

LAND NORTH OF BARLESTONE ROAD,  
**Newbold Verdon**



EIGHTEEN  
SIXTY-SEVEN

DESIGN & ACCESS STATEMENT  
NOVEMBER 2025

Prepared by CSA Environmental:



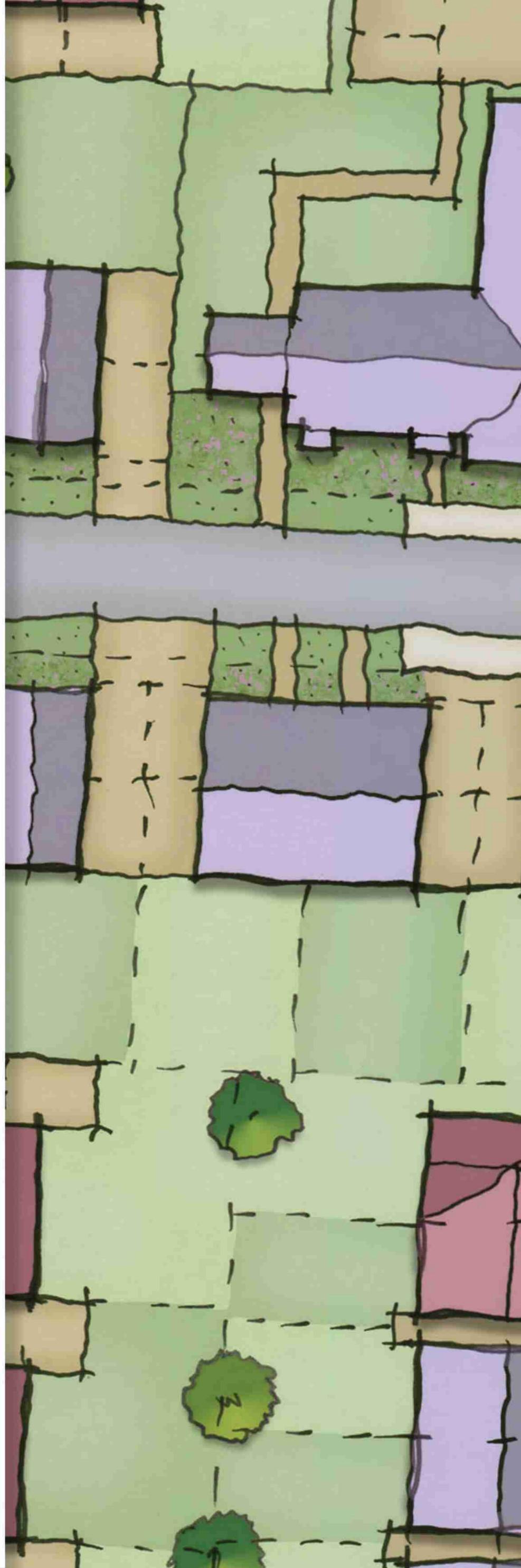
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# Foreword.

Wheeldon Brothers 1867 Ltd's outline planning application Land North of Barlestone Road, Newbold Verdon proposes the development of up to 67 new homes, including 40% affordable housing.

The new homes will be supported by a generous amount of new public open space totalling some 0.99 hectares, equating to nearly 33% of the Site. These open spaces will be for the benefit of existing and new residents alike and include a new children's play area and natural play trail.

This Design and Access Statement (DAS) provides a review of the Site and its context to ensure an appropriate design response, and provides a Development Framework Plan, together with several supporting plans and diagrams as guidance to inform a future reserved matters submission.

## **Wheeldon Brothers 1867 Ltd**

Wheeldon Brothers 1867 Ltd is a specialist land promotion company with a robust portfolio of quality development sites across England and is a sister company to Wheeldon Brothers Limited, a privately owned, award-winning housebuilder founded in 1867, operating across the East Midlands. This affiliation allows Wheeldon Brothers 1867 Ltd to draw on almost 160 years of housebuilding experience, adding value to the sites they promote.

