

**DESIGN & ACCESS STATEMENT**  
**75A NEWBOLD ROAD**  
**BARLESTONE**  
**CV13 0DT**



The purpose of this Design & Access Statement (DAS) is to explain the design principles and concepts applied based on assessments and studies undertaken during the design process.

The DAS has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

This proposal relates to the outline planning application for 4 residential dwellings on land at 75A Newbold Road, Barlestone, Leicestershire.

**The DAS will cover the following:**

- **Assessment:** will consider the physical, social and economic context of the site. It will also consider local planning policy.
- **Involvement:** will summarise engagement undertaken with the local planning authority.
- **Evaluation:** evaluates the assessment and involvement process and the consideration of the development options.
- **Design:** summarises the evaluation of the design process.
- **Access:** explains the movement pattern in and around the site, connectivity with local services and inclusive access.

**Site description**

The application site is located on the northside of Newbold Road within Barlestone village. The boundary adjacent to the highway is defined by hedgerows sat behind timber rail fencing with a belt of mature trees. The site area is 0.17acres.

There are no buildings/structures on site other than a fire damaged, large bungalow. The site is primarily a soft landscaped garden.

## **The Surrounding Area**

Immediate along Newbold Road, there are residential properties with varied architectural style. This ranges from a row of Victorian terraced properties, modern build detached and semi-detached houses with some bungalows.

A notable feature of Newbold Road is the ribbon of housing and the leafy tree lined road on the north with some hedgerows that lead into the centre of the village.

There is a public footpath off Newbold Road within a few minutes walk from the site that offers access into the open countryside. There is a bus stop adjacent to the site that has a regular service into Leicester and another bus stop on the other side of the road with services into Market Bosworth and Coalville.

Barlestone village centre is 0.5 mile (approx.) north-west of the site. Barlestone is classified as a key rural centre and is regarded as a highly sustainable settlement, with a population of 2,471 (2001 Census).

## **Historical and Cultural Influences**

Barlestone was recorded in the Domesday Book (1086) as Beruluestone, indication of a pre-existing settlement with an Anglo-Saxon place name. The settlement developed from a small agricultural village around the Parish Church.

Around the early 1900s, the knitting industry further developed the settlement and as the industry declined, the local population became employed in the collieries. After World War II, the village expanded.

## **Landscape**

In 2017, the Council published the Landscape Character Assessment for the Borough. This site forms part of the Charnwood Fringe Landscape Character Area.

The eastern part of Barlestone, along Newbold Road dips and rises across a stream valley. There are long views along Newbold Road in both directions.

### **Key characteristics:**

- 1) Settlement situated on high ground, with historic core at Main Street/ Bosworth Road/ Church Road and large areas of post-war development.
- 2) A tributary stream bisects the settlement and there are long views from the valley sides along Newbold Road in both directions.
- 3) Mixture of cottages, terraces and modern buildings with larger detached properties interspersed.
- 4) Local vernacular of red brick with buildings fronting onto the street and walls of red brick providing enclosure to the main street.
- 5) Local landmark buildings including Grade II listed Church of St Giles and Manor House.
- 6) Rural setting of agricultural fields surrounds the settlement, accessed from the centre via a selection of footpaths.'

## **Heritage**

Although, the village has several notable buildings (including listed status), however, there are no properties onsite or within the immediate area that are listed buildings nor is the site within or near a conservation area.

## **Highways**

Newbold Road, adjacent to the site is 30mph.

As indicated on the proposed site plan, access will be off Newbold Road.

## **Flood risk**

Based on the Environment Agency's planning flood maps (online), the property and immediate area is situated within Flood Zone 1 (low probability of flooding).

## **Policy and designations**

Core Strategy - Adopted December 2009

The Vision contained in the Core Strategy relates to creating a thriving, successful borough exemplifying green sustainable development across the East Midlands. Paragraph 3.37 of the Core Strategy requires new development to reflect the 'unique identity of each individual settlement whilst having a character and identity of its own which complements, supports and integrates into existing communities'.

## **Ecology**

An Ecological Assessment (including Protected Species) Survey has been undertaken to identify any potential ecological constraints. As set out in the report, there are no protected species, however, it does recommend opportunities for biodiversity enhancements.

Furthermore, the applicant is prepared to include the following as part of the development, subject to planning conditions:

- **Habitats:** any lost hedges are replaced with suitable locally native species hedges on site
- **Reptiles/Amphibians:** reasonable avoidance measures are followed to ensure no reptiles/amphibians are adversely affected by the development
- **Bats:** lighting design is sympathetic to bats
- **Birds:** vegetation clearance works are avoided during bird nesting season
- **Badgers:** no evidence of badgers found on site
- **Trees and hedges:** retained trees and hedges should be protected throughout the site
- **Enhancements:** biodiversity enhancements are recommended and the applicant is prepared to discuss opportunities with the County Ecologist, as appropriate

## **Use**

The land is within the settlement boundary of Barlestone.

The proposal is to use the land for residential development on land that forms 75A Newbold Road.

## **Amount**

Each property benefits from off street parking, front and rear garden. The density responds to the existing context which is wide and varied.

Directly adjacent are newly built properties which are at the higher end of density. There are examples of similar densities as to the proposed along Newbold Road which are modern developments.

## **Layout**

The layout takes account of a single access point into the site with proposed dwellings back from the trees, adjacent to the highway.

## **Scale**

Each plot will be detached 2 storey offering 4x bedrooms.