



Proposed Residential Development on Land East of

Brascote Lane, Newbold Verdon

Design & Access Statement

(Including Building for a Healthy Life Assessment)

Prepared by

nineteen47

on behalf of

 **Richborough
Estates**

March 2022



Community green
and Windmill Inn
enhancements

Car parking for allotments

Sustainable drainage
system

Car parking for allotments

Wildlife pond

Incidental green spaces
informing a landscape
led character.

New country park



Richborough Estates is a specialist land promotion business which supplies the housebuilding community with consented 'oven ready' land to accelerate the delivery of their new homes.

It is a Founder Member of The Land Promoters & Developers Federation (LPDF) which is a collection of the UK's leading land promotion and development businesses. It takes a considered and professional approach to land promotion at every stage of the process, giving confidence in both the technical work and the engagement taking place.

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Introduction



Introduction

This Design and Access Statement (DAS) has been prepared and submitted on behalf of Richborough Estates in support of an Outline planning application for residential development of up to 239 dwellings.

“ A Design and Access Statement is a concise report accompanying... applications for planning permission... They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long. ”



SITE LOCATION & CONTEXT

The site lies within the administrative area of Hinckley & Bosworth Borough Council (HBBC) in south-western Leicestershire, at the southern edge of the village of Newbold Verdon. It is currently in use as agricultural land and measures 14.34ha (35.43 acres). Policy H001 of the draft local plan identifies a number of sites in the village for residential development, including “Land east of Brascote Lane, Newbold Verdon” (the site).

Allotments are located directly adjacent to the north and south of the site, with playing fields and the residential edge of the village located beyond in the north. A fishing pond and farmland are to the south, whilst beyond Brascote Lane in the west there is a former quarry, and a small sewage treatment works. Land uses to the east are dominated by farmland, but there is also a residential dwelling known as Far Away near the eastern site boundary.

The purpose of this document is to explain the design principles and concepts that have been applied to the proposed development. This Statement should be read in conjunction with the accompanying reports, including the Planning Statement.

This Design and Access Statement has been structured as follows:

Section 1 Introduction: outlines the background to the proposals and the structure of the document.

Section 2 Planning Policy Context: sets out the key planning policies relating to design which have informed the proposals.

Section 3 Understanding the Place: provides an overview of the context within which the design proposals will sit in order to inform the design process.

Section 4 The Site: describes the characteristics of the site.

Section 5 Design Process: outlines the evolution of the proposed scheme, including how comments from stakeholders have informed the process.

Section 6 Design Proposal: includes details of the site uses, quantum of development, appearance and landscaping.

Section 7 Summary: provides an overall conclusion and an assessment of the proposals in the form of a Building for a Healthy Life assessment.

The following consultants have worked as a team with Richborough in the preparation of the submitted materials:



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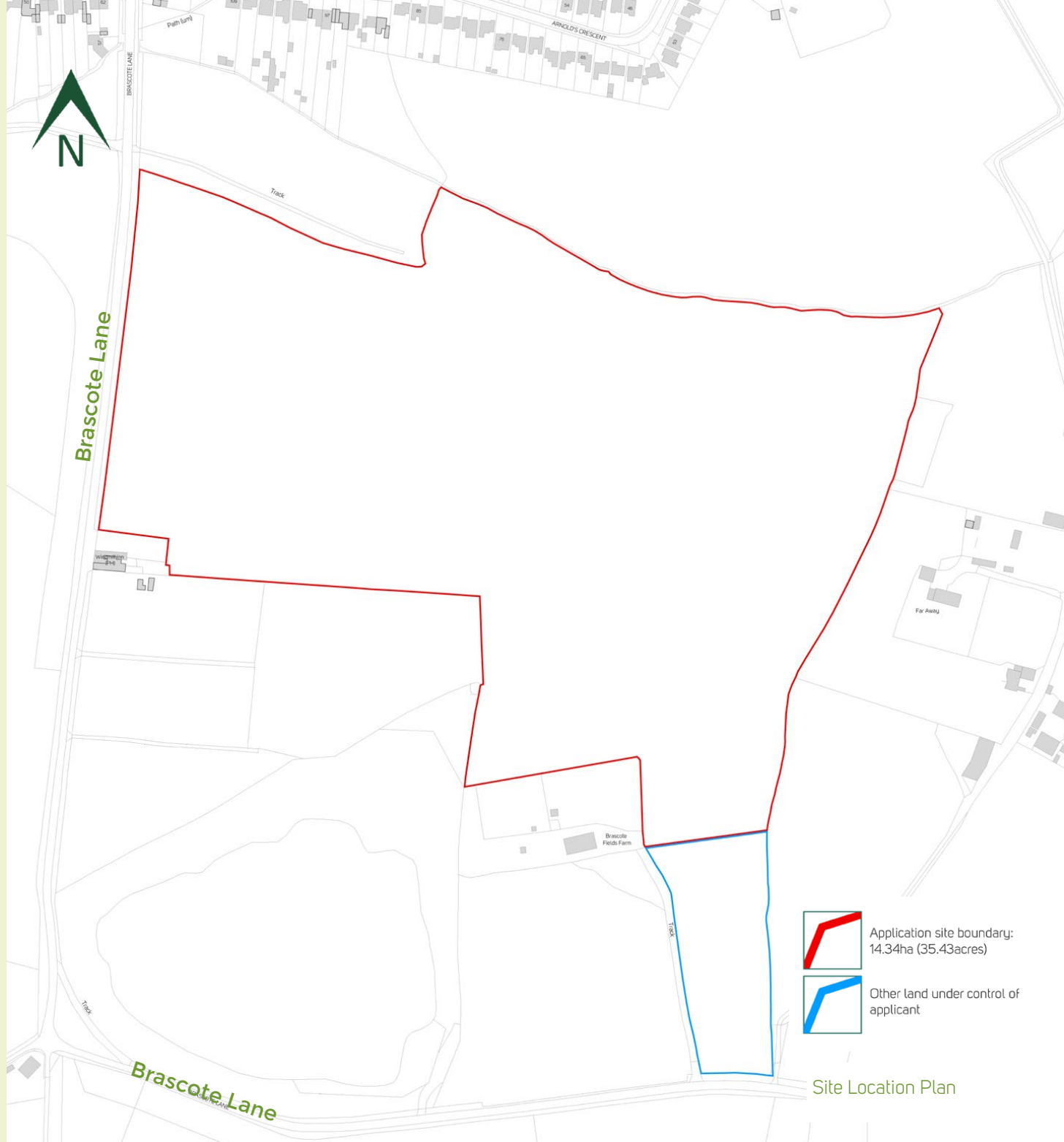
RammSanderson
Ecology