PAGES 1 - 6



## CHAPTER ONE: INTRODUCTION

An introduction to the Design and Access Statement and the vision for Land north of Barlestone Road, Newbold Verdon

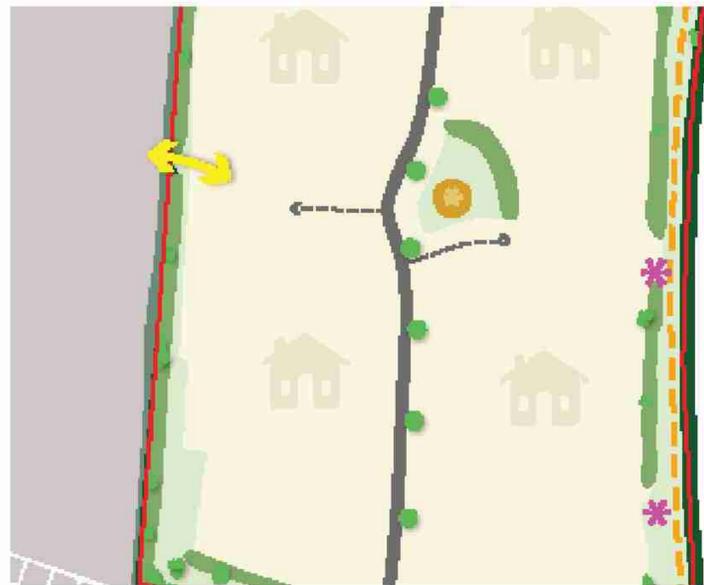
PAGES 7 - 26



## CHAPTER TWO: UNDERSTANDING THE SITE

An analysis of the Site, including its landscape context, relationship with local infrastructure, and topography. Includes a summary of the influences and opportunities used to inform the masterplan and design proposals.

PAGES 27 - 30



## CHAPTER THREE: MASTERPLAN CONCEPT

The strategic design vision and overall masterplanning principles for Land north of Barlestone Road, Newbold Verdon

PAGES 31 - 38



## CHAPTER FOUR: THE MASTERPLAN

A detailed description of the Development Framework Plan and Illustrative Masterplan, together with how the proposals meet key design-related local plan policies.

## CHAPTER FIVE: ACCESS

A detailed summary of the access proposals and the network of new streets, walking and cycling routes.



PAGES 39 - 42

## CHAPTER SIX: GREEN INFRASTRUCTURE

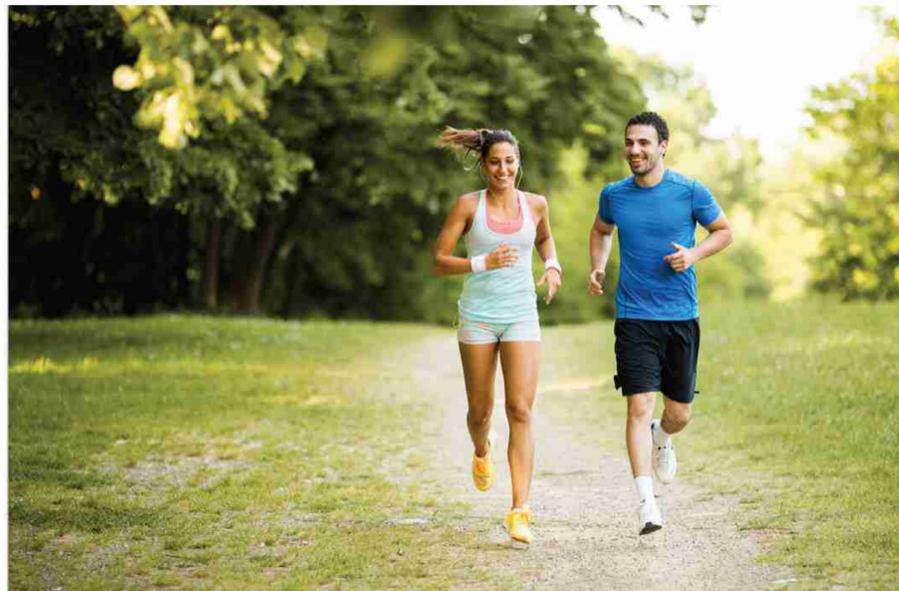
A detailed explanation of the green and blue infrastructure components, including the creation of a series of key open space areas.



