



24/01061/OUT
Land North of Barlestone Road
Refused outline application

Existing public
footpath S13/ 1 to be
retained on Site.

A LEAP and $\frac{1}{2}$ MUGA, situated with easy
access to the existing public footpath, will
provide play and recreation options on Site.
A natural play trail will provide opportunities
for play on the way.

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 development
and Newbold Verdon.

New footway connecting
the Site to the existing
public footpath.

Proposed toucan crossing
to provide access to the
wider village.

Main vehicular, pedestrian
and cycle access point to be
taken from Barlestone Road.

0 10 20 30 40 50 metres

Site boundary: Aprx. 3.0ha

DEVELOPMENT

- Developable area: 1.87ha (Up to 67 homes @ 36 dph)
- Indicative frontage orientation
- Provision for children and young people (LEAP & $\frac{1}{2}$ MUGA)

ACCESS & MOVEMENT

- Primary vehicular/pedestrian/cycle access
- Tree lined primary street with green verge
- Secondary streets
- Potential pedestrian links
- Existing public footpaths
- Recreational routes
- Proposed toucan crossing

GREEN INFRASTRUCTURE

- Proposed new grassland, wildflower, hedgerow and tree planting
- Natural play trail features
- Existing vegetation
- Sustainable Drainage System (SuDS) basin

K	29.05.26	SM	Access linework updated
J	28.05.26	AL	Updated to reflect comments
I	22.05.26	AL	Density & GI updates
H	22.04.26	DF	Highways & GI updates
G	28.10.25	DF	Highways updates
F	27.10.25	DF	Boundary & highways updates

Rev	Date	By	Description
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Project Land North of Barlestone Road,
NEWBOLD VERDON

Title Development Framework Plan

Client Wheeldon 1867

Scale 1:1000 @ A2 Drawn DF

Date August 2025 Checked RR

Drawing No. CSA/7625/106 Rev K