

1.0: Introduction - Land to the south & west of Priory Business Park



Introduction

Manor Oak Homes are working with a team of consultants to submit an outline planning application to Harborough District Council for a mixed use scheme comprising predominantly office and light industrial employment space, a local centre, as well as approximately 34 new dwellings on land located to the south and west of Priory Business Park, situated north of the village centre. Access will be via existing roads off Warwick Road, located to the west of the A6 in Kibworth, Leicestershire.

The proposed development site comprises 8.98 hectares (22.2 acres) of greenfield land and is bounded by greenfield land, with hedgerows and trees along the northern and eastern boundaries. The southern boundary comprises trees and the Midland Main railway line. Kibworth can be accessed via the A6 which connects the village to Leicester City Centre, located approximately 9 miles north-west of Kibworth, and offers a large variety of services and facilities. The village also offers a wide range of services and facilities which are within walking and cycling distance of the site.

Planning Background

Kibworth is one of the most sustainable settlements in the District due to its wide range of local facilities and good transport links. This site is therefore identified in the Council's planning policy as a focus for additional employment to serve the settlement and its surrounding area.

The proposed provision of additional employment opportunities as well as new retail/ local community facilities on this side of Kibworth will enhance the overall sustainability of the village.

The site is identified in the Council's Employment Land Availability Assessment as suitable, available and achievable for employment development.

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

The Team

Manor Oak Homes are working with the team listed below, and the exhibition boards have been put together to provide information about the proposed development:

Architects
Landscape Architects
Planning Consultant
Flood Risk Assessment, Drainage, Transport and Highways
Ecological Surveys

rg+p
FEC
Armstrong Rigg
JPP
FEC

Thank you for taking the time to visit the exhibition



2.0: Constraints and Opportunities - Land to the south & west of Priory Business Park



Constraints

There is no formal access into the site for the proposed commercial units off Wistow Road, therefore a new access will be introduced to provide suitable access and for the proposed commercial development.

There are two existing access routes into the residential part of the proposed development off Warwick Road. The most southerly access, adjacent to the David Wilson Homes detention basin will require some alterations to fulfil vehicle visibility along Warwick Road.

The existing trees and hedgerows are situated along the north, south and west boundaries of the site. The trees and hedgerows will be retained where possible.

Priory Business Park is a well established and successful development of small commercial and light industrial units. The proposed commercial units are intended to follow the existing pattern established by Priory Business Park.

There is a small copse in the centre of the western part of the site and it is intended that this will be retained and form a pleasant focal point off the new access route into the site.

Resource & Environment Consultants Ltd (REC) have undertaken a Noise Impact Assessment which concludes that the existing roads and the railway present a potential noise source.

Therefore appropriate mitigation has been specified to reduce the impact for both external and internal habitable areas.

Opportunities

There are two existing access points off Warwick Road which will only serve the residential part of the site and the local centre.

A new access off Wistow Road will be provided to only serve the commercial part of the site, and there will be no direct vehicular access between the commercial and residential parts of the site.

An area of public open space is proposed along the Warwick Road boundary, and existing retained bund, to create a green buffer between the existing road and the proposed housing. This is important as this will create a sense of place as well as address the existing road