Midland Forestry
Arboriculture



RPS
Heritage



Proposed Development

Application Site Area: 14.34ha (35.43ac)

Existing Land Use: Agriculture

Proposed Access Arrangements: Vehicular and pedestrian access is proposed from Brascote Lane

Number of Dwellings: up to 239

Development Density: minimum 30 dwellings per hectare (dph)







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Planning Policy Context

National Planning Policy

The National Planning Policy Framework 2021 (NPPF) outlines the Government's planning policies for England. The 'presumption in favour of sustainable development' is at the heart of the document.

Section 12 of the Framework refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In this respect, Paragraph 126 states that 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.

Paragraph 130 states that planning decisions should ensure that developments;

- 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;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history;
- 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;

- 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
- 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 131 outlines the importance of incorporating trees into design, stating that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Paragraph 132 details that design quality should be considered through the evolution and assessment of individual proposals. Early discussion between the applicant, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

This DAS demonstrates how each of the objectives of Paragraph 130, and design principles within the NPPF have been incorporated within the proposed scheme.

National Design Guide

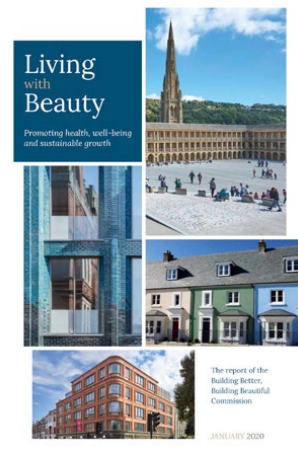
The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The ten characteristics are;

1. Context – enhances the surroundings.
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.

Living with Beauty

The Building Better, Building Beautiful Commission is an independent body set up to advise government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods. In its final report, 'Living with beauty', the Commission has set out its recommendations to government proposing;

“ **a new development and planning framework, which will ask for Beauty; refuse ugliness; and promote Stewardship.** ”



Living with Beauty

Building for a Healthy Life

Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12.

The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.

An assessment of the proposals against the twelve questions is provided at the end of this document, by way of summary.



Building for a Healthy Life

Local Planning Policies

A Planning Statement is submitted in support of the application and repetition of the detail contained within that report is not considered appropriate. The below is a summary of the current local planning policy context and selected design and access related policies.

Policy 11 of the Hinkley and Bosworth Core Strategy states that to support the local services in Newbold Verdon and maintain rural population levels the council will allocate land for the development of a minimum of 110 new homes. The policy also requires 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.

Policy 15 states that the on-site target for affordable housing at Newbold Verdon is 40%. The policy goes on to state that for all sites, the tenure split will be 75% social rented and 25% intermediate housing. Policy 16 policy emphasises that the council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required. It also states that 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, Rural Villages and Rural Hamlets.

Policy 19 sets out the standards used to determine where improvements to green space and play areas are needed or where new facilities are required. It also provides the requirements for open space provision, based on the anticipated population of a development.

The draft Local Plan 2020-2039 set out the planning framework for the District over the next 20 years up to 2039 and covers issues such as housing provision, the economy, retail and town centres, infrastructure provision and the environment. A Regulation 19 consultation on the draft Local Plan is being undertaken between 9th February 2022 and 23rd March 2022. The Consultation Draft Plan sets out the vision, spatial strategy, settlement hierarchy and identifies housing allocations.

Newbold Verdon is identified as a Key Rural Centre which are a focus for new growth in the rural area and meets the day to day needs of their residents. **Policy H001** allocates a number of sites for residential development including Land east of Brascote Lane, Newbold Verdon (the Site) for 221 dwellings.

Policy H002 is concerned with housing mix, size and type and states that residential developments “should provide a mix of dwelling sizes informed by the most up to date evidence of housing need”.

Policy H003 of the draft Local Plan requires all new dwellings to comply with the Nationally Described Space Standards.

Policy H004 is concerned with Housing Density, noting that “The Density of development will be guided by good design principles and the prevailing character of the area rather than specific density targets. However, unless justified through principles of good design, to ensure the efficient use of land the following minimum densities apply to residential development:

- At least 45 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton
- At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets.”

Policy H005 requires all dwellings to meet at least M4(2) standard and 5% of all new dwellings to at least M4(3) standard.

Policy H009 relates to Affordable Housing and supports the provision of a minimum of 271 affordable homes per year (2020-2039) with the level of contribution from sites to be set out in the latest Infrastructure Capacity Study/Viability Report.

Policy CC01 Mitigating and Adapting to Climate Change states that “Proposals will be supported where they support Hinckley & Bosworth becoming carbon neutral...”

Policy CC05 Sustainable Design and Construction Measures states that “Proposals for new development and refurbishments will be supported where they promote and measure sustainable design and construction...”

Policy CLT01 supports the proposals for new or extensions to existing community facilities across the borough. Policy NATO1 sets out the Council’s approach to green infrastructure including the provision of high quality places people can enjoy living and working in.

Policy PMD01 High Quality Design states that “The Borough Council will require the highest standards of design, architecture, inclusivity and place-making. Development will be supported where it positively takes into consideration the adopted Hinckley & Bosworth Good Design Guide (SPD), the National Design Guide and National Model Design Code...”