PAGES 43 - 48

## CHAPTER SEVEN: BUILDING FOR A HEALTHY LIFE

A summary of the approach to sustainability through various measures such as sustainable drainage, energy, and healthy placemaking through the application of Building for a Healthy Life.



PAGES 49 - 54

## CHAPTER EIGHT: CONCLUSION

This chapter summarises the masterplan and design proposals applied at Land north of Barlestone Road, Newbold Verdon



PAGES 55 - 58

# 1.

## Introduction.

This opening chapter introduces the Site and explains the role of a Design and Access Statement as part of the planning process. It also sets out the Vision for the proposed new neighbourhood at Newbold Verdon as an integrated and sustainable new place.



## 1.1 INTRODUCTION TO THE PROPOSAL

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Wheeldon Brothers 1867 ('the applicant') in support of an outline planning application for the erection of up to 67 homes, including 40% affordable housing, public open space, landscaping, sustainable drainage system (SUDS) and associated works at Land North of Barlestone Road, ('the Site').

The DAS describes how the proposed vision and masterplan represent a well-designed response to the Site's context in planning for a sustainable new neighbourhood for Newbold Verdon.

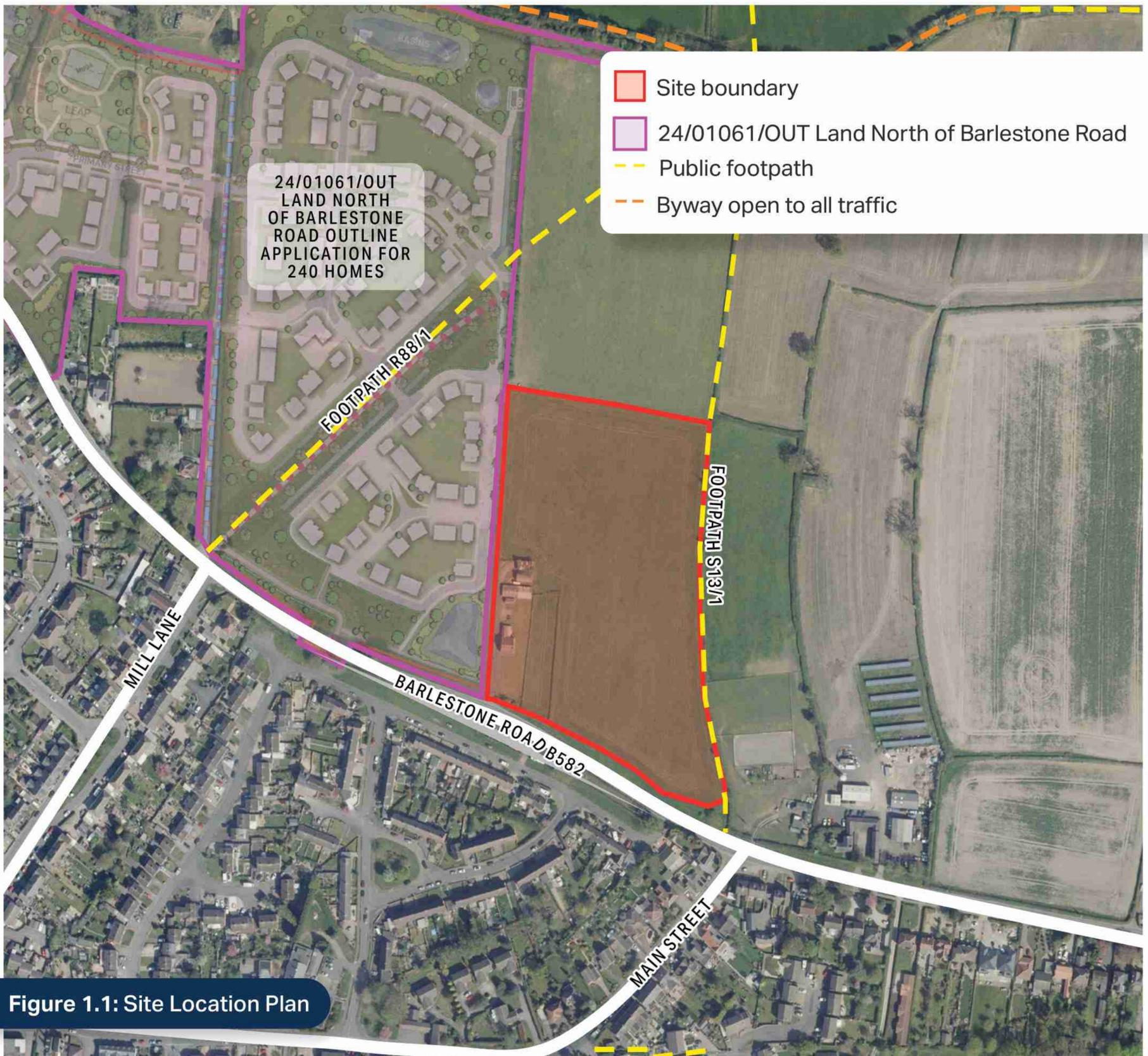


Figure 1.1: Site Location Plan



## 1.2 PLANNING POLICY CONTEXT

As part of this application, the proposals will need to take into consideration and comply with planning policies on a national and local level. A full assessment of the outline planning proposals against the relevant development planning policies and other relevant material considerations (and 'weight' to be attributed to them) is set out in the accompanying Planning Statement produced by Fisher German.

### National Design Guide 2021 and National Model Design Code

In 2021, the Government published the National Design Guide and National Model Design Code, which the NPPF identifies as providing a framework for creating beautiful and distinctive places. The ten characteristics together enable the creation of a well-designed place which creates character, nurtures and sustains a sense of community, and works positively to address environmental issues.

