



Introduction

Manor Oak Homes are working with a team of consultants to submit an outline planning application for up to 67 new homes on land to the west of the A6 in **Kibworth Harcourt**, Leicestershire. The development is situated north of the village centre. Access to the development will be situated on the south boundary of the site via Wistow Road.

Kibworth Harcourt can be accessed via the A6 which connects the village to Leicester City Centre. Leicester City Centre is located approximately 9 miles north-west of Kibworth Harcourt and offers a large variety of services and facilities. The village itself offers a wide range of services and facilities which are within walking and cycling distance of the site.

This exhibition shows the initial examination of the site, outlines proposals for its development and seeks your views to inform the forthcoming planning application.

The Team

Manor Oak Homes are working with a team whose roles have been outlined in the list below. These exhibition boards have been put together by the team to provide information about the proposed development.

- | | |
|--------------------------------------|----------------|
| Architects - | rg+p |
| Landscape Architects - | FEC |
| Planning Consultant - | Armstrong Rigg |
| Flood Risk Assessment and Drainage - | JPP |
| Transport and Highways - | JPP |
| Archaeology - | MOLA |
| Ecological Surveys - | FEC |

Thank you for taking your time to visit the exhibition



2.0: Planning Policy and Archaeology

About the site

The proposed development site comprises 2.65 hectares (6.5 acres) of greenfield land. It is located adjacent to the northern boundary of Kibworth Harcourt, and is surrounded by the existing built up area on three sides. The site currently comprises an agricultural field, with mature hedgerows and trees along the northern and western boundaries. To the south of the site is Wistow Road, and to the east is the roundabout joining Wistow Road to the A6 Leicester Road.

Planning Background

We are proposing to submit an outline planning application (an application for approval of development in principle) for approximately 67 new homes together with open space and car parking. Vehicular and pedestrian access is proposed via Wistow Road.

An initial indication of a potential layout for our proposed development is shown today. Because our application is for outline planning approval only, this is subject to change and we welcome your views on the suggested layout.

The evidence gathered for the Council's emerging Local Plan identifies a need for new homes to be delivered in the District. The Council do not currently have a five year supply of housing land meaning sites such as this can come forward for planning, in line with national and local policy. Kibworth is identified as one of the most sustainable settlements in the District, and therefore a suitable location for housing growth.

The Council's Strategic Housing Land Availability Assessment (SHLAA) identifies this site at Wistow Road as suitable for housing, with no constraints preventing its development. The site is within walking distance of key local facilities and would make an important contribution towards meeting local housing need.

Archaeology

MOLA was commissioned by Manor Oak Homes to conduct a geophysical survey and detailed magnetometer survey on land north of Wistow Road, Kibworth Harcourt, Leicester. The survey identified that there are a series of linear anomalies aligned from north to south. These represent traces of medieval to early post-medieval ridge and furrow Cultivation, there is no evidence for any earlier activity.



High Street



Village Hall



High Street



Kibworth High School



High Street



St Wilfrid's Church

3.0: Constraints and Opportunities

As with all sites, the constraints and opportunities inform the proposed layout.

Constraints

- The existing access into the site is not sufficient for the proposed housing development due to vehicle visibility, therefore a new access will be introduced.
- The proposed access, which is situated to the south of the site, has a fixed position due to the existing junctions along Wistow Road and vehicle visibility.
- Existing trees are situated along the north and west boundaries of the site. The site is bounded on each side by existing hedgerow. The trees and hedgerow will be retained where possible.
- Resource & Environment Consultants Ltd (REC) have undertaken a Noise Impact Assessment which concludes that Wistow Road and the A6 present a potential noise source. Therefore appropriate mitigation has been specified to reduce the impact for both external and internal habitable areas.

Opportunities

- As the proposed access is fixed, the proposed road will travel through the centre of the site and will branch off to the east and west.
- An area of public open space is proposed along the south and east boundaries to create a green buffer between the existing roads and the proposed housing.
- Creating a strong street frontage along the public open space is important as this will create a sense of place as well as address the existing road and housing.
- The highest point of the site is situated to the north-east, creating an opportunity to provide a focal building close to the entrance of Kibworth Harcourt.
- The site is surrounded by residential properties on 3 sides.
- A Village Green is proposed towards the centre of the site.
- Green areas will run along the main spine road which will reflect the rural character of Kibworth Harcourt within the proposed development.
- A play area is proposed to the east of the site which will be connected to the surrounding area via a footpath.
- The proposal provides a variety of housing from 1 bed flats to 5 bed family houses. The development comprises of 60% of the dwellings are for private sale the other 40% are affordable in line with policy.