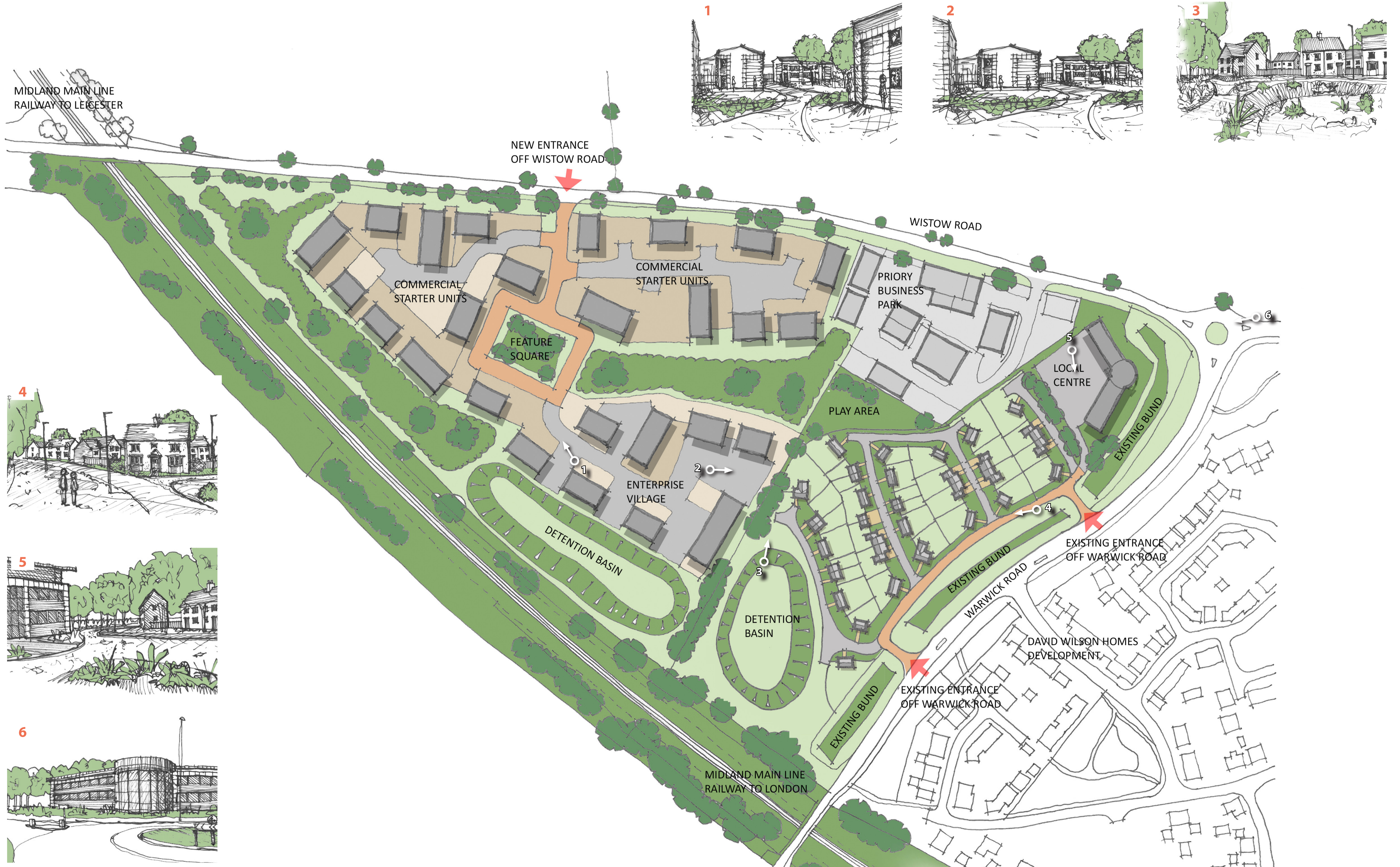
The highest point is situated to the eastern end of the site, creating an opportunity to provide a local centre. This part of the site is located at the junction between Wistow Road and Warwick Road and is therefore ideally suited as an accessible and prominent location for the local centre.

A play area is proposed to the centre of the site which will be connected to the surrounding area via a footpath. The residential part of the development will be connected via pedestrian refuges along Warwick Road, to the David Wilson Homes development which is already served by a regular bus route.

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.

