

## 2.10 SITE INFLUENCES & OPPORTUNITIES

The Influences and Opportunities Plans represents a summary of the key influences and opportunities that should be considered in the design of the masterplan proposals, as identified in the preceding sections. The principal influences and opportunities are as follows:

### Site Access and Connectivity

Vehicular access from the Site will be taken from Barlestone Road, a small amount of hedgerow will need to be removed to facilitate the access. A further active connections can potentially be provided from the western boundary into the proposed adjacent development.

### SuDS Features and Flood

Some limited areas of surface water flooding are present towards the Barlestone Road boundary of the Site. To help manage flood risk, a new SuDS feature should be provided in the southern part of the Site.

### Adjacent Development

The proposed development to the west of the Site presents an opportunity to inform the masterplan design. A secondary street could be aligned to create visual connection between the two developments, fostering a sense of continuity. Additionally, a pedestrian and cycle link along the western boundary could provide direct connectivity between the Sites, supporting active travel and integration.

### Public footpath

Public footpath S13/ 1, that runs along the Site's internal eastern boundary should be retained in its current alignment and enhanced within a green corridor. Several natural play trail features will enhance this route further and provide play on the way opportunities.

### Children's Play

The opportunity exists to provide a central green, so it is easily accessible from all areas within the new development and to provide a community focal point. The opportunity also exists to provide several trim trail features along the existing public footpath the proposed recreational routes.



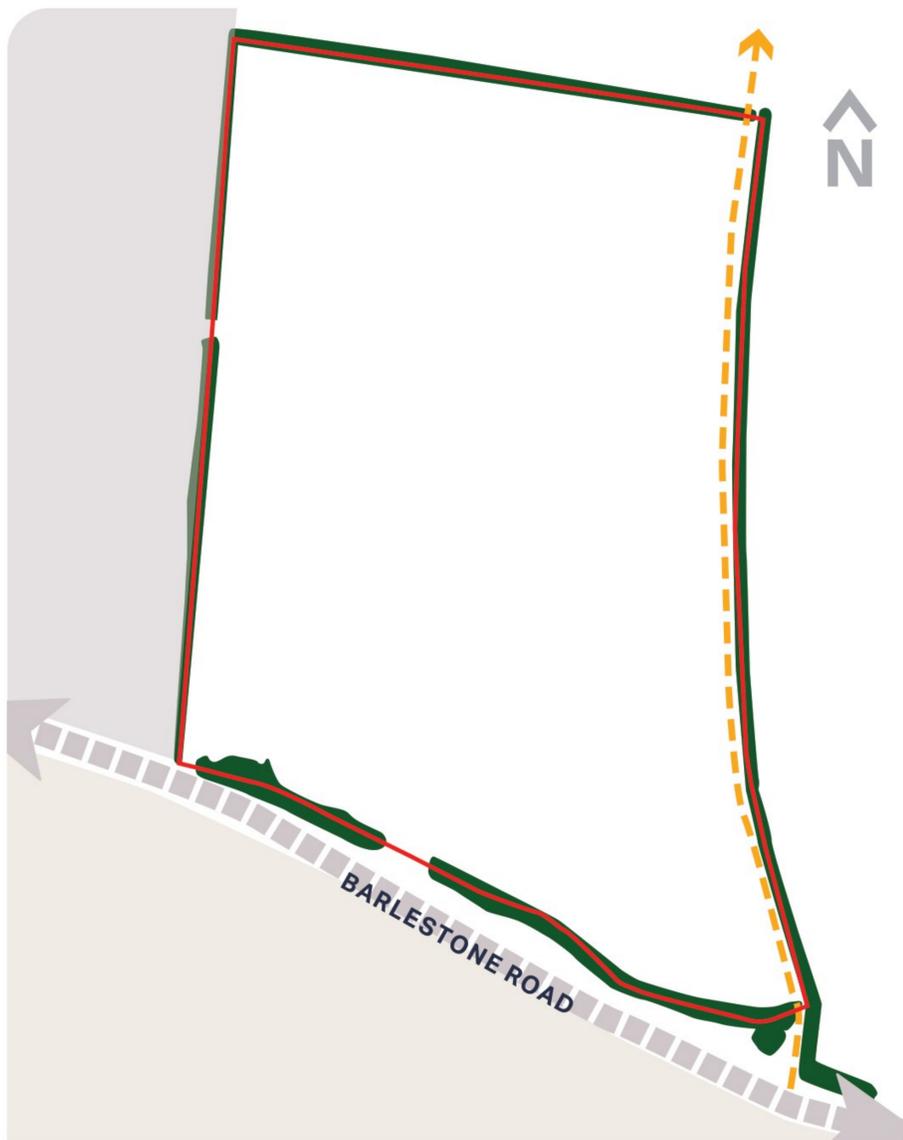
# 3.

