

8.1 CONCLUSION

This planning application marks a major step forward in the exciting opportunity that the development of the Site at Land north of Barlestone Road, Newbold Verdon represents. This DAS has been created to demonstrate how the masterplan proposals for the site embody a high-quality, sustainable, and dynamic new development.

In summary, the development proposed by Wheeldon Brothers 1867 Ltd will deliver:

HIGH QUALITY NEW HOMES



A well-considered and sensitively designed new neighbourhood for up to **67 high quality new homes, 40% of which will be affordable.**

ECONOMIC GROWTH



Economic growth of the local area through the construction of 67 new homes and support for existing services and facilities.

AN ATTRACTIVE & DESIRABLE PLACE TO LIVE



An **attractive** and **desirable** place to live, and for recreation and leisure that positively responds to the Site's existing landscape structure and Site's relationship with its surrounding context.

HEALTH AND WELLBEING



A place that encourages **healthy lifestyles** for existing and new residents through the provision of **0.96 hectares of accessible green spaces** that are within easy walking distance of all homes.

A STRONG COMMUNITY



A range of high quality and multi-functional open spaces, such as a central green with children's play area, that encourage social interaction and healthy lifestyles.

DISTINCTIVE CHARACTER



A place that has its own distinctive character by **sensitively relating** to its context.

A RANGE OF HOMES



A range of house types, sizes and tenures to create a balanced community.

INTEGRATED DEVELOPMENT



A place with a clear street hierarchy and offers traffic-free connections to the wider village to create an **integrated and sustainable development**.

ACTIVE TRAVEL



Retention and **increased connectivity** of the on-site public footpath will provide opportunities for active travel.

LAND NORTH OF BARLESTONE ROAD,
Newbold Verdon



DESIGN & ACCESS STATEMENT | NOVEMBER 2025