Policy NATO1 concerned with Green Infrastructure states that “Development proposals are required to create high quality places people can enjoy living and working in and which contribute positively to healthy lifestyles and wellbeing, nature, climate resilience and prosperity for disadvantaged neighbourhoods through the growth and enhancement of the borough’s multi functional green infrastructure network in line with the following requirements:

a. On site green infrastructure requirements should be planned and designed from the outset as a network of multifunctional spaces which identify and respond to the sites local context....”

Policy NATO3 Trees, Hedgerows, Woodlands and Development states that “Development proposals will be supported which provide tree planting on-site, particularly on street frontages and retain existing trees, woodland and hedgerows.”

NATO8 Enhancing Biodiversity and habitat connectivity states 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 and how the scheme is pollinator friendly.”

Policy NAT11 Blue Infrastructure states that “New development will be required to contribute towards the delivery of a high quality multi-functional Blue Infrastructure network by expecting Blue Infrastructure assets to be provided, protected, maintained and enhanced to deliver multiple benefits and services for biodiversity, recreation and landscape. Proposals will be supported that:

- c. Protect, enhance and support the creation of ‘wet woodland’ habitats, ponds, scrapes, lakes, reed beds, raingardens, and floodplain meadows;
- d. Maintain and enhance natural drainage features;
- e. Provide ‘buffer strips’ of vegetation along the banks of all water courses...”

Following an aborted submission, a second Regulation 14 Neighbourhood Plan was consulted on between August and September 2020. In broad terms, that consultation suggested a minimum need for 100 dwellings in Newbold Verdon over the period to 2036. The site was promoted to the Newbold Verdon Neighbourhood Plan and whilst no preferred allocations have been announced there have been positive discussions for an allocation to be made and for the wider land holding to provide future burial space.

Supplementary Planning Documents

GOOD DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

In March 2020, Hinckley and Bosworth Borough Council adopted The Good Design Guide Supplementary Planning Document (SPD) which “aspires to substantially raise design quality in Hinckley and Bosworth borough whilst ensuring that the local identity and heritage of the borough is preserved and enhanced”.

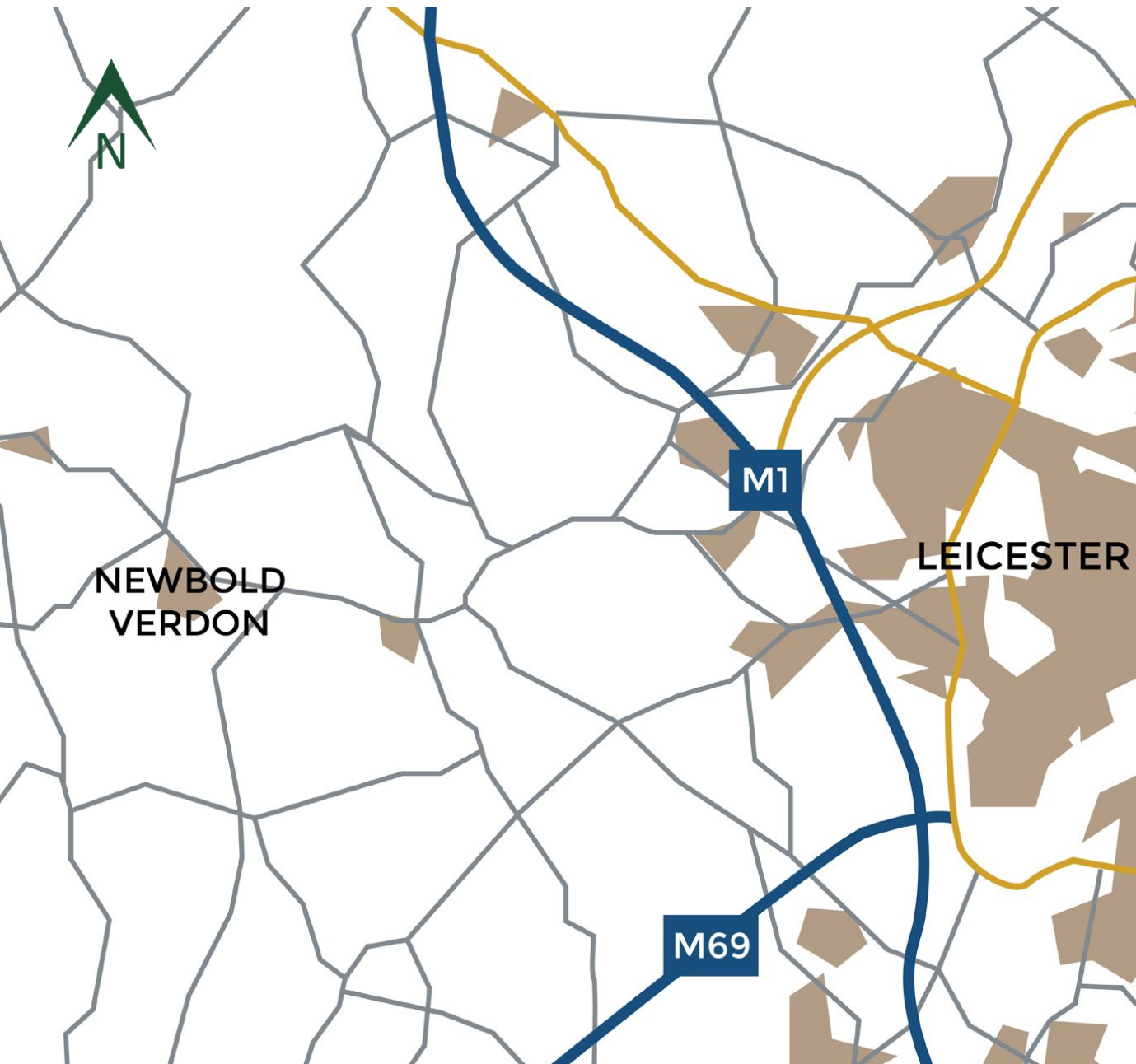
The Leicestershire Highway Design Guide is an interim guide that has replaced the previously used 6 C’s design guide in Leicestershire and includes information on road (street) geometry, junction spacing and car parking and cycle storage provision.





