
PMC Land & Planning

Design and Access Statement

Old Parks Farm

Kirkby Lane

Newbold Verdon

Leicestershire

January 2026

PMC Land and Planning Limited



PMC Land & Planning

1.Introduction

1.1 This Design and Access Statement is prepared to support an application via prior approval for the erection of an agricultural barn on land at Old Parks Farm, Kirkby Lane in Newbold Verdon.



1.2 Old Parks Farm is accessed from Kirkby Lane and Newbold Verdon is 1.2km to the northwest. To the east Desford is 2.4km, whilst Kirby Mallory is 2 km to the south and Market Bosworth is 5km to the east.

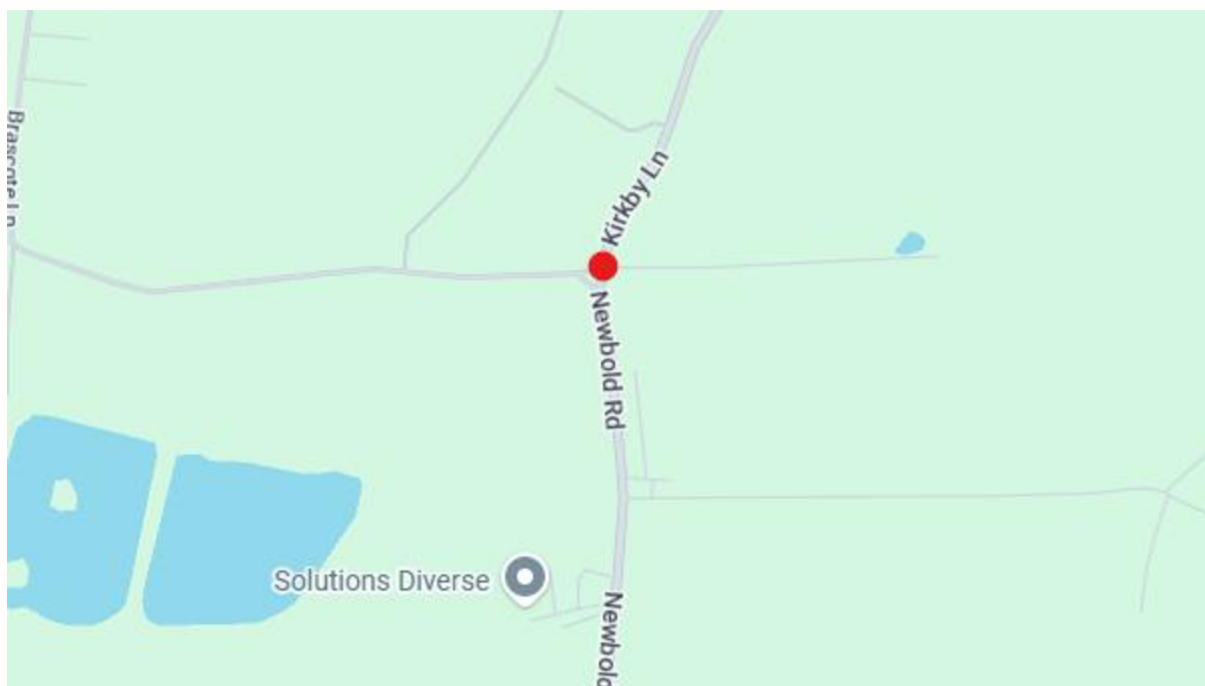


PMC Land & Planning

2. Access

2.1 The proposed barn would be accessed via the established access to Old Parks farm, which sits at the confluence of Kirkby Lane, Brascote Lane and Newbold Road. The main farm buildings and the site of the proposed barn are set back from the road by over 350 metres.

2.2 There is good visibility in all directions at the access/egress point to and from the farm. The Highway Authority response to application 25/00087/FUL confirmed that ‘the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 116 of the National Planning Policy Framework (2024)’.



PMC Land & Planning

2.3 The established access has provided for domestic and agricultural traffic and machinery for many years. At the entrance to the site there is a gate which is set back sufficiently to ensure that vehicles waiting to gain access do not impede the highway.



2.4 Upon entry to the site, there is an existing access to the site of the proposed barn, which will mean that vehicles will not impact on the residential farmhouse

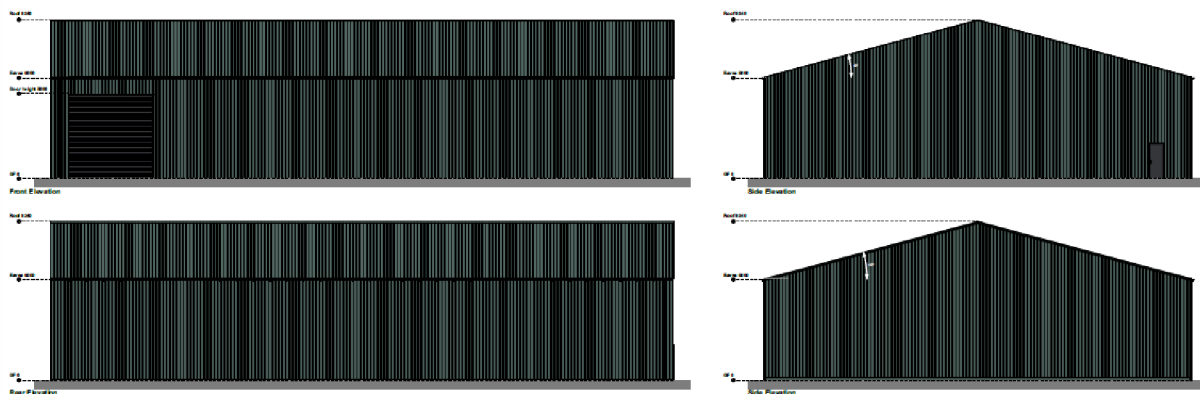
2.5 Whilst the proposed barn will not, in itself, generate increased vehicle movements, there will be adequate space on the site around it to accommodate servicing and the manoeuvring of vehicles.

PMC Land & Planning

3.Design

3.1 The proposed barn would be 908 square meters in area and would have an eaves height of 6.0 metres and a ridge height of 9.3 metres to ensure versatility and to provide sufficient height for the storage of hay and other feed products, as well as machinery.

3.2 It would be constructed of corrugated steel (Kingspan), which would be juniper green in colour to minimise any impact on the local landscape.



NTS

3.3 The barn would be accessed via its west facing elevation, meaning that servicing etc which is orientated into the farm. This would mean that servicing and other activities would be within the farm and would be significantly hidden from wider view.

3.4 The applicant will also be happy to accept a condition on any approval requiring a landscaping scheme to be agreed with the Council.



PMC Land & Planning



3.5 It is the applicants view that from a design perspective any impacts upon the local landscape can be managed through a combination of design and landscaping, and that the scheme will be appropriate within its wider agricultural setting.



4. Conclusion

4.1 The proposed barn can be safely accessed and it has previously been accepted that from a highway perspective it will present no issues.

4.2 The building is required from an agricultural perspective. It sits within what is an agricultural landscape, notwithstanding which, the applicant has attempted to design something which will not conflict with this landscape.

4.3 The building has been orientated to focus activity within the farm and minimise any wider impacts, and has been designed at the scale required for current needs rather than attempting to maximise the potential square meterage allowed under premitted development rules.

