Welcome to this public exhibition on the proposals for the delivery of new homes on land at The Kibworths. The purpose of today’s exhibition is to give you the opportunity to influence our evolving plans for the Site. We are keen to hear your thoughts. We are committed to working with the community and will listen to and consider all feedback received. Please feel free to view the boards at your leisure and discuss any queries or questions you may have with us.

The land north and east of Kibworth Harcourt is proposed for a strategic development area (SDA) including housing for up to 1600 homes, employment use, associated open space and a bypass. The total site area is approximately 159 ha.

The boundary of the proposed SDA is formed by a new A6 bypass that would divert non-local traffic around the village, reducing pressure on the road network through the village and environmental impact on the conservation area of Kibworth Harcourt. Initial viability work indicates that the new development proposal has the potential to fund the proposed bypass, to be built as a single carriageway.

The following information describes the site in its local context of Kibworth Harcourt and Kibworth Beauchamp and explores how the potential of the site for development could be integrated into the existing settlement and landscape to create a thriving community, well connected to Market Harborough and Leicester.
Planning Context

Harborough District Council’s Local Plan will set out planning policies in the district for the period to 2031. It will make sure development meets the Council’s strategic priorities through:

- Policies to meet the future needs relating to areas such as housing, employment, community facilities, transport as well as infrastructure needed to support development;
- Strategic allocations of land to meet future needs;
- Policies to protect the local environment; and
- Identifying the boundaries of strategic and local green space.

The Council identifies a need of 11,000 dwellings to be delivered between 2011 and 2031. This equates to 550 dwellings per annum. Of this about 5,000 dwellings have already been completed or “committed” (i.e. given planning permission, allocated in neighbourhood plans or predicted to come forward as ‘windfalls’).

The Local Plan identifies the potential benefits associated with the delivery of Strategic Development Areas (SDA) to meet the strategic housing requirement to provide a range of market and affordable housing types, tenures and sizes in appropriate locations. Other benefits of an SDA include infrastructure provision along with the opportunity to provide education, a community facility and employment opportunities.

Following the Local Plan Options Consultation in September and October 2015 and the assessment of the nine alternative delivery options, Harborough District Council is currently in the process of undertaking a detailed analysis of the four selected options approved by the Council’s Executive Committee on 9 May 2016.

These are:

Option 1: Core Strategy distribution – this option continues to use the current (Core Strategy) distribution strategy, with approximately 70% of future new housing planned for the urban settlements and 30% planned for the rural settlements (including The Kibworths).

Option 2: Scraptoft North Strategic Development Area - this option provides approximately 1,200 dwellings and offers new road infrastructure, community and employment facilities and reduced growth in other parts of the District.

Option 3: Kibworth North East Strategic Development Area – this option provides approximately 1,600 dwellings and offers new road infrastructure, community and employment facilities and reduced growth in other parts of the District.

Option 4: Lutterworth East Strategic Development Area - this option provides approximately 2,950 dwellings (over a period extending beyond 2031), new road infrastructure, local facilities and employment and reduced growth in other parts of the District.

These Selected Options are undergoing further tests relating to land availability, infrastructure requirements, transport impact, flood risk, viability, landscape impact, environmental sensitivity/ mitigation and sustainability. This work will lead to the identification of a single preferred option which will be a key element of the Pre-submission Local Plan. The preferred option could be one of the above options, or a combination of options, or some other hybrid solution based on them. The Pre-Submission Local Plan will be published later in the year for public consultation.

Project Team

Savills - Andrew Granger & Co - Jubb Consulting - EDP
Development Proposal

The proposed development could provide two new residential neighbourhoods, that will work in conjunction with the existing historic centres of the village to provide up to 1600 new homes.

Each neighbourhood would have a distinct identity, providing facilities that complement each other, and support the existing village as a whole.

The Southern parcel would be accessed from Langton Road / Kibworth Road. The Northern part of the development would be accessed from Carlton Road with the Bypass running round the perimeter of the development.

The development will include the following:

- A local centre with a range of local facilities;

- A well-connected network of footpaths and cycle routes with the potential to bring additional bus services through the site;

- A high quality landscape, appropriate to enhance ecology; and

- Meet the housing needs of the local community.

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**Land use**

<table>
<thead>
<tr>
<th>Land use</th>
<th>Hectares</th>
<th>%</th>
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<tbody>
<tr>
<td>Residential</td>
<td>54</td>
<td>34</td>
</tr>
<tr>
<td>School</td>
<td>2</td>
<td>1.3</td>
</tr>
<tr>
<td>Local facilities</td>
<td>2</td>
<td>1.3</td>
</tr>
<tr>
<td>Employment</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Open space</td>
<td>84</td>
<td>53</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>12</td>
<td>7.4</td>
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<tr>
<td><strong>Total site area</strong></td>
<td><strong>159 ha</strong></td>
<td><strong>100 %</strong></td>
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- A local centre with a range of local facilities;
- A well-connected network of footpaths and cycle routes with the potential to bring additional bus services through the site;
- A high quality landscape, appropriate to enhance ecology; and
- Meet the housing needs of the local community.
Retaining the existing mature landscape framework and reinforcing with species appropriate to the wider landscape character will integrate the proposed development into its surrounding context. In addition, complementing retained landscape features with a carefully designed landscape strategy will reinforce green corridor connections to the wider green infrastructure network and provide tree groups and additional planting within incidental and public open space.

