



# Land South of Bosworth Lane, Newbold Verdon

## Design & Access Statement

May 2025





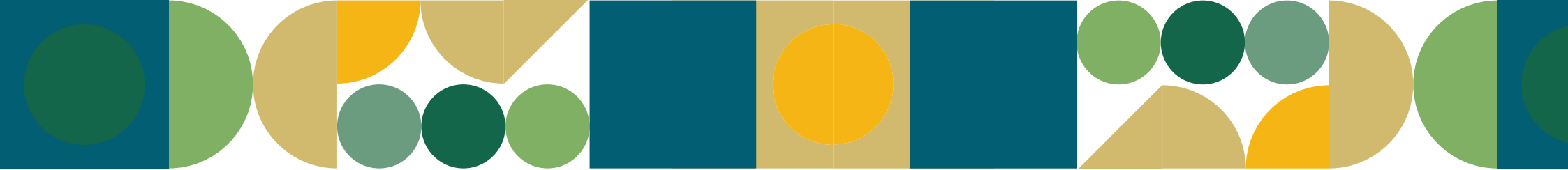
Design and Access Statement

Produced by Marrons ©  
The contents of this document may not be copied or reproduced in whole or part without prior written permission of Marrons

Marrons  
No.1 Colmore Square  
Birmingham  
B4 6AA

t: +44 (0)121 214 0000  
e: info@marrons.co.uk

Project Ref: 2508709.11  
Status: Planning  
Revision: E  
Produced by: JMP  
Checked by: LH



# Contents

	Vision	pg. 4
1	Introduction	pg. 6
	Purpose of the Statement Application Description	
2	Site Context	pg. 10
	Site Location National Planning Context Local Planning Context Local Context and Character Local Facilities	
3	Site Assessment	pg. 20
	The Site Site Access and Movement Flooding & Drainage Arboricultural Assessment Heritage & Archaeology Ecological Assessment Landscape Assessment Summary of Opportunities and Constraints	
4	Design Evolution	pg. 28
	Initial Concept and Evolution Public Consultation Concept Breakdown	
5	Design Proposals	pg. 32
	Design Proposals Use and Amount Scale, Form and Character Movement and Connectivity Landscape Strategy Sustainability	
6	Summary	pg. 46

---

# A Vision for Development



## Up to 200 new homes

Providing new housing to support the existing housing need



## Sustainable and connected

Integrated with the existing community in Newbold Verdon



## New public open space

Including high quality play provision and open space for the benefit of residents

---

“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them... They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion. They function well, accommodating businesses, homes and a range of other uses and activities that support our everyday lives.

**Well-designed places can last for many years.”**

Paragraph 1 & 2  
National Design Guide (2021)

---





Illustrative Framework Plan  
Not to scale





# 01 Introduction

## 1.1 Purpose of the Statement

This Design and Access Statement (DAS) has been prepared by Marrons on behalf of Bloor Homes (“the Applicant”).

This DAS supports an outline application (access only) for erection of up to 200 dwellings, a community health and well-being hub (Use Class E(e) or community shop (Use Class E(a) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works.

The DAS has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications be accompanied by a Design and Access Statement, and in-line with guidance given in the National Planning Policy Framework 2024 (NPPF) and relevant planning practice guidance.

The purpose of the DAS is to:

*“set out the narrative for the design approach and design rational for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information.”*