4.0: Proposal: Masterplan



Public Footpath



Landscaping



Attenuation Pond



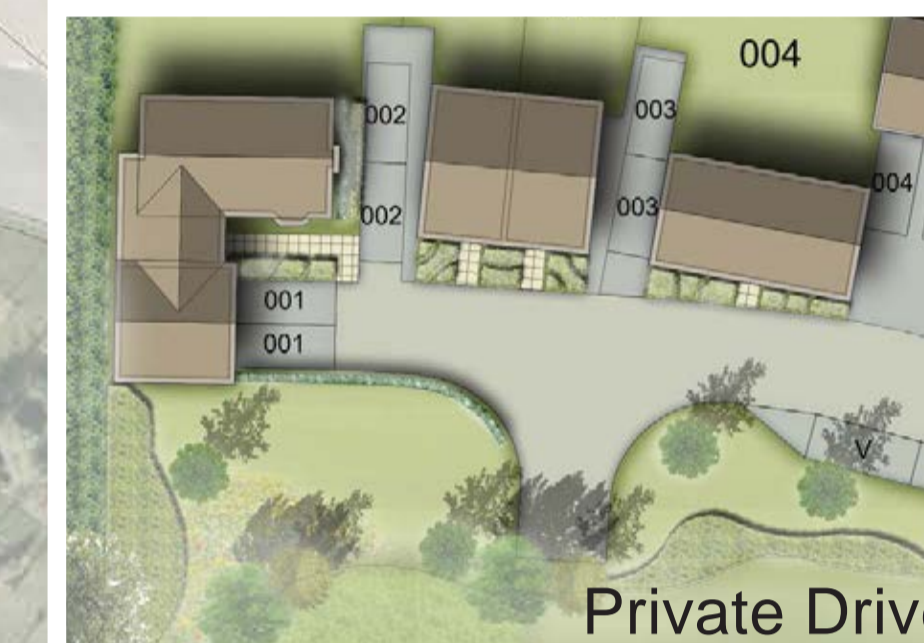
Play Area



Public Open Space



Site Entrance



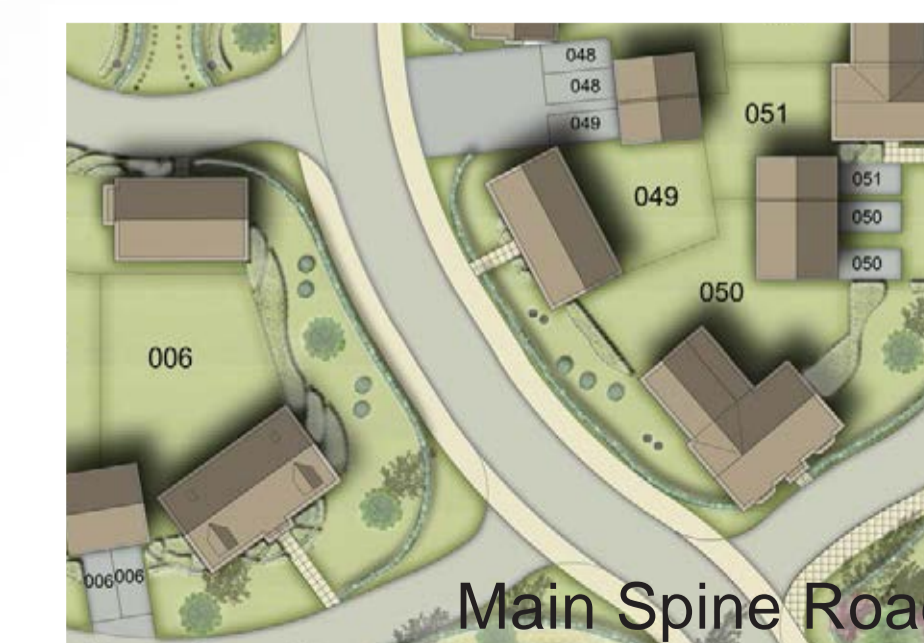
Private Drive



Public Open Space



Play Area



Main Spine Road

5.0: Proposal: Visuals



View A



View C



View D



View B



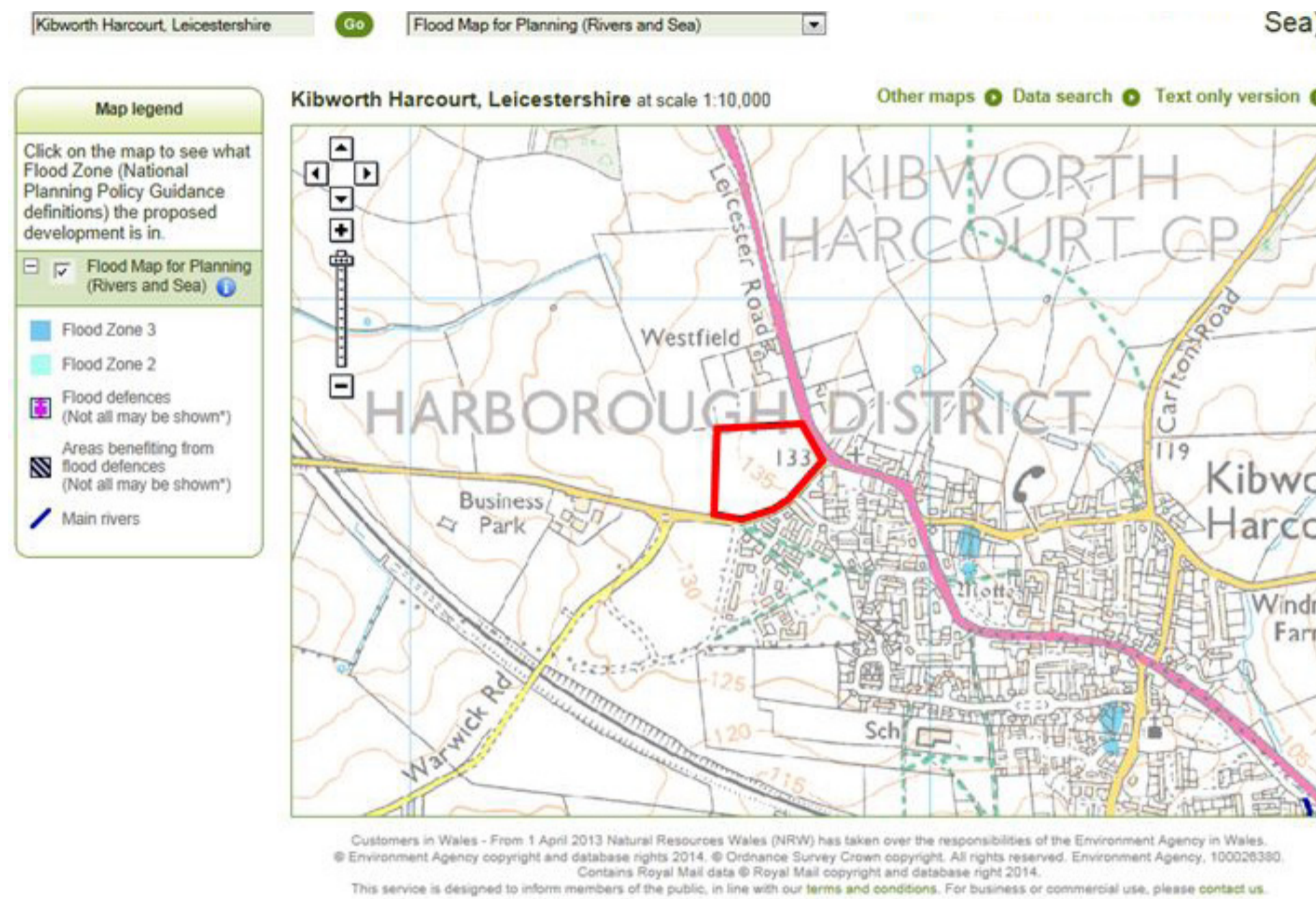
View E



6.0: Flood Risk Assessment and Highways

Flooding

The application will be supported by a Flood Risk Assessment, which considers the site to be located within Flood Zone 1, as defined by the Environment Agency's Flood Map. Flood Zone 1 is defined as being a low flood risk zone with the likelihood of flooding being less than 1 in 1000 years or 0.1%. We are not aware of any other sources of flooding which may affect the site.