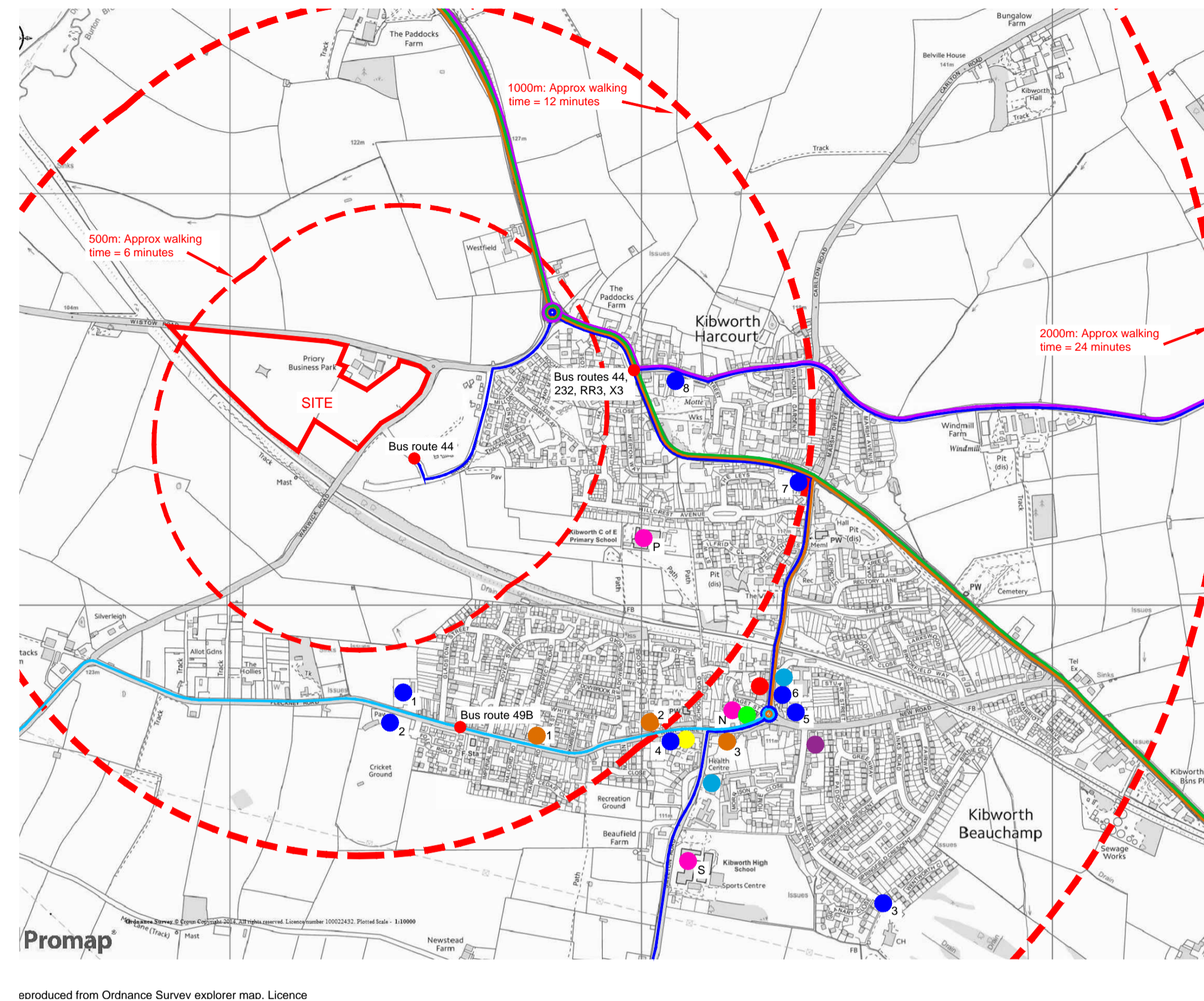
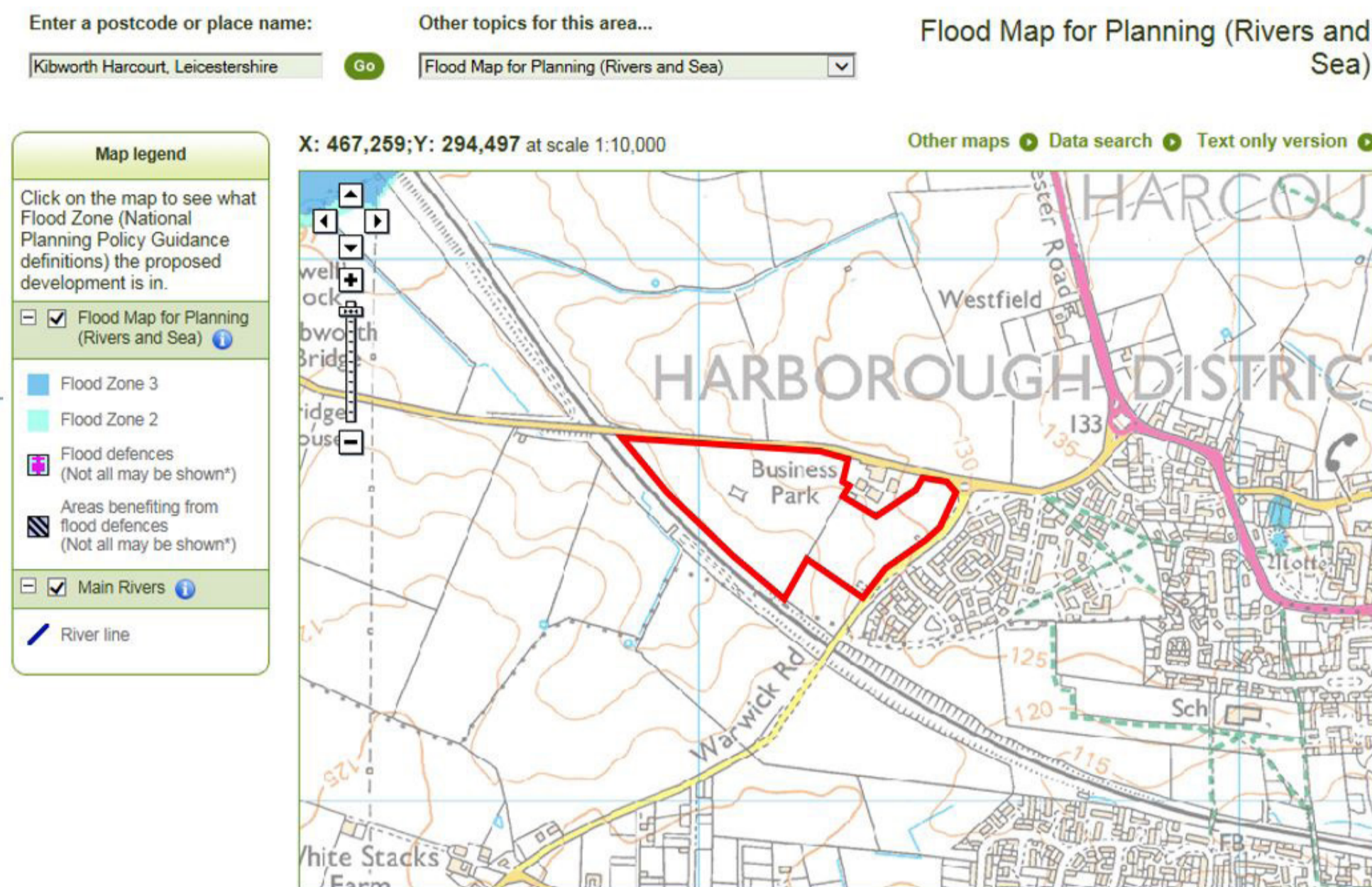
3.0: Site Layout - Land to the south & west of Priory Business Park