*Planning Practice Guidance, paragraph: 012  
October 2019*

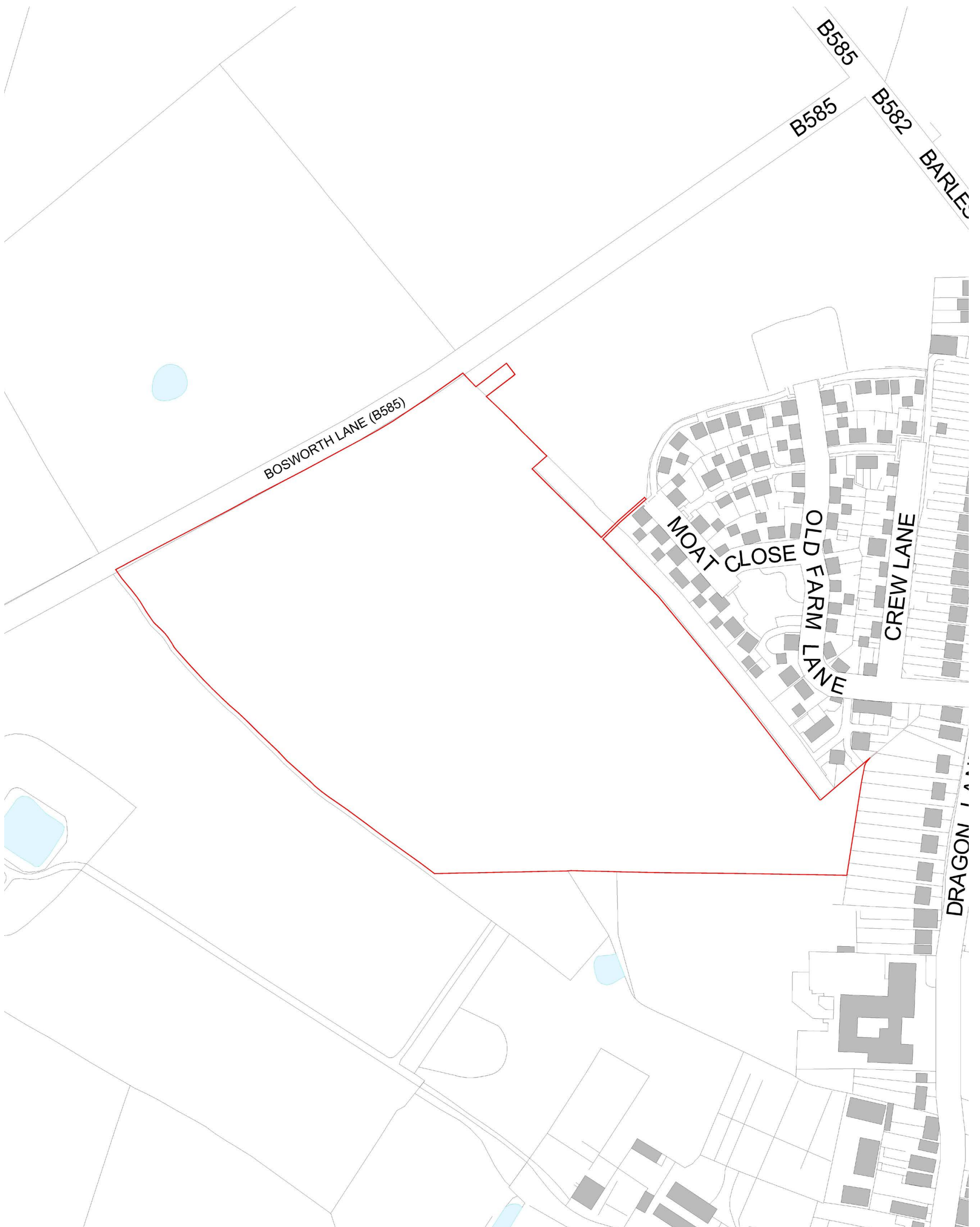
## 1.2 Application Description

The development proposals will provide the following:

- Potential for residential development up to 200 dwellings
- Dedicated Public Open Space, play and green infrastructure
- 2 points of dedicated vehicular access and dedicated pedestrian and cycle access
- Residential development which relates to the existing built form and character in Newbold Verdon
- Existing vegetation retained and enhanced where possible
- A clear street hierarchy and design rationale
- High quality sustainable drainage strategy which enhances ecology, landscaping and character
- Provision of a site for potential community uses
- Provision of land for new sports pitches for Newbold Verdon Primary School

This Design & Access Statement serves the following functions:

1. To provide a concise description of the key issues and evaluation that informed the design and led to the proposed form of development;
2. To provide comprehensive information on the development in terms of composition, urban design, access and circulation, open space and landscape; and
3. To set design standards which promote high quality design, ensuring a coordinated and coherent development.