Transport

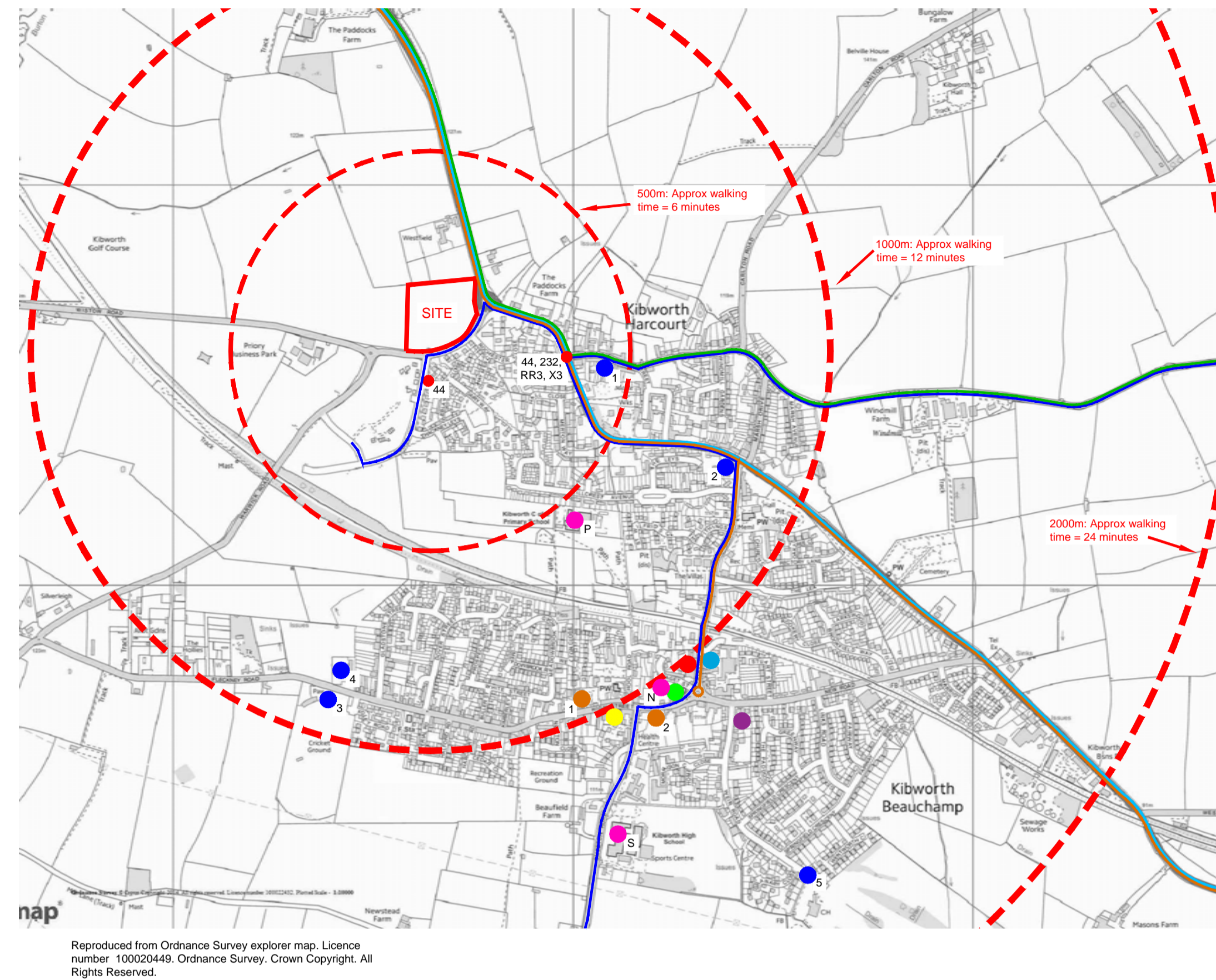
The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the highway network via Wistow Road. The predicted number of trips generated by the proposed development is shown in the table below.

Proposed Vehicle Trips						
Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	24	65	89	44	25	69