## Masterplan Concept.

This chapter establishes the overall masterplanning concept for the proposed development.



### 3.1 LAYOUT PRINCIPLES



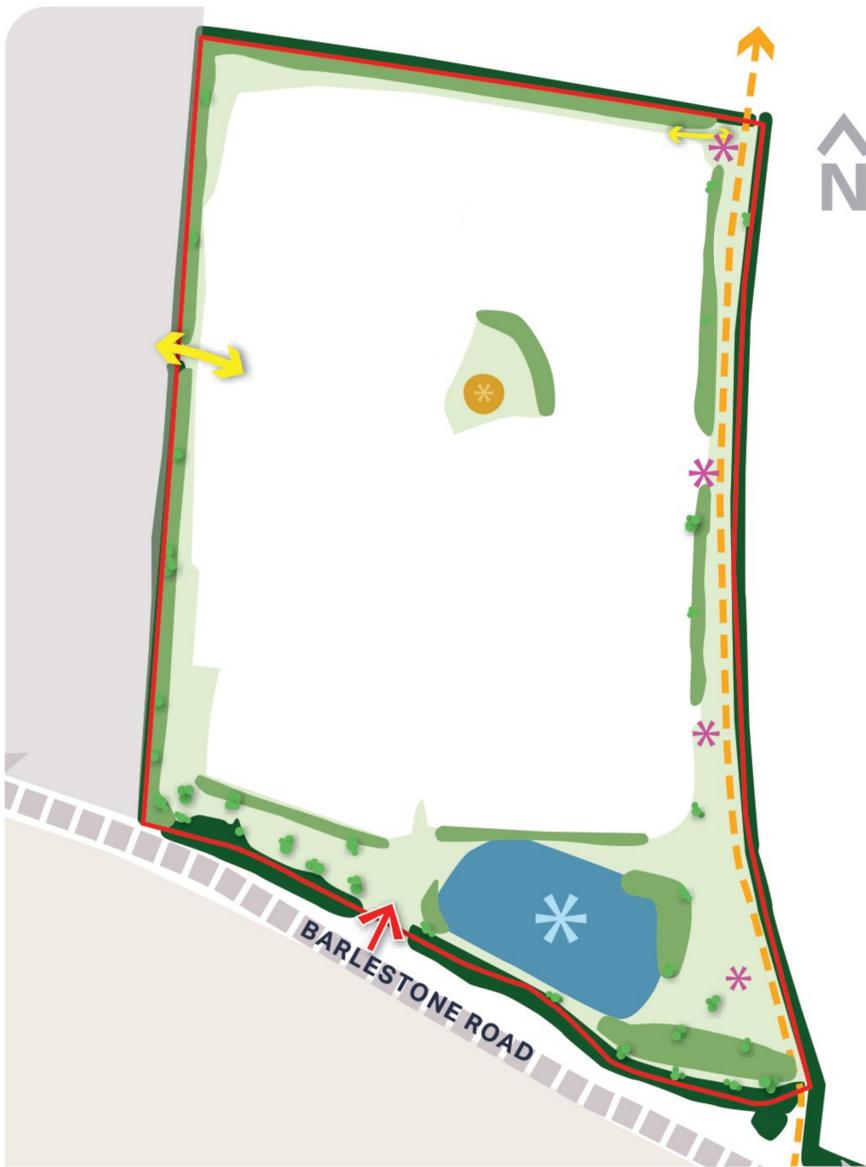
#### 1. A Logical location for new homes

Located adjacent to the existing settlement edge, the Site can be seen to sit within a sustainable location where it will benefit from its close proximity to the existing facilities and services within Newbold Verdon, as well as those further afield in Leicester.



