

Examiner Question of  
Clarification after visit 8/10/22

Please find the KNP QB responses to the examiner's queries after his unaccompanied visit last Saturday.

**(1) What impact do recent housing developments between the railway line, Warwick Road and Fleckney Road (Wagtail Avenue, Churchill Avenue, etc) have on**

**The blue and green circles on figure 6?**

These were collected during the initial public consultation in 2016 for the first version of the KNP. Millers Homes obtained outline planning approval (15/01153/OUT) in 2015 for the Churchill Avenue etc. estate of 110 houses on appeal after an initial HDC planning refusal. Final planning approval was given in 2017 (17/01510/REM) so the public were still hoping in 2016 that these fields could be retained and not developed. The Robin Drive/Wagtail Avenue estate of 195 homes was given outline planning in 2016 (16/000166/OUT) with final approval in 2018 (18/00268/REM) which was before the HDC Local Plan was adopted and so the house numbers were needed to meet the five year target, like the 110 houses on the adjacent Millers Homes estate. It was these two planning applications that instigated the two Kibworths embarking on the initial Neighbourhood Plan. Some of the impacts following these developments have been an increase in traffic through the villages, most people are not walking to High Street shops but driving. Also with increased numbers of people choosing to work from home since the pandemic, there has been an increase in the number of people using the local leisure park spaces – more dogs, more antisocial behaviour episodes etc.

Fig 6 is a historical record of the initial consultation so there is no impact.

**The green circles on figures 10.1 and 10.2?**

All of the identified trees and woodland are still present although several mature ash trees are in decline due to ash dieback disease – not fault of developers! The trees along either side of the railway line have not been impacted upon.

**Fields 041 and 042 on figure 12?**

Fields 041 and 042 are no longer ridge and furrow and can be removed from the map as this is the location for the David Wilson Homes estate off Fleckney Road.

**The hedges shown on figure 13?**

All the hedges have been retained and in the case of the ancient hedge between the two new estates, there is a protected ecological corridor in place that was one of the planning conditions of approval. Landscape management in perpetuity is the responsibility of both developers for these two estates. The hedge for the business park extension towards the

Examiner Question of  
Clarification after visit 8/10/22

railway line has now been removed and replaced with a wooden fence for the purpose of construction, but a new hedge is due to be planted behind this fencing as part of the approved plan.

**(2) What is the development on the south side of Wistow Road just west of the business park? Does this affect the annotation on figures 6 and 10.2 and view D on figure 14?**

The Business Park received outline planning (16/00286/OUT) for 11,368 sq m of commercial/industrial floorspace. Various subsequent hybrid applications have been approved for this site. The initial application also included an arboricultural tree survey. All trees identified in the figures of the NP remain in place. The impact on the view D is minimal, however there is no policy for protecting views therefore this is not an important consideration.