Table 5.2

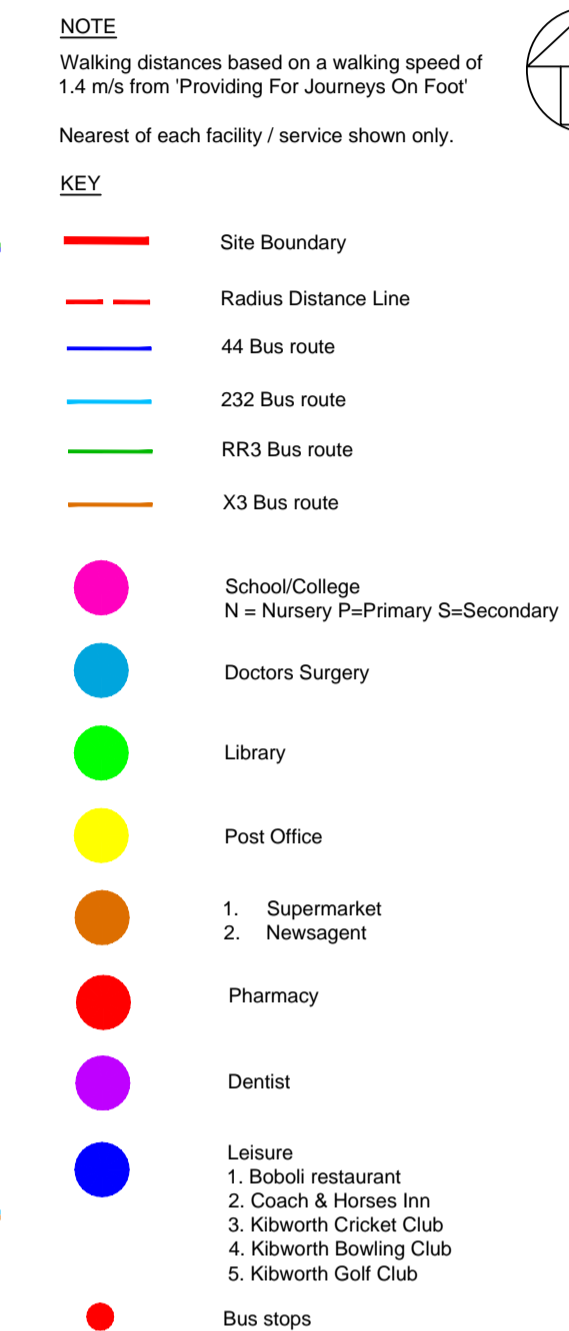
Parking

Car parking will be provided on site for all dwellings in line with guidance published by Leicestershire County Council in their 6Cs design guide.



Accessibility

The proposed development is located within a sustainable location which is within an acceptable walking and cycling distance of local facilities including the Primary School.



