveys, and Brascote Lane speed works (Condition 8) could delay programme or increase cost if unresolved.

Actions recommended in the documents

When	Action	Source
Before offer	Complete a signed Section 106 agreement securing the affordable housing, education, library, waste, highway, open space, maintenance and monitoring obligations	OUT-Committee Extract-17112025
Before commencement	Develop and implement a Dust Management Plan, approved by the Local Authority, including as a minimum the highly recommended measures for high risk sites	Surveys-17072025
Before commencement	Develop and implement a stakeholder communications plan including community engagement before work commences on site	Surveys-17072025
Before commencement	Submit a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) for approval by the LPA	OUT-Consultation Response-03042025
Before commencement	Submit a Biodiversity Gain Plan and a Habitat Management and Monitoring Plan (HMMP) securing net gain for 30 years	OUT-Consultation Response-03042025
Before commencement	Offset the -21.80BU habitat loss through off-site habitat creation/enhancement or purchase of biodiversity units/credits	OUT-Consultation Response-03042025
Before commencement	Carry out a programme of archaeological trial trenching and mitigation under an approved written scheme of investigation	OUT-Committee Extract-17112025

When	Action	Source
Before commencement	Submit and approve a surface water drainage scheme and complete it prior to first occupation	OUT-Committee Extract-17112025
Before commencement	Submit and approve a land contamination investigation scheme and carry out any required remediation	OUT-Committee Extract-17112025
Before commencement	Secure a Habitat Management and Monitoring Plan as a planning condition, maintaining habitats for at least 30 years	Surveys-07042025
Before commencement	Incorporate the landscape and visual recommendations of the LVIA into the final development layout	Surveys-23122024(1)
Before commencement	Address residential amenity of Arnold's Crescent properties backing onto the northern Site edge in the future masterplan	Surveys-23122024(1)
Before commencement	Undertake a type B utility survey to PAS 128:2022 to accurately locate existing services and identify private water and gas mains not shown in the desktop search	Surveys-23122024(12)
Before commencement	Confirm that Phase 1 infrastructure will be installed in advance to provide a point of connection, or account for the higher NGED budget cost without it	Surveys-23122024(12)
Before commencement	Obtain responses from Cadent Gas, National Grid Electricity Distribution and National Grid Electricity Transmission to the LSBUD enquiry	Surveys-23122024(13)
Before commencement	Contact non-LSBUD asset owners (including BT, Severn Trent Water, Virgin Media, Vodafone, CityFibre, Colt) to obtain their plans	Surveys-23122024(13)

A further 76 recommendations for later stages (during construction, before occupation, or with no timing given) are set out in the source documents.

DOCUMENTS REVIEWED

69 FILES

01158

OUT-1APP Public Form-23122024.pdf
OUT-Additional Information-23122024(1).pdf
OUT-Additional Information-23122024.pdf
OUT-Committee Extract-17112025.pdf
OUT-Consultation Response-03042025.pdf
OUT-Consultation Response-06012025.pdf
OUT-Consultation Response-08082025.pdf
OUT-Consultation Response-09012025.pdf
OUT-Consultation Response-10022025.pdf
OUT-Consultation Response-11032025.PDF
OUT-Consultation Response-14072025.pdf
OUT-Consultation Response-15012025.pdf
OUT-Consultation Response-16042025.pdf
OUT-Consultation Response-16072025.PDF
OUT-Consultation Response-17072025.PDF
OUT-Consultation Response-19022025.pdf
OUT-Consultation Response-20012025.PDF
OUT-Consultation Response-23012025(1).pdf
OUT-Consultation Response-23012025.pdf
OUT-Consultation Response-23062025.pdf
OUT-Consultation Response-23092025.pdf
OUT-Consultation Response-25072025.pdf
OUT-Consultation Response-27012025.pdf
OUT-Decision Notice-10112025.PDF
OUT-Design Statement-23122024(1).pdf
OUT-Design Statement-23122024(2).pdf
OUT-Design Statement-23122024(3).pdf
OUT-Design Statement-23122024(4).pdf
OUT-Design Statement-23122024.pdf

	OUT-Development Control Plans-23122024(1).pdf OUT-Development Control Plans-23122024(2).pdf OUT-Development Control Plans-23122024(3).pdf OUT-Development Control Plans-23122024.pdf OUT-Draft Legal Agreement-28102025.pdf OUT-Public Notice-09012025.pdf OUT-Site Location Plans-23122024.pdf
Appraisals	Surveys-08092025(1).pdf Surveys-08092025.pdf Surveys-17072025.pdf Surveys-03012025.PDF Surveys-07042025.pdf Surveys-14022025.pdf Surveys-18032025.pdf Surveys-23122024(1).pdf Surveys-23122024(10).pdf Surveys-23122024(11).pdf Surveys-23122024(12).pdf Surveys-23122024(13).pdf Surveys-23122024(14).pdf Surveys-23122024(15).pdf Surveys-23122024(16).pdf Surveys-23122024(17).pdf Surveys-23122024(18).pdf Surveys-23122024(19).pdf Surveys-23122024(2).pdf Surveys-23122024(20).pdf Surveys-23122024(21).pdf Surveys-23122024(22).pdf Surveys-23122024(23).pdf Surveys-23122024(24).pdf Surveys-23122024(3).pdf Surveys-23122024(4).pdf Surveys-23122024(5).pdf Surveys-23122024(6).pdf Surveys-23122024(7).pdf Surveys-23122024(8).pdf Surveys-23122024(9).pdf Surveys-23122024.pdf Surveys-26062025.pdf

HOW THIS REPORT WAS MADE

What Autonix reads. Every document in the site's pack: planning decisions and conditions, consultation responses, technical reports, S106 agreements, drawings and plans. Drawings are read visually, not just as text.

How findings are made. Each document is read once by AI, and its findings are filed under the report's 14 sections with the document they came from. Each section is then written from those findings only.

What is checked by code. S106 figures are copied from the agreement and checked against its text, and the totals are added up by code, not by AI. The planning decision and its condition numbers are read from the decision notice. A final check looks for statements that contradict each other or the planning position.

Its limits. An initial technical review to help decide which sites are worth pursuing. It reflects only the documents supplied, and does not replace formal due diligence, surveys or consultants' reports.

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This is an initial technical review, produced by AI from the documents supplied, to help decide which sites are worth pursuing. It does not replace formal due diligence, surveys or consultants' reports. AI can make mistakes, so check key findings against the original documents before relying on them. It is for information only and is not financial, legal, valuation or other professional advice.