## The Adopted Development Plan

The current Hinckley & Bosworth Local Development Framework documents that relate to the Site are as follows:

- **Core Strategy DPD**
- **Site Allocations and Development Management Policies DPD**

### Core Strategy DPD

The Core Strategy is the key Development Plan Document (DPD) in the Local Plan 2006 to 2026, providing the vision and spatial strategy for the borough. It outlines the broad locations proposed for housing development and other strategic needs such as employment, retail and transport development.

The policies of relevance to this Site are as follows:

- **Policy 15: Affordable Housing**
- **Policy 16: Housing Density, Mix and Design**
- **Policy 19: Green Space and Play Provision**

### Site Allocations and Development Management Policies DPD

This document identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. The following policies are of relevance to the Site:

- **DM10- Development and Design**
- **DM18- Vehicle Parking Standards**

The following Supplementary Planning Documents (SPD) and design guides of relevance to the Site are as follows:

- **The Good Design Guide SPD**
- **Affordable Housing SPD**
- **Green Infrastructure Strategy SPD**
- **Open Space and Recreational Facilities Study 2016**
- **Leicestershire Highway Design Guide**

### Emerging Local Plan

Hinckley and Bosworth Council are currently reviewing their Local Plan which will set out land allocations and planning policies for the period 2024-2045.

### 1.3 THE VISION

This new 67 home development in Newbold Verdon represents a logical and sustainable location for new growth, seamlessly blending in with the adjacent village and complementing the village's character while meeting local housing needs. The homes will be designed in the local vernacular and set within new landscaping and green space that prioritises biodiversity, and community wellbeing.

A central green area will feature a children's play space, whilst a natural play trail and new pedestrian friendly routes will encourage outdoor activity and social interaction. A Sustainable Drainage System basin will be integrated into the landscape, supporting sustainable drainage and enhancing local ecology. New planting, wildflower meadows, and native hedgerows will create habitats for wildlife and peaceful spaces for residents to enjoy.