↑ Application Boundary  
N Not to scale

# The Design Process for Land South of Bosworth Lane

Setting a  
Vision

Understanding  
the Site and  
Context

Concept  
Design

Engagement &  
Evolution

Development  
Proposals

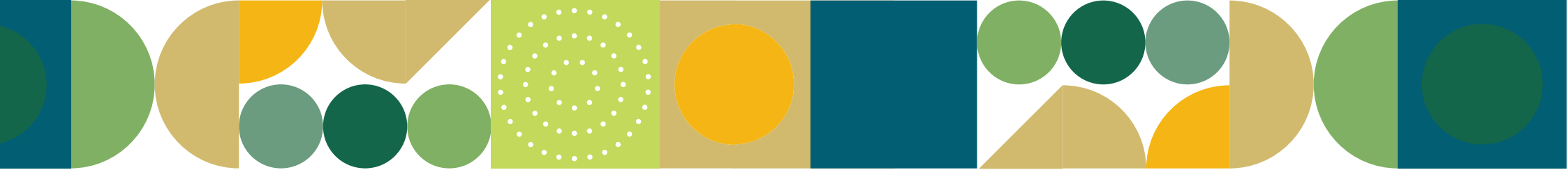
Place  
Creation











# 2 Site Context

## 2.1 Site Location

The Site is located south of Bosworth Lane (B585), to the northwest of Newbold Verdon, a village within the Hinckley and Bosworth district of Leicestershire. The village lies approximately 4 miles to the east of Market Bosworth and approximately 10 miles to the west of Leicester.

The Site sits at the northwestern edge of the village, adjacent to recent development, which is predominantly two storey in height and typical in its plot form. Dwellings are typically set back from the road with low level planting to frontages, with parking to the side of dwellings, or to frontages for short runs of terraces.



↑ N Site Location in Context of Newbold Verdon  
— Site Boundary







## 2.2 National Planning Context

The proposals have been prepared within a comprehensive policy and guidance framework provided at both national and local authority level and which is discussed in full within the Planning Statement submitted as part of this application.

This section of the DAS does not attempt to repeat the policy review contained within the Planning Statement but identifies national and local policies and guidance specifically relevant to design.

### National Planning Policy Framework

The National Planning Policy Framework 2024 is a significant material consideration in the determination of this application. Points specifically relevant to design are set out in Section 12: “Achieving Well-designed Places”, including:

*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*  
Paragraph 131

*Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.*  
Paragraph 132

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 135



## National Design Guidance

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to the planning and development process. The National Design Guide and the National Model Design Code illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. These documents form part of the Government’s collection of planning practice guidance and are therefore material considerations for any design development proposals.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics. A well-designed place has characteristics that combine to create its physical character. The ten characteristics help to nurture and sustain a sense of community and work together to positively address environmental issues and climate.

Other guides to good design and place-making provide more detailed guidance and examples of best practice on particular topics to inform local authority officers and councillors, applicants and design teams, and also local communities. Key references which provide further information include:

- **Building for a Healthy Life** Ministry of Housing, Communities and Local Government, 2020
- **Manual for Streets** Department for Transport and Department for Communities and Local Government, 2007
- **Manual for Streets 2** Department of Transport, 2010
- **National Planning Policy Framework** Ministry of Housing, Communities & Local Government, 2024
- **Planning practice guidance** Ministry of Housing, Communities and Local Government, 2016

THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

CONTEXT

enhancing the surroundings

IDENTITY

attractive and distinctive

BUILT FORM

a coherent pattern of development

MOVEMENT

accessible and easy to move around

NATURE

enhanced and optimised

PUBLIC SPACES

safe, social and inclusive

USES

mixed and integrated

HOMES & BUILDINGS

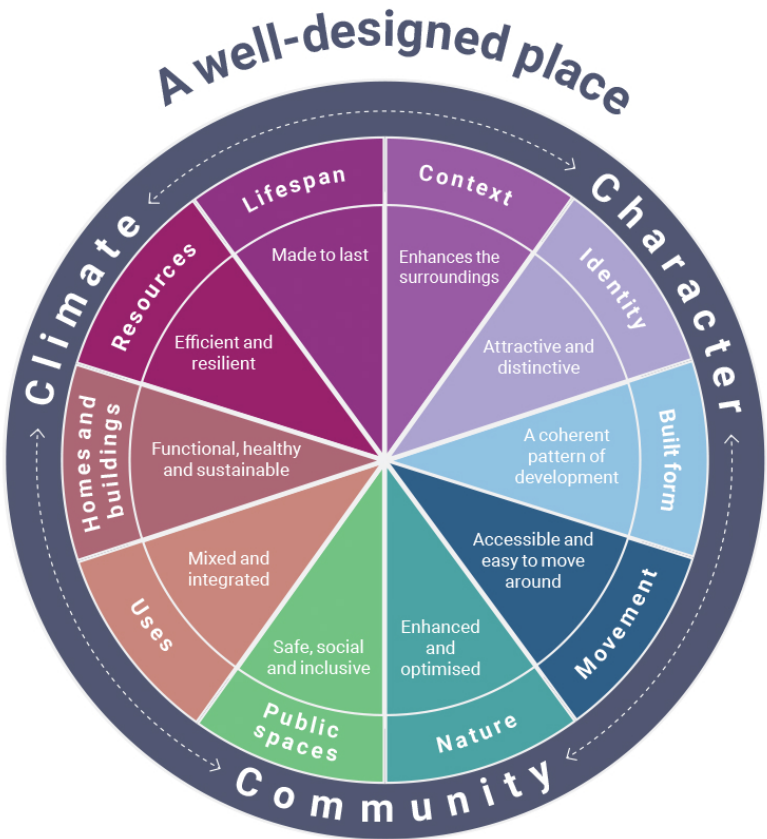
functional, healthy and sustainable

RESOURCES

efficient and resilient

LIFESPAN

made to last



the ten characteristics of well-designed places

## 2.3 Local Planning Context

The adopted Development Plan comprises the following documents:

- Core Strategy (Adopted December 2009)
- Site Allocations and Development Management Policies DPD (adopted July 2016)
- ‘Made’ Neighbourhood Plans
- Leicestershire Minerals and Waste Plan (Adopted 2019)

In this instance, there is no ‘made’ Neighbourhood Plan applicable. The relevant policies of the above documents are identified below.

Core Strategy:

- Policy 7 – Key Rural Centres
- Policy 11 – Key Rural Centres Standalone
- Policy 14 – Rural Areas: Transport
- Policy 15 – Affordable Housing
- Policy 16 – Housing Density, Mix and Design
- Policy 19 – Green Space and Play Provision

Site Allocations and Development Management Policies Plan Document:

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough’s Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

Leicestershire Minerals and Waste Plan

- Policy M11: Safeguarding of Mineral Resources

Supplementary Planning Documents:

- Good Design Guide (2020)
- National Design Guide (2019)
- Landscape Character Assessment (2017)
- Space and Recreation Study (2016)

### Emerging Local Plan Review

The Emerging Local Plan for 2020-2041 was recently subject to Regulation 18 stage consultation, with the public consultation period running from Wednesday 31 July to Friday 27 September 2024.

The plan was drafted on an intention to deliver 13,862 dwellings during the plan period of 2020-41 or 660 dwellings per annum (dpa). Due to recent changes to national policy and guidance, it is highly likely that the future housing need for the emerging plan will have increased and therefore the allocations and strategy will need to be revisited.

### Emerging Neighbourhood Plan Review

Newbold Verdon Neighbourhood Plan Group (NPG) previously prepared a draft plan for examination, but this was withdrawn following initial findings from the Inspector.

As of 2024, the Neighbourhood Plan Group are progressing a Neighbourhood Plan. Consultants have been instructed to undertake reviews of additional sites submitted to the call-for-sites since the previous version of the NP and will be reviewing needs and relevant chapters of the NP. There are presently no identified timescales for the Neighbourhood Plan preparation nor a draft plan to which weight can be given.

Notwithstanding that the previous Neighbourhood Plan was not ‘made’, it provides a helpful resource for considering local matters and regard has been had to the draft document when preparing the current proposals.







## 2.4 Local Context and Character

A historic settlement, the village of Newbold Verdon originally grew as a result of agriculture in the area, gradually expanding from a small settlement around the Parish Church and Hall and growing eastwards along Main Street. This area forms the historic core and includes terraced cottages and Victorian houses, in addition to the Grade I listed Newbold Verdon Hall and the Grade II listed St James’s Church.