#### 2. Enhancing the Site's green infrastructure and managing flood risk

Existing vegetation is to be retained and enhanced where possible. A large green buffer along the Site's southern boundary should be provided to create a verdant entrance into the new development. New hedgerows will screen views of the new homes from the on-site public footpath. SuDS features, in the form of an attenuation basin, will be used to control surface water during periods of heavy rainfall, whilst also providing opportunity for aquatic plants to flourish, adding to the ecological diversity on the Site. This will be located in the southern part of the Site, which in turn will create an attractive and memorable gateway to both the development and the wider village.



### 3. Children's play and connectivity

A new connection to the land to the west will create the basis for a development that maximises connectivity with its surroundings. These will be connected by new routes for walking and cycling to promote active travel and enhance connectivity with the local area. Given the low-traffic nature of the internal streets, they will also be suitable for cycling. Children's play in the form of a Local Area for Play (LAP) in a central green space, and several natural play trail features located along the public footpath, will be provided on Site. New connections to the public footpath will be provided.



### 4. New Homes and streets

The new residential area has been sensitively located to respond to the opportunities and influences the Site presents. The homes will be orientated to overlook and provide surveillance to new areas of open space; and to provide active frontages along the main transit routes.

# 4.

## The Masterplan.

This chapter presents the proposed masterplan.



## 4.1 THE DEVELOPMENT FRAMEWORK PLAN

The Development Framework Plan (Figure 4.1) has been shaped by the robust and clearly defined masterplan design principles established in the preceding chapter. Amongst other things, this includes retaining and enhancing existing on site green infrastructure and retaining and enhancing the public footpath.

The Site's green spaces will strengthen the new residents' connection to nature and their surroundings, supporting healthier, happier lifestyles and an enhanced sense of wellbeing. For example, the existing public footpath will be enhanced with natural play trail features to encourage active travel and play. Elsewhere, the new SuDS feature and surrounding green spaces will provide valuable habitats for local wildlife, whilst also creating attractive green spaces for residents to enjoy.

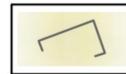
At the detailed design stage, a vibrant mix of private and affordable homes will be delivered, complementing the multi-functional green infrastructure to support the creation of a thriving, inclusive community. This approach will promote a strong sense of place, ownership, and identity, grounded in an understanding of the Site's context and character.

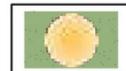
The Development Framework Plan provides a strong foundation for detailed design at the reserved matters stage, enabling the creation of a visually attractive development that is sympathetic to the local character and reinforces a distinct sense of place. In doing so, the proposals align with the requirements of **Policy 16: Housing Density, Mix and Design** from the Core Strategy DPD, and **DM10- Development and Design** from the Site Allocations and Development Management Policies DPD; as well as the design aspirations set out in the NPPF.

 Site boundary: **Aprx. 3.0ha**

### DEVELOPMENT

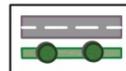
 Developable area: Aprx. 1.99ha  
**(Up to 67 homes @ 34.5dph)**

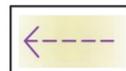
 Indicative frontage orientation

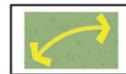
 Children's play area (LAP)

### ACCESS & MOVEMENT

 Primary vehicular/pedestrian/ cycle access

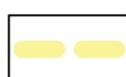
 Tree lined primary street with green verge

 Secondary streets

 Pedestrian link

 Existing public footpaths

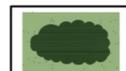
 Proposed drop curb crossing

 Proposed footway/cycleway

### GREEN INFRASTRUCTURE

 Proposed new grassland, wildflower, hedgerow and tree planting

 Natural play trail features

 Existing vegetation

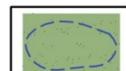
 Sustainable Drainage system (SuDS) basin



Figure 4.1: Illustrative Development Framework Plan.

**24/01061/OUT**  
Outline application for 240 homes, cemetery, health centre car park and public open space.

Opportunity for the new development's secondary street orientation to be influenced by the adjacent proposals.

A central play area will provide a focal point to the development, natural play trail features along the existing public footpath and proposed recreational routes will diversify the play options on Site.



SuDS basin to be located at the lowest point of the Site to deal with surface water run off from the new development and also to provide a green entrance to the Site and Newbold Verdon

## 4.2 ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan (Figure 4.2) is based upon the Development Framework Plan and has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the Site.