This development is designed to be a place where families thrive, nature flourishes, and Newbold Verdon's village character is celebrated.





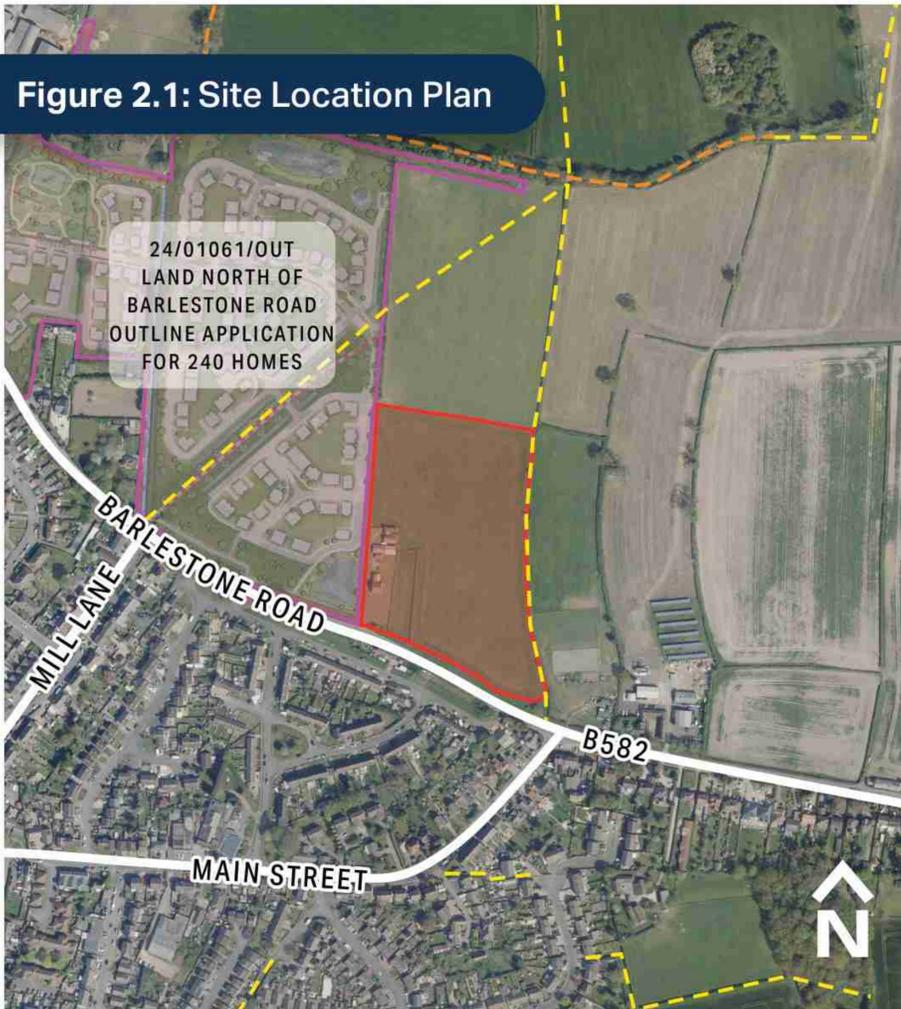
# 2.

## Understanding the Site.

This chapter introduces the physical context of the Site, analysing a range of influences, including its existing connections, topography and landscape character, as well as analysing the character of the local area. The chapter concludes with a summary of the influences and opportunities which will inform the design proposals.



