



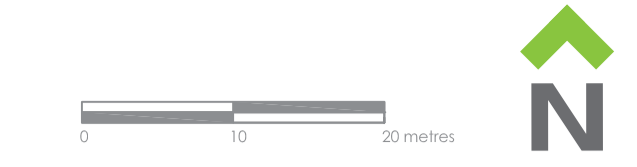
24/01061/OUT
Land North of Barlestone Road
outline application for 240 homes,
cemetery, health centre car park and
public open space

Potential pedestrian link
to the land to the west.

Existing public footpath S13/1 to be
retained within a green corridor within
the Site and enhanced with natural
play trail features.

A Sustainable Drainage System basin, placed at
the lowest point of the Site, will control surface
water run off from the new development, and
provide a green entrance to the new development
and Newbold Verdon.

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



- Site Boundary: Aprx. 3.0ha
- Proposed new homes: Aprx. 1.99ha Up to 67 dwellings @ 33.5dph
- Tree-lined primary street
- Secondary street
- Lanes & Private drives
- Natural Play Trail features
- Children's Play Space LAP | 'Local Area for Play'
- Existing vegetation
- New native tree, thicket and species-rich wildflower planting
- SuDS Basins
- Public Footpaths
- Proposed vehicular/ pedestrian/cycle access
- Potential pedestrian link
- Proposed footway/cycleway
- Proposed drop curb crossing
- Toucan crossing proposed by adjacent application (24/01061/OUT)

| Rev | Date | By | Description |
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Project Land north of Barlestone Road
NEWBOLD VERDON

Drawing Title Illustrative Masterplan

Client Wheelodon 1867

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|------------------|----------------------|
| Scale @ A1 1:500 | Drawing No. 7625_109 |
| Date Oct 2025 | Rev B |
| Drawn DF | Checked RC |