3

Understanding
the Place



Site Context

Understanding the Place

The first step in the design process was to gain a thorough understanding of the context within which the proposed development site sits. This section sets out the contextual analysis which has been undertaken.

BACKGROUND

The site lies within the administrative area of Hinckley & Bosworth Borough Council (HBBC) in south-western Leicestershire, at the southern edge of the village of Newbold Verdon.

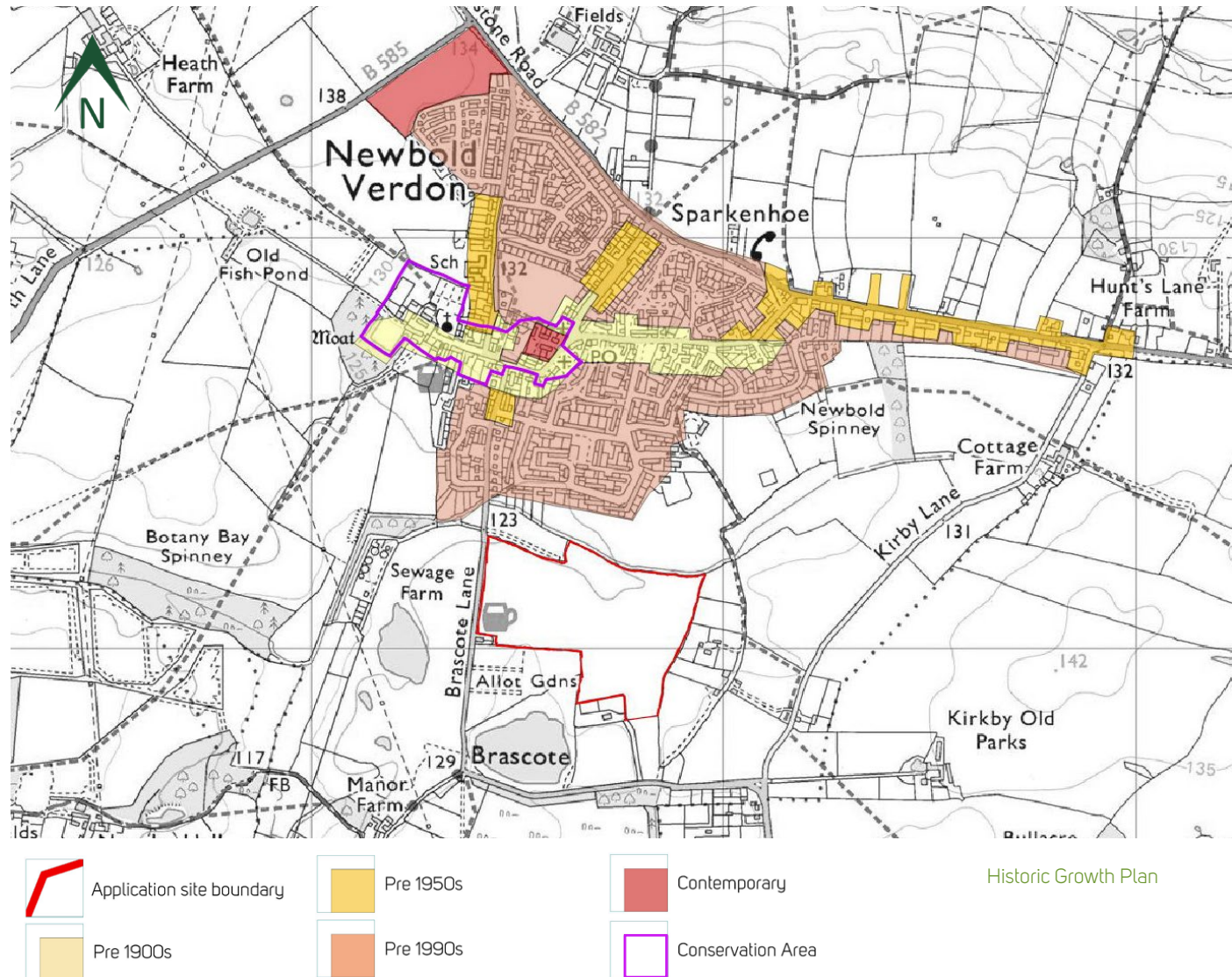


SETTLEMENT PATTERNS AND GROWTH

The village of Newbold Verdon developed as a small agricultural village around the Parish Church and Hall. It later spread eastwards along Main Street where terraced cottages and Victorian houses were built to house agricultural and later mine workers. The Church and Hall have retained their dominant position within the historic core of the village and are visible from several vantage points within and around the village.

In the 19th century the settlement was a key local centre and boasted a parish church, hall, school, several inns, windmills and numerous cottages.

The village expanded rapidly following the Second World War, with housing development primarily to north and east of the historic core.



Local Character

The historic core of the village is designated as a Conservation Area. The Conservation Area Appraisal adopted by HBBC states in relation to building style, scale, detail and materials of the conservation area that;

Conservation Area Appraisal

"there is no dominant building style. The area displays a rich mixture of ecclesiastical buildings, traditional cottages, large Victorian houses and modern dwellings. Traditional two storey buildings at or near the back edge of pavement are the characteristic built form in the area. Buildings in general have simple rectangular plans, gabled roofs and flat elevations broken by an occasional single storey bay.

Red brick in Flemish bond is the predominant building material within the historic core occasionally covered by modern render. This is usually set on a stone or brick plinth which sometimes has been painted. Sash windows feature in the more distinguished houses while traditional cottages have either brick flat or segmental arches over windows with thin wooden frames, large window panes and no sills.

The predominant roof material is Welsh slate. Cottages have straight ridges and dentil eaves in contrast

to the decorative ridges and bargeboards of Victorian houses. Red brick chimney stacks are also a distinctive surviving feature.