**Figure 2.1: Site Location Plan**



- Site boundary
- 24/01061/OUT Land North of Barlestone Road
- Public footpath
- Byway open to all traffic

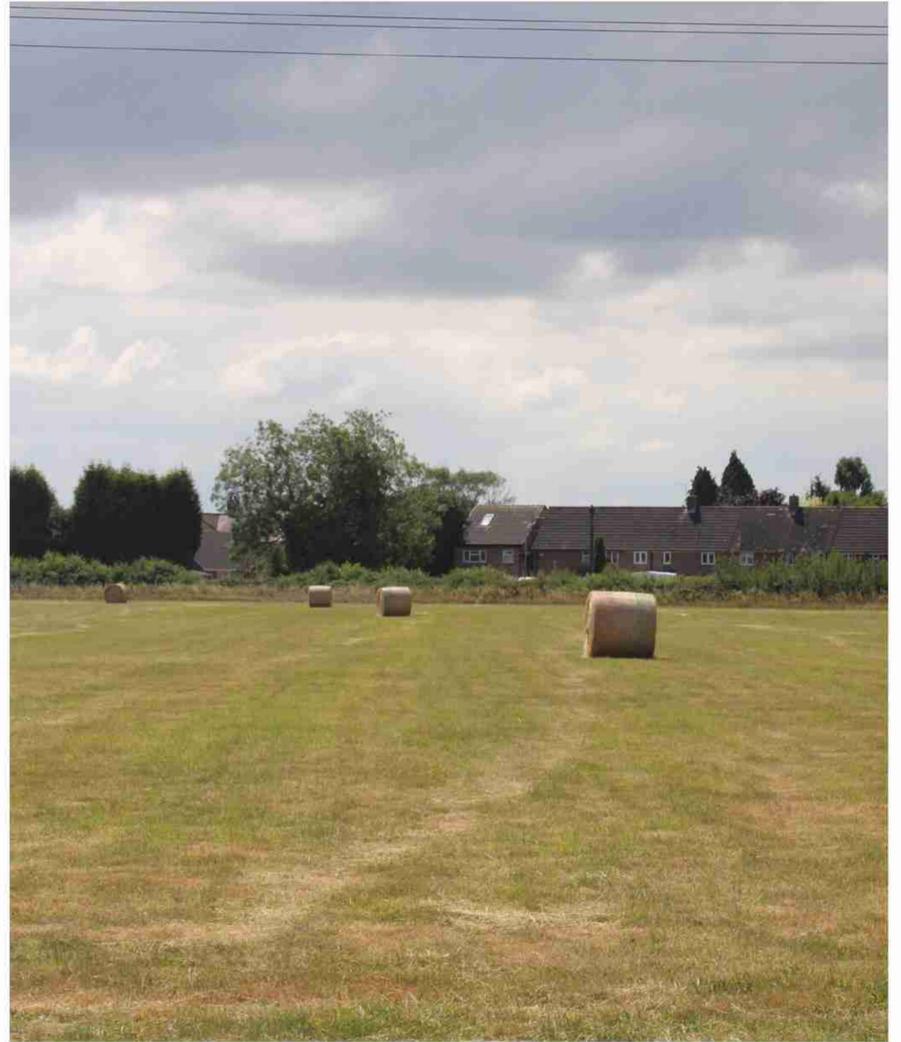
## 2.1 SITE LOCATION AND CONTEXT

The Site, which measures 3.0 hectares (ha) occupies a single arable field on the northern edge of the village. The Site lies within the administrative boundary of Hinckley and Bosworth Borough Council.

The Site is bound by Barlestone Road to the south, of which the wider settlement is located to the south. The Site is bound by arable fields. However, the land to the west of the Site is currently subject to an outline planning application (LPA ref: 24/01061/OUT) for up to 240 homes. This application was refused due to being contrary to Policy DM4 and DM10 of the SADMDPD however these policies are considered to be out of date.

Newbold Verdon is located between the villages of Market Bosworth (3.5 miles west) and Desford (2 miles east). The larger settlement of Hinckley is located approximately 8.5 miles south of Newbold Verdon, and the city of Leicester approximately 11 miles to the east.





## Newbold Verdon

Newbold Verdon is a historic village and civil parish located in Leicestershire, England, within the district of Hinckley and Bosworth, it lies approximately 9.5 miles west of Leicester and 8.5 miles north of Hinckley, making it a popular commuter village.



Figure 2.2: Site Location Plan (Wider Context)