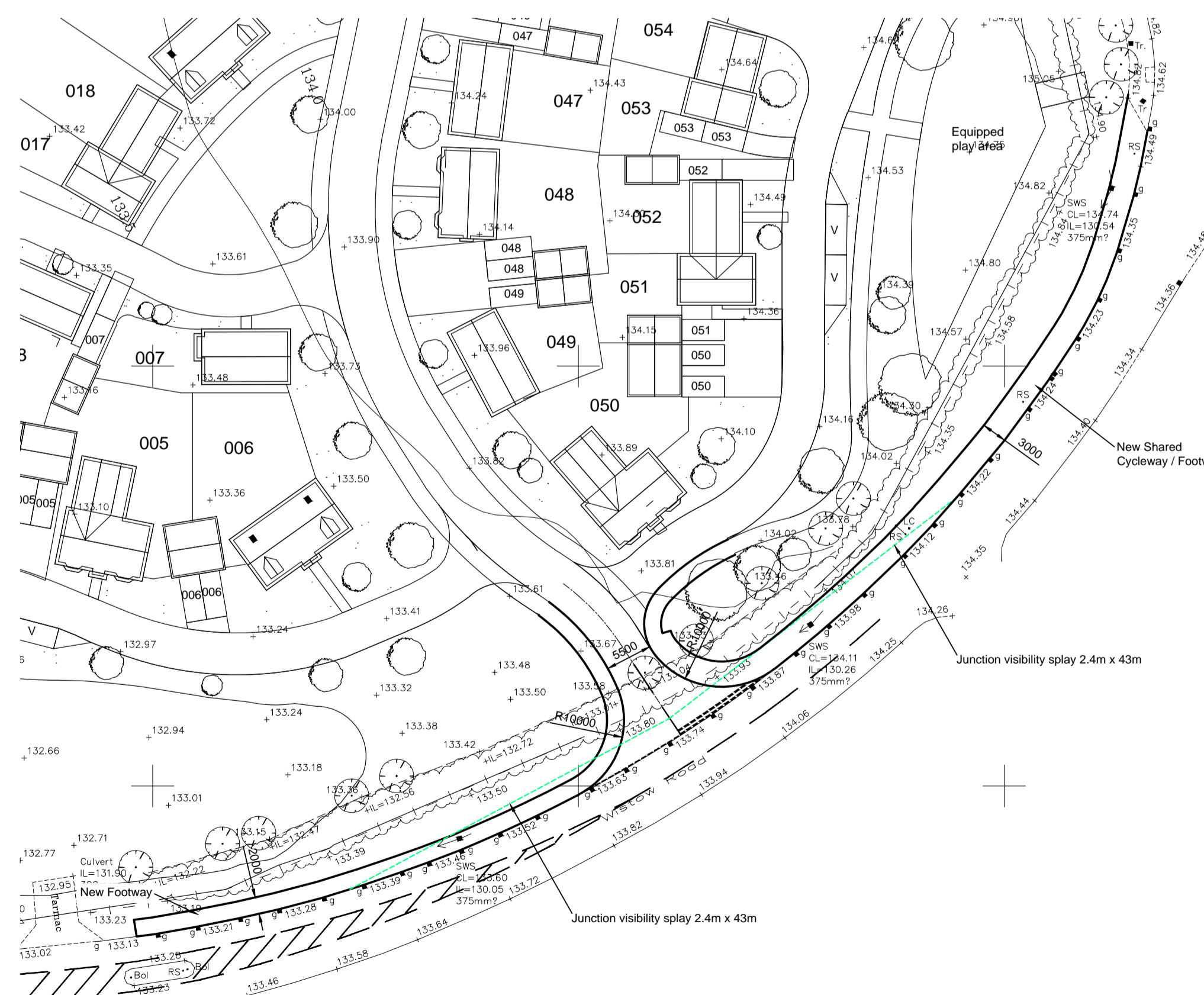
Drainage

The drainage for the site will be designed in line with current legislation:

- Building Regulations
- Sewers for Adoption 7th Addition
- Code for Sustainable Homes
- National Planning Policy Framework

Sustainable Urban Drainage Systems (SUDS) will be utilised. Infiltration testing will be completed prior to detailed design to determine if the underlying geology is suitable for use with infiltration techniques. If infiltration is not viable on the site surface water discharge will be restricted to greenfield equivalent rates and will be attenuated on the site.

Foul water will discharge to Anglian Water's foul water drainage network.



7.0: Ecology and Public Open Space

KEY

-  EXISTING TREE
-  PROPOSED TREE
-  PROPOSED FEATURE TREE
-  EXISTING SHRUB
-  PROPOSED SHRUB
-  PROPOSED HEDGE
-  PROPOSED FEATURE SHRUB
-  WILDFLOWER MEADOW
-  WETLAND MEADOW



Location map of Public Open Spaces within the proposed development.

Ecology

The site currently has limited ecological value due its use as an arable field. Biodiversity is low and there are few ecological benefits aside from bird nesting and foraging opportunities provided by the boundary hedges. The existing hedges will be retained and enhanced. The proposed landscaping scheme will include native species and create new habitats and foraging opportunities for wildlife. The scheme will therefore increase the overall ecological value of the site.

Perennial shrubs will be combined with bulb planting to provide year – round interest.

Stepping stones provide a playful way across the POS.

Native trees, like Whitebeam (Sorbus aria) will provide vertical elements to the POS and screen the buildings from the access road.

Hedge and shrub planting within the POS will provide a semi-formal feel.



Proposed play equipment by Russell Play or similar

Proposed hedge will provide a degree of separation between the POS and dwellings, whilst maintaining passive surveillance to the playground.

Ornamental plants will provide additional colour, interest and stimulate the senses.

Existing trees to be retained

Proposed pedestrian access will provide improved connectivity to the town centre.

Existing site boundary vegetation is to be retained and enhanced to provide a robust boundary treatment along Wistow Road.

Proposed trees will provide vertical elements to the edge of the POS and reduce potential impacts to the south-east of the development.

Trees adjacent to the proposed site entrance form a gateway feature.

The Central Open Space serves to break up the development and provide feature on the main access.



Proposed wetland meadow will provide additional diversity and habitat.

Proposed native trees will provide soft vertical elements.

Proposed wildflower meadow will increase onsite biodiversity, attract wildlife, provide foraging grounds and provide colour and interest to the site entrance.

Retention of existing boundary vegetation will provide a strong and mature edge to the development.

Attenuation pond
not to scale

Existing boundary vegetation to be retained and enhanced with native shrubs where possible.

8.0: Landscape Masterplan