There is not a strong tradition of boundary treatments in the village as many properties are built close to the back edge of the pavement. However there are a number of stone or red brick walls with various copings, some saddleback, that enclose gardens and provide a strong sense of enclosure which adds to the local identity.

Green spaces and mature trees are limited to the areas around the Rectory, the Old Rectory, the church and the Hall. Elsewhere the prevailing frontage development along Main Street provides little opportunity for significant tree planting." This assessment is reinforced by similar findings within the Area Specific Design Guidance contained within the Hinckley and Bosworth "The Good Design Guide" SPD.

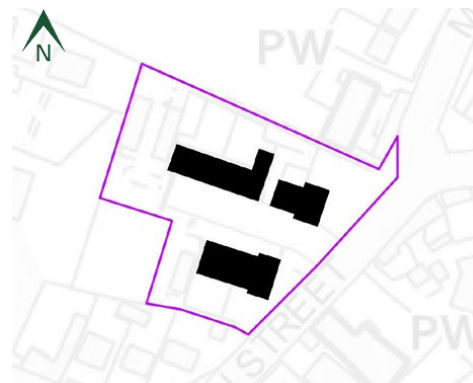




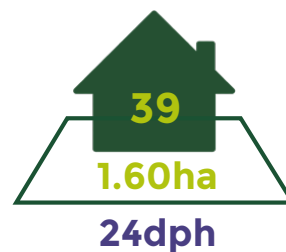
Density Assessment Study Area Plan

1. Rectory Gardens

A small housing development of 1-5 bedroom dwellings has recently been completed within the eastern part of the conservation area. Buildings here use modern materials that compliment those identified in the conservation area appraisal and include appropriate features and detailing.



Density Assessment - Rectory Gardens

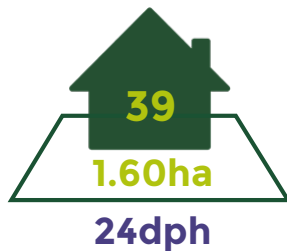


2. Rush Close

The residential-dominated expansion of the village in the south, toward the site, includes houses of varying styles and materials, some of which respond to those within the core of the village; other that do not.

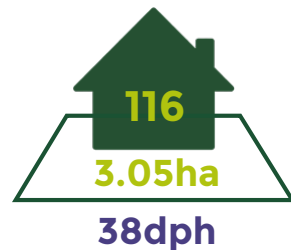


Density Assessment - Arnolds Crescent & Rush Close



3. Bosworth Lane

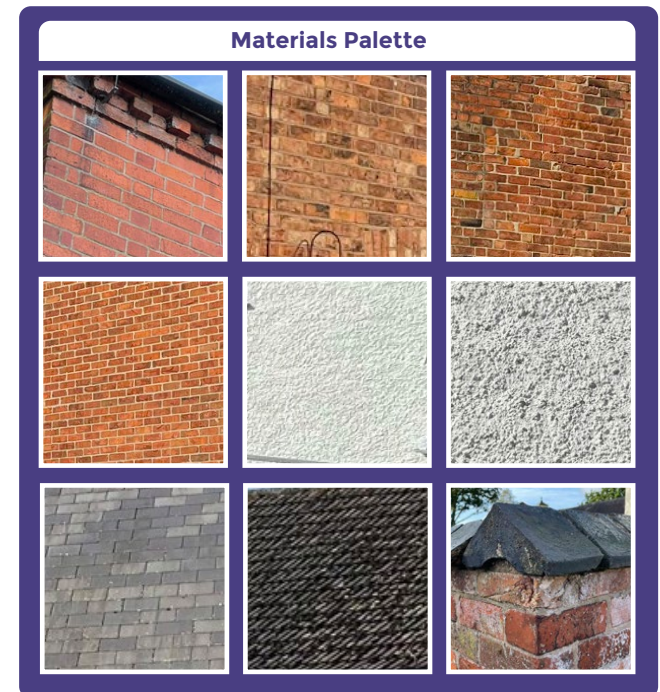
A new development of 116 dwellings is currently under construction at the north-western edge of the village. The approved materials plan for this scheme shows the planned use of a mix of three different red bricks and the use of render on some buildings with outward-facing aspects. Timber gable boarding is also proposed to some houses. Roof tiles shown on the approved plan are all plain profiled and grey, brown and red tiles are proposed.