It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with the information contained throughout this Design and Access Statement, communicate the key design principles that a subsequent reserved matters application should reflect to respond to the in-depth analysis of the Site and its surrounding context.

The Illustrative Masterplan, along with the figure-ground diagram (Figure 4.3), demonstrates how the proposed development would form a logical extension of the existing settlement.

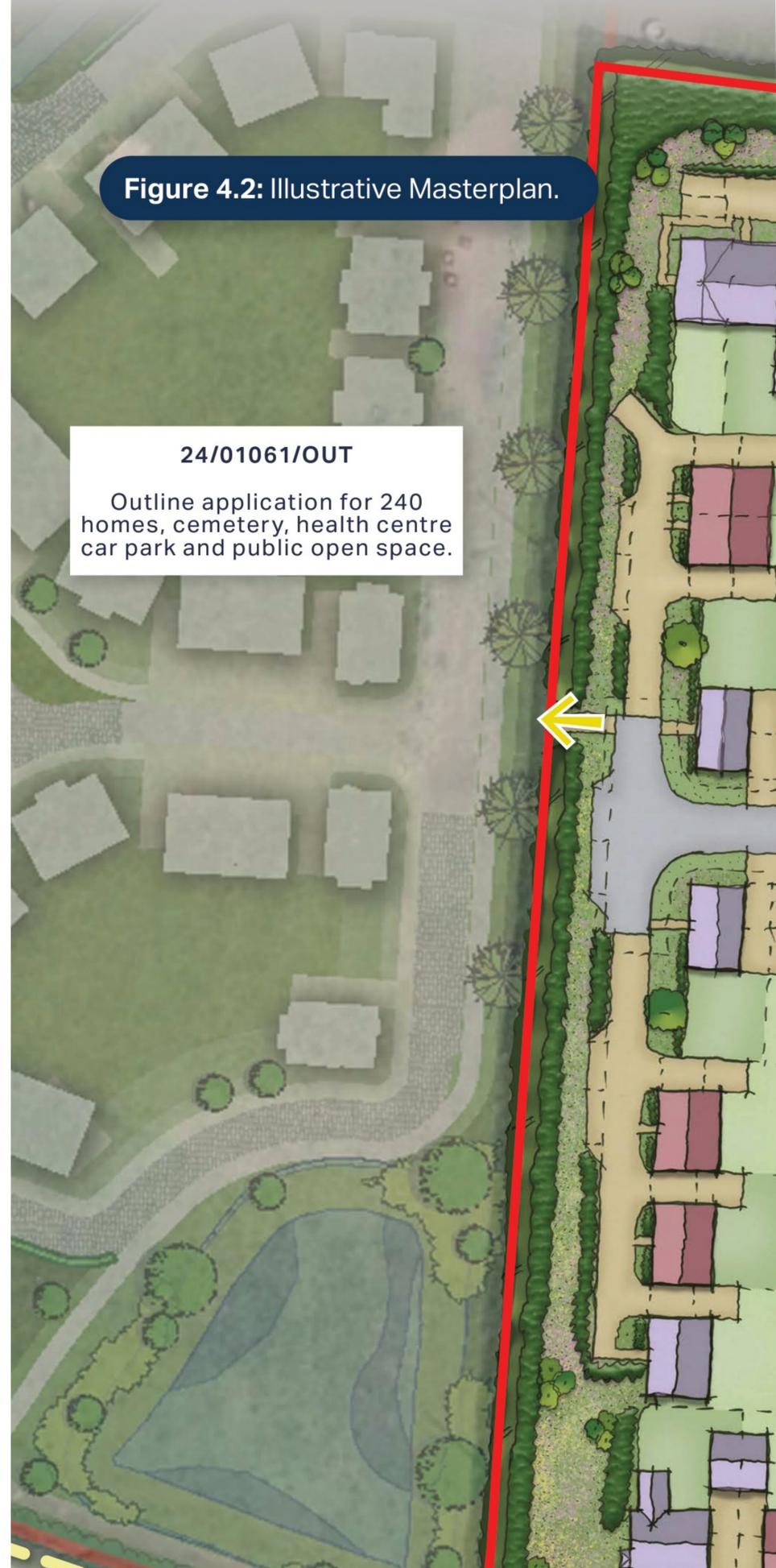
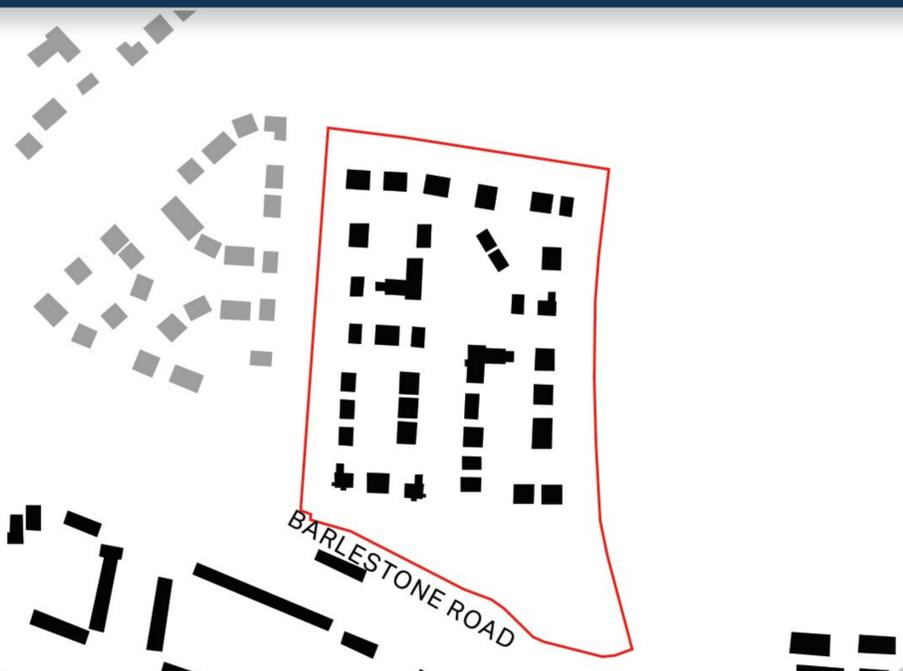