A key feature of the proposed development will be the creation of several green ‘spines’ running from Kibworth Harcourt to the open countryside. This provides an opportunity for residents, existing and new, to take advantage of physical connections to the wider landscape context. New formal and informal public open space, for both the existing and the new communities, will incorporate leisure trails and a range of newly created wildlife habitats.

Views between the site and the wider countryside to the north will be filtered by trees and hedgerows. Tree planting on the site boundaries should complement retained landscape features and create a positive interface between the link road and the wider landscape context.

A series of landscape features and ponds are required as part of a surface water management scheme and will provide opportunities to create a high quality landscape and sense of place whilst forming part of the new public open space.

An area of potentially important archaeology has been incorporated into the open space, to enhance its long term survival.
The proposed Bypass will provide the opportunity to carry existing through traffic around The Kibworths reducing congestion at peak times allowing the Harborough Road to adopt a new character creating a better environment for all road users.

The bypass will join the existing A6 with one new roundabout to the north and a second new roundabout south east of The Kibworths. The link road will include new roundabouts intercepting Carlton Road and Langton Road. The access points from the proposed bypass provide an opportunity to create clear gateways into the proposed development.

The bypass will result in many benefits to the residents of Kibworth Harcourt and the wider County by delivering reliable journey times along a corridor designed to modern standards and fit for purpose. It will also result in significant highway improvements along the existing A6 corridor in terms of reduced noise, improved air quality and the removal of the barrier to pedestrian movement that the A6 currently represents and the level of severance that it creates within the community. Based on traffic predictions traffic traveling through Kibworth will be reduced by about 50% by 2035.

The removal of such a significant level of through traffic will enable highway improvements such as traffic calming and pedestrian movement to be undertaken on the existing A6 through Kibworth Harcourt so that traffic no longer dominates this area of the village and conservation area. The Kibworths bypass would be the final improvement required to give an unobstructed route on the A6 from Leicester to the A14.

1. New Northern gateway roundabout to Kibworth
2. Pedestrian crossing
3. New roundabout with Carlton Road
4. New roundabout with Langton Road
5. Pedestrian crossings
6. New Southern gateway roundabout to Kibworth
Housing, Education, Employment & Local Facilities

Architecture, Features & Materials

The local architecture will inform the character of the proposed development to ensure that the architecture complements the existing development of The Kibworths. A variety of local architectural features such as chimneys and dormers will be used to reinforce the local identity and ensure that the character complements the local style. A pallet of local materials such as red brick, Swithland slate and pantile roofs will also be used for consistency.

Education

The masterplan provides for a two form entry primary school. Section 106 funding could facilitate improvements at the local high school.

Employment

- Provision of circa 5 hectares of employment uses to be delivered in conjunction with the phasing of the housing;
- Two distinct parts (purple): Northern edge (1.5 ha) and Southern edge (3.5 ha) and provides the opportunity for roadside facilities;
- The proposal will provide a combination of employment uses; and
- There will also be employment opportunities at the school and local centres.

Local Facilities

The site would benefit from several local centres which would serve both the proposed and existing communities.
With the delivery of 150 dwelling per annum and assuming 3 house builders, completion on site would take 3-4 years.

**Conclusion & Next steps**

The proposals can therefore offer the following benefits:

- A new bypass which will reduce traffic through the Conservation Area of Kibworth Harcourt;
- Downgrading of the A6 through the village with reduced traffic and provide sensitive public realm improvements to create a safer environment;
- A new primary school;
- Additional employment opportunities;
- New open space, play pitches and allotments including new footpaths and cycleways;
- Enhancement of existing wildlife habitats and opportunities for the creation of new woodland and other green spaces;
- Support for better bus services with improved bus frequencies; and
- Open market and affordable homes set within a landscape setting, integrated with the existing village.

**Next Steps for the Local Plan**

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<tbody>
<tr>
<td>Selected Options assessment and plan writing</td>
<td>Council approval of Pre-submission Local Plan</td>
<td>Public consultation on Pre-submission Local Plan</td>
<td>Submission of Local Plan to Secretary of State for Examination</td>
<td>Examination hearings</td>
<td>Public consultation of Inspector’s report</td>
<td>Adoption of Local Plan</td>
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**Delivery of the Kibworth North East Development Area**

<table>
<thead>
<tr>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021 / 2022</th>
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<tbody>
<tr>
<td>Submission of an outline planning including an Environmental Impact Assessment</td>
<td>Grant of outline planning permission, subject to a resolution to grant and completion of a Section 106 planning obligation</td>
<td>Development could commence on site, subject to approval of reserved matters and discharge of pre-commencement conditions</td>
<td>First completions and occupations of houses</td>
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</table>

With the delivery of 150 dwelling per annum and assuming 3 house builders, completion on site would take 3-4 years.

We are keen to receive your feedback on the emerging scheme. Feedback forms are available at this exhibition which can be completed and handed in, or returned to: Planning & Development, Andrew Granger & Co, Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. To ensure your comments are considered please submit these by 17th August 2016. Thank you for taking the time to attend this public exhibition.

We hope you have found the material on display useful and informative.