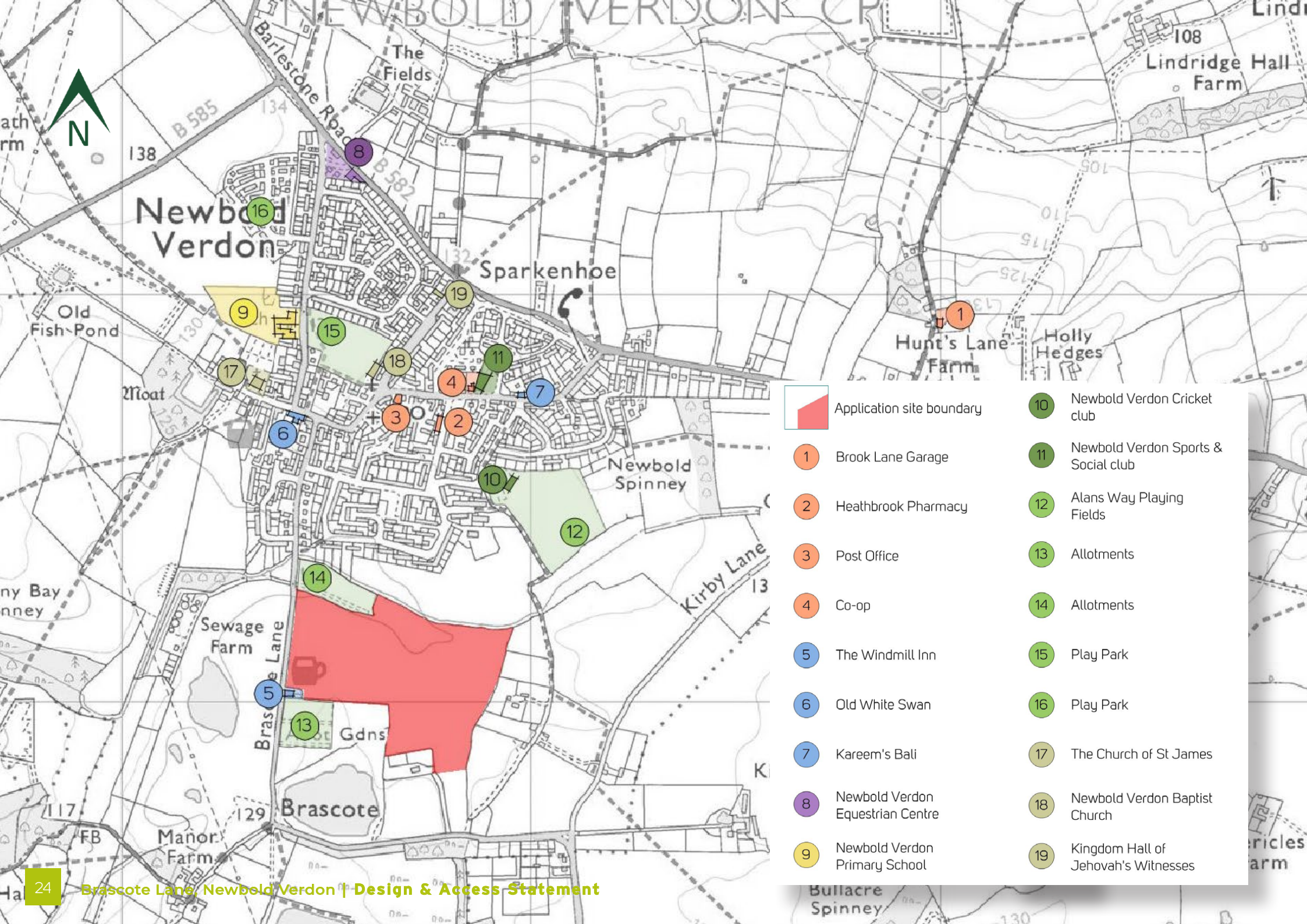


SUMMARY OF CHARACTER

This assessment establishes that there is a palette of materials and detailing that define the character of Newbold Verdon, particularly of its older core. These are;

- Red brick
- Render, usually set on a stone or brick plinth
- Grey Welsh slate roof tiles
- stone or red brick walls with various copings





- Application site boundary
- 1 Brook Lane Garage
- 2 Heathbrook Pharmacy
- 3 Post Office
- 4 Co-op
- 5 The Windmill Inn
- 6 Old White Swan
- 7 Kareem's Bali
- 8 Newbold Verdon Equestrian Centre
- 9 Newbold Verdon Primary School
- 10 Newbold Verdon Cricket club
- 11 Newbold Verdon Sports & Social club
- 12 Alans Way Playing Fields
- 13 Allotments
- 14 Allotments
- 15 Play Park
- 16 Play Park
- 17 The Church of St James
- 18 Newbold Verdon Baptist Church
- 19 Kingdom Hall of Jehovah's Witnesses