The village expanded rapidly after the Second World War, with newer housing development predominantly located to the north and east of the historic village core.

The conservation area has a mix of building styles, reflecting the growth of the village over time. Many buildings are two storeys, featuring gabled roofs and flat elevations with occasional single storey bay windows. A number of buildings are situated at or near the back edge of the footway, characteristic of the area.

Around the Site, the immediate local context in Newbold Verdon comprises an amalgamation of:

- An organic pattern of built form built prior to the 20th century;
- Development associated with 20th century expansion;
- Newer development built within the last 10 to 20 years.







Play Space off of Moat Close



Main Street



Located East of Dragon Lane



Co-op on Main Street



Alans Way Playing Fields

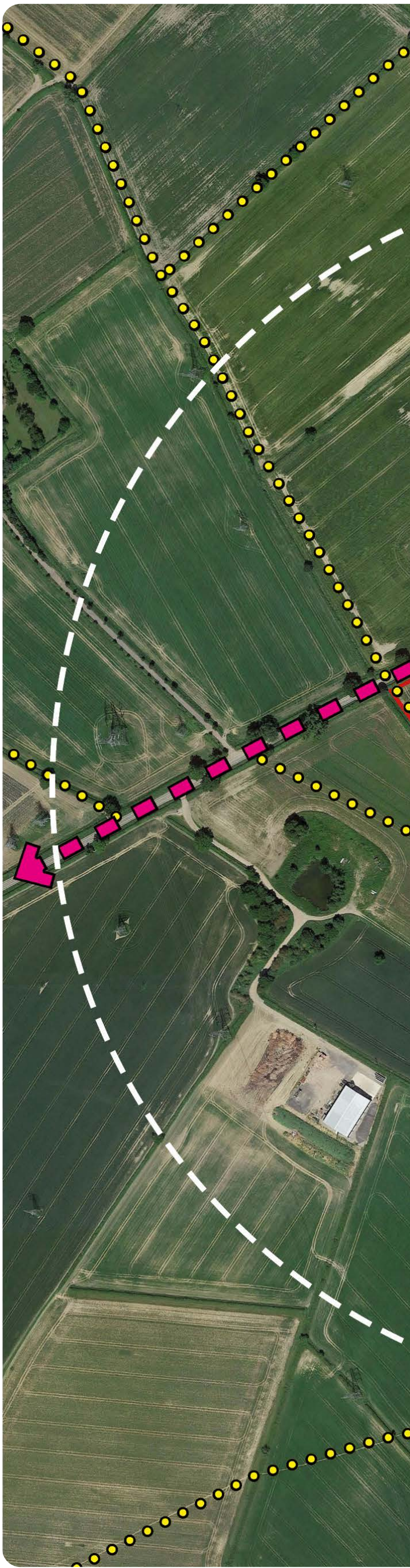


## 2.5 Local Facilities

The Site benefits from a variety of facilities and services located within Newbold Verdon, with additional amenities located in Market Bosworth (circa 4 miles to the west) and Leicester City Centre (circa 10 miles to the east). The following can be accessed within easy walking and cycling distance of the Site:

- Library
- Play areas
- Primary school
- Early years childcare
- Pharmacy
- Food and beverage offer
- Convenience shopping
- Sports club
- Post office

The Site is well located for public transport, with bus route 153 running regularly through the village from Desford to Market Bosworth. The nearest bus stops are located on Bosworth Lane (B585), Main Street and Dragon Lane. A Public Right of Way runs along the south west of the Site, providing convenient access to main street and access to facilities in the village.



### Amenities & Connectivity Plan

- |  |                      |
|--|----------------------|
|  | Site boundary        |
|  | Key vehicular routes |
|  | Public rights of way |
|  | Primary school       |
|  | Nursery              |
|  | Shop                 |
|  | Place of Worship     |
|  | Medical Facility     |
|  | Food and Beverage    |
|  | Public House         |
|  | Post Office          |
|  | Library              |
|  | Community Facility   |
|  | Pharmacy             |
|  | Sport                |
|  | Play area            |
|  | Bus stop             |