4.0: Flood Risk Assessment and Highways - Land to the south & west of Priory Business Park

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.



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.

NOTE
Walking distances based on a walking speed of 1.4 m/s from 'Providing For Journeys On Foot'
Nearest of each facility / service shown only.

KEY

- Site Boundary
- Radius Distance Line
- 44 Bus route
- 232 Bus route
- RR3 Bus route
- X3 Bus route
- School/College
N = Nursery P=Primary S=Secondary
- Doctors Surgery
- Library
- Post Office
- 1. Supermarket
2. Newsagent
- Pharmacy
- Dentist
- Leisure
1. Boboli restaurant
2. Coach & Horses Inn
3. Kibworth Cricket Club
4. Kibworth Bowling Club
5. Kibworth Golf Club
- Bus stops

Transport

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

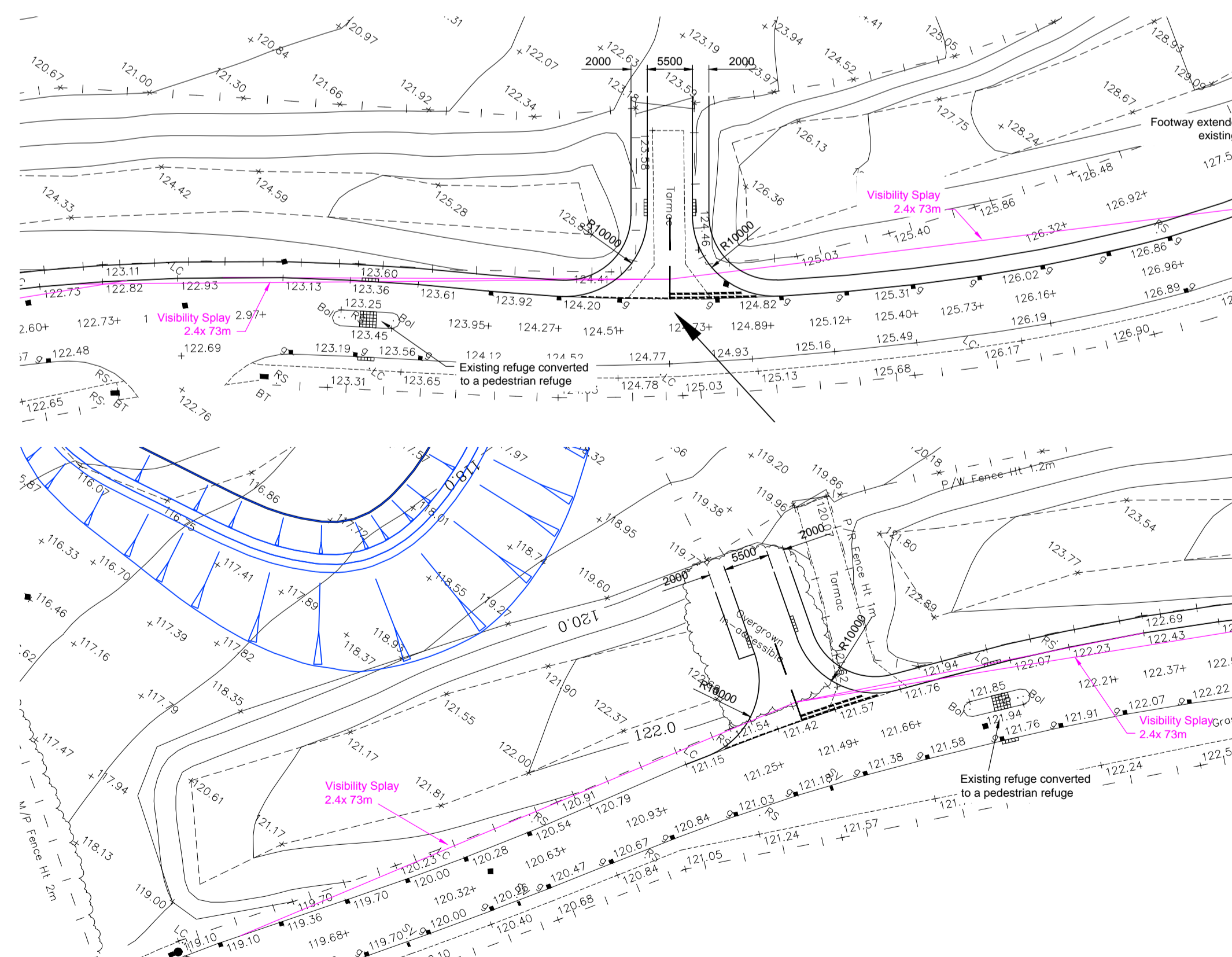
Proposed Vehicle Trips	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	8	17	25	16	9	26
Commercial	135	21	156	17	120	138
Convenience store	78	72	150	102	93	195
TOTAL	213	93	306	120	213	333

Table 6.2

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.

Existing Access Points Along Warwick Road



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.

5.0: Landscape, Ecology and Public Open Space - Land to the south & west of Priory Business Park

Key

-  Midland Main Line Railway
-  Existing Tree
-  Proposed Tree
-  Proposed Shrub
-  Attenuation Feature
-  Wildflower Meadow
-  Grass

Public open space and biodiversity enhancements

The existing boundary vegetation bordering and dividing the site will be retained where possible and integrated into the public open space as a landscape feature. This retention will provide a natural break between the business and residential areas of the development, as well as maintaining wildlife habitats and linear features. This existing vegetation will be reinforced with additional native planting in some places, in order to strengthen the boundaries and improve the quality of habitat.

The boundary and dividing vegetation will provide cover, foraging and nesting habitat. It will also interconnect to provide a network of green corridors which will facilitate dispersal of wildlife.



Wildflower meadow will increase floristic diversity, in turn providing foraging opportunities for pollinators and other fauna.

Native tree and shrub planting will offer further foraging opportunities, as well as cover and nesting habitat.

The attenuation features will offer an array of additional habitats such as wetland meadow and emergent vegetation, catering to a range of taxonomic groups including reptiles, amphibians, and waterfowl.