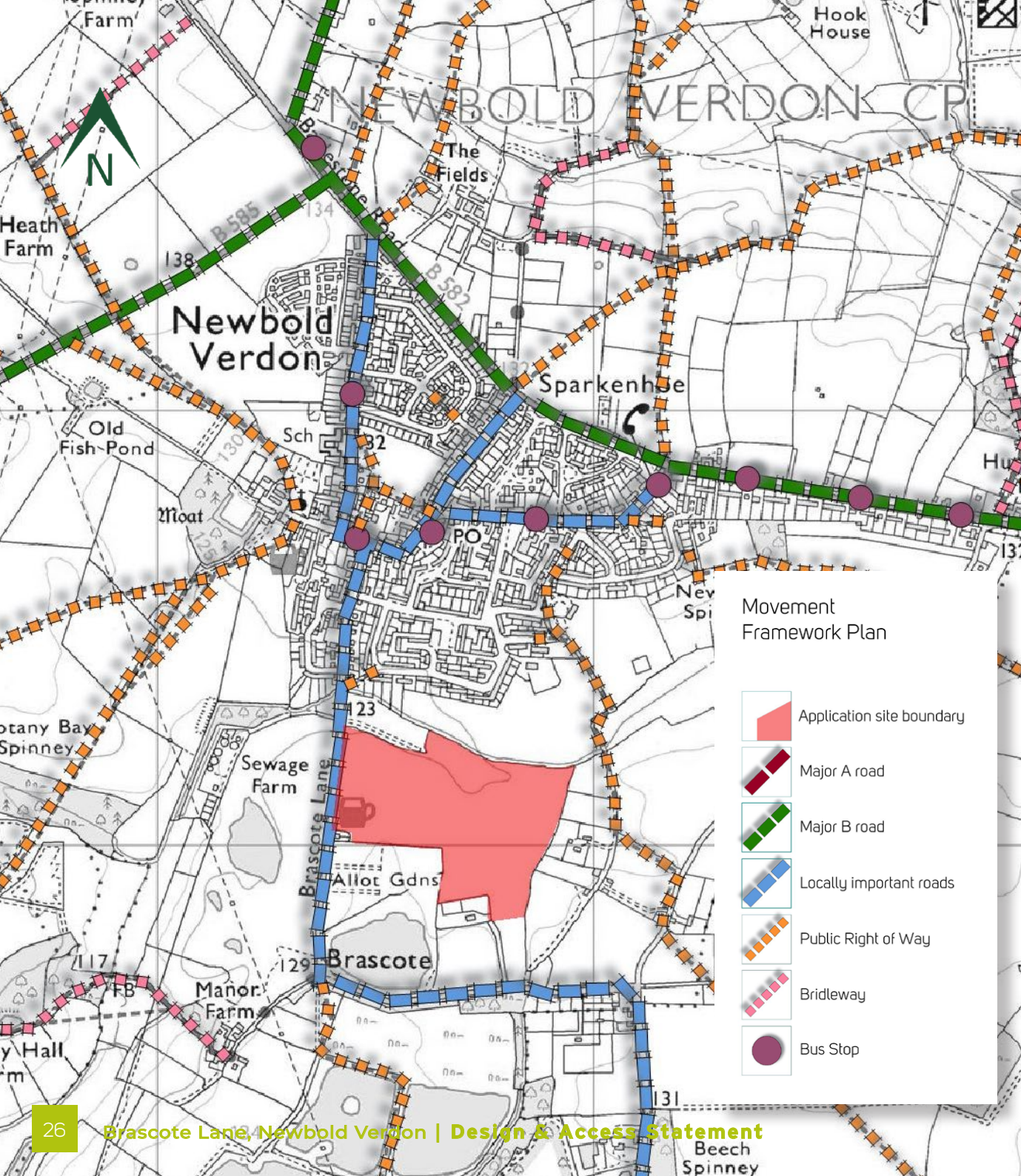
LOCAL SERVICES AND FACILITIES

The site is located within walking distance of several local facilities on Main Street and around the village. The key local facilities in the vicinity of the site are listed adjacent and are identified on the plan opposite.

The site benefits from being near the local primary school and medical centre, as well as places of worship, leisure, and retail facilities.



Facility	Approx walking distance
The Windmill Inn	250m
Newbold Verdon Methodist Church	800m
Church of St James	800m
Newbold Verdon Baptist Church	850m
Main Street Facilities (Inc. Convenience Stores, Cafes, Hairdressers, Public House and Takeaways)	850m-1.00km
Newbold Verdon Primary School	900m
Newbold Verdon Cricket Club	1.00km
Heathbrook Pharmacy	1.05km
The Co-Op Food	1.10km
Newbold Verdon Library	1.15km
Kareem's Balti	1.20km
Lotus House	1.25km
Newbold Verdon Medical Practice	1.35km
Newbold Verdon Equestrian Centre	1.50km



CONNECTIONS AND MOVEMENT

Highway Network

The village accesses the B582 and wider highway network via priority junctions at Dragon Lane, Mill Lane, and Main Street. The B582 is subject to a 40mph speed limit through Newbold Verdon. It leads to the A42 in the north-west via the A444 and to the M1 in the east.

Existing Vehicular Access

The carriageway of Brascote Lane is some 6.0m-6.2m wide along the site frontage, but there is no formal access to the site from here.

Public Transport

The nearest bus stops to the site are located on Main Street at the junction with Brascote Lane, approximately 700m north of the site. The eastbound stop provides a small shelter, whilst the eastbound stop takes the form of flagpole stops both of which are served by the number 153 and 159 bus services. These services allow for residents to travel to nearby major centres for education, employment, and leisure purposes via sustainable means.

Hinckley Rail Station is located approximately 14km to the south of the site and can be accessed by bus or by car. Services run to Birmingham New Street

via Nuneaton, Coleshill Parkway, and Water Orton and to Cambridge via Narborough, Leicester, Melton Mowbray and Oakham.

Leicester Rail Station is located approximately 18km to the east of the site and can be accessed by bus or by car. Services run to London St Pancras (via Market Harborough and Kettering), Sheffield (via Derby and Chesterfield); Birmingham New Street (via Nuneaton and Coleshill Parkway); Nottingham (via Loughborough, East Midlands Parkway, and Beeston); and Cambridge and Stanstead Airport

Pedestrian & Cycle Movement

Pedestrian access to the site will be provided via 2.0m footways on either side of the site accesses off Brascote Lane, connecting to the existing provision on the eastern side of Brascote Lane. Most streets within the village are residential in nature and well-lit. A footway is present running along the eastern side of the Brascote Lane carriageway. This footway measures approximately 2.0m in width and provides continuous access along the site frontage from The Windmill Inn north into Newbold Verdon.

Brascote Lane north of the northern site access is subject to a 30mph speed limit, as are all the roads within Newbold Verdon, and these roads can be considered suitable for use by cyclists.

South of the site, Brascote Lane is subject to the National Speed Limit. However, it is a lightly trafficked rural lane that is suitable for cycling that continues into the surrounding countryside. It is proposed that the 30mph speed limit is extended southwards along the extent of the site frontage.

National Cycle Network (NCN) Route 52 and Route 63 can be accessed from near Market Bosworth and Bagworth, respectively. These are both more than 5.0km from the site but may be used as part of long distance leisure trips.

Local Opportunities for Improvement

There are not currently any formal car parking provisions for the allotments to the north and south of the site. Allotment users park along Brascote Lane and load produce into cars from wheelbarrows and crates stopped on the footpath. Development on the site could improve this situation by making provision for some car parking adjacent to the allotments for allotment users.



Site frontage to Brascote Lane



Allotment users car parked on Brascote Lane with produce in a wheelbarrow on the footpath