Figure 4.3: Figure-ground of proposed development and adjacent proposals





LAP

SuDS

BARLESTONE ROAD



### 4.3 USE AND AMOUNT

#### Residential Development Area – Up to 67 homes (1.99 hectares)

The outline planning application provides for up to 67 new homes and a proposed residential development area measuring 1.99 hectares.

**Policy 15: Affordable Housing** from the Core Strategy DPD states that “at least 480 affordable dwellings [from the 2090 to be provided in the borough from 2006 to 2026] will be provided in rural areas”. Therefore the policy sets out that in rural areas the target for affordable housing is 40% provision.

#### Green Infrastructure – 0.99 hectares

A generous proportion of the Site will comprise green infrastructure to form a connected and accessible network of public spaces. The green infrastructure equates to **33%** of the total Site area, and will provide a high quality and attractive setting for the new homes. At **0.99 hectares**, the amount of green infrastructure proposed exceeds the quantity standards set out in **Policy 19: Green Space and Play Provision of the Core Strategy DPD**.

Further information on the green infrastructure provision is provided in **Chapter 6: Green Infrastructure**.

- Site Boundary: **3.0ha**
- Developable area: **1.99ha**
- Public Open Space: **0.99ha**
- Play Space
- SUDS features
- Existing vegetation
- Remaining infrastructure: **0.02ha**



**Figure 4.4: Land Use Plan.**

#### 4.4 BUILDING HEIGHTS AND DENSITY

The new homes will be predominantly 2 storeys in height to reflect the prevailing scale of development in Newbold Verdon. However, the considered and careful use of a very small amount of 2½ storey homes will assist in creating the basis for a varied and interesting roofscape.

Overall, the development achieves an average net density of up to **34.5 dwellings per hectare (dph)**. In accordance with **Policy 16: Housing Density, Mix and Design** developments in rural areas must meet a minimum density of 30 dwellings per hectare. Critically, this DAS demonstrates that the proposed form and quantum of development can be brought forward with due regard to the Site's opportunities and influences.



# 5.

## Access.

This chapter illustrates the proposed access and movement strategy for vehicular and non-vehicular movements. It also outlines the parking strategy.