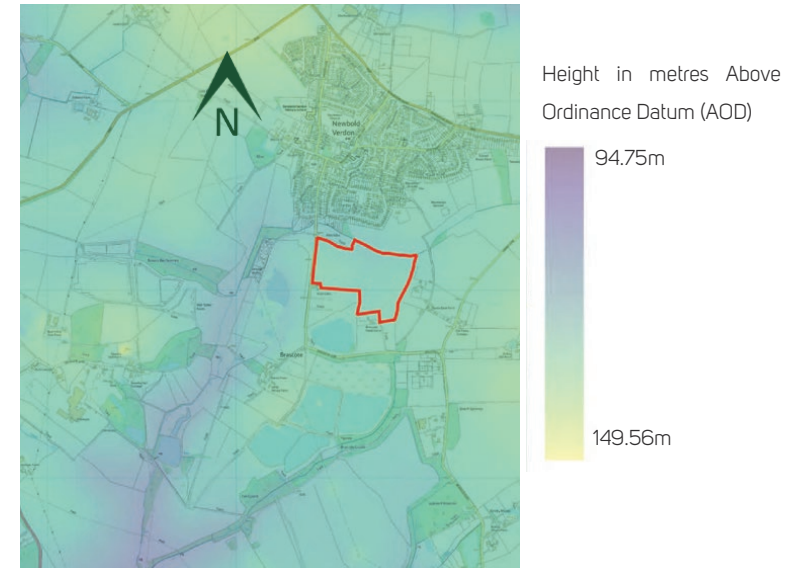
LANDSCAPE & VISUAL IMPACT ASSESSMENT

Within published character documentation, the western part of the site is identified as Bosworth Parkland the eastern part is identified as Newbold and Desford Rolling Farmland. The fieldwork undertaken has confirmed that the site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features. In relation to both character areas, the site forms a small part of a much wider landscape character area, and it does not contain any unique, rare or notable components, such as wide open views, associations with Bosworth Park and the Bosworth Hall country estate, or associations with Bosworth Battlefield. The surrounding landscape has a good network of public footpaths and recreational routes, but these do not traverse the site.

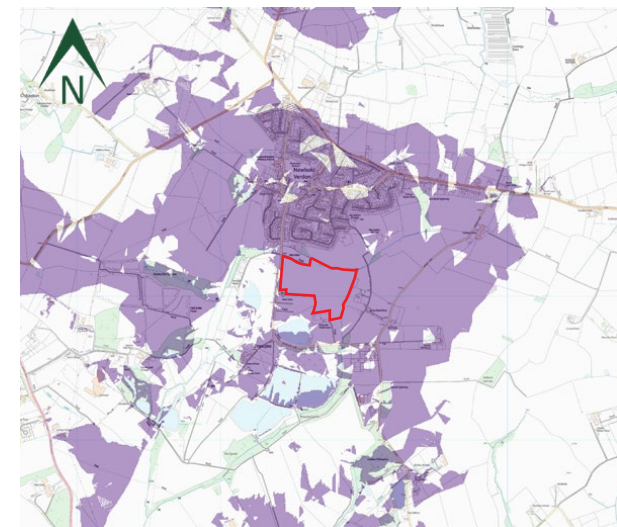
Changing the site from arable farming use to housing would not noticeably affect the intrinsic character of the wider landscape as only a relatively small, contained area of arable land would be lost. Areas of associated new open space within the site offer opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.

The Hinckley & Bosworth Landscape Character Assessment includes a series of development guidelines relating to each character type. The following list sets out those guidelines considered to be relevant to the site and the housing development proposed:

- Encourage the use of traditional 'Midlands-style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.
- Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.
- Enhance and manage the diversity of parkland meadows and retain features such as estate fencing and open roadsides with grass verges.
- Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh.
- Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.
- Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.
- Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features
- Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences.



Contextual Topography



Zone of Theoretical Visibility - Proposed Development

Zone of Theoretical Visibility



View north from Brascote Lane to south of site



View south-east from Brascote Lane at current southern settlement edge of Newbold Verdon



View south-west from Public Footpath S26, to north-east of site

Visual Context

In order to determine the extent of the area from which development within the site could be seen, Ordnance Survey terrain data has been used to produce a Zone of Theoretical Visibility (ZTV) for the proposed maximum height of the development.

The field work undertaken in association with the preparation of the Landscape & Visual Appraisal confirms that visually the site is contained by its boundary hedgerows and hedgerow trees. Although the land surrounding the site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the site. Visibility of the site is only possible from the adjoining Brascote Road, the adjoining allotments, a Public Footpath to the east and the Newbold Verdon Cricket Club to the north-east. All other visibility, including from the existing settlement edge to the north, is restricted to glimpses through gaps in hedgerows where the site is seen within the context of the existing backdrop of woodland beyond. This lack of public locations from which the site can be seen meaning that visibility towards the site is limited to a local area only.

Landscape Mitigation & Enhancements

A series of recommendations are made as a result of the baseline landscape and visual appraisal work undertaken. The incorporation of these recommendations into the final development proposals would result in a scheme that would not cause any unduly adverse landscape or visual impacts on the Bosworth Parkland and Newbold and Desford Rolling Farmland character areas, or on the visual amenity of nearby users of the landscape and townscape edge.

- Consider the visual appearance of the development on the approach into Newbold Verdon along Brascote Lane, and any necessary frontage design considerations such as an offset from Brascote Lane, new soft landscaping, and outward facing properties.
- Retain and enhance open roadside with grass verges along Brascote Lane and utilise as a design feature within the new development to complement the character of the wider landscape.
- Retain as much of existing roadside hedgerow along Brascote Lane as possible and enhance with new hedgerow trees to visually soften views of the new development on-site.
- The western part of the site lends itself to a first phase of development that would tie in with the existing residential development to the north.
- The eastern part of the site could support a second phase of development, if it also incorporated areas of new open space, which are necessary to contribute to local open space policy objectives, to ensure that the more rural character of the landscape to the east and south of the site is respected, and to provide new recreational linkages to existing well-used routes around the site.
- New recreational routes should be incorporated within the site within new areas of open space and landscape buffers, linking up to Brascote Lane and the wider network of public rights of way.
- Historic field boundaries could be used to identify appropriate locations for new characteristic planting including linear tree belts and hedgerows as well as woodland copses.
- Create landscape buffers to the western and southern edges of the site to minimise visual intrusion from the wider open countryside to the west and south, maintain a sense of rurality beyond the site boundaries, provide opportunities for the creation of new ecological habitats and biodiversity within linked green infrastructure corridors, and contribute to local distinctiveness by creating new areas of soft landscaping and margins to existing planting.
- Retain as much of the existing boundary hedgerows and trees as possible to retain for their visual screening properties and their contribution to local distinctiveness and character.
- Create an enhanced Green Infrastructure corridor along the northern boundary to contribute to the Council's aim to create a multi-functional corridor along the stream corridor that passes close to Newbold Verdon.

