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Dear Sirs

Land at Kirkby Lane, Newbold Verdon, Leicestershire

I refer to your instructions to carry out an initial appraisal of your proposals for residential development of the land identified on the attached O.S. extract (Appendix 1).

I confirm that I have inspected the site and carried out preliminary enquiries of the relevant authorities to establish the feasibility of this scheme and I now report as follows:-

1. The proposed Scheme The scheme is shown on the revised plan ref. 820/1g prepared by The Redfern Kirton Partnership, dated July 1992. In principle, the development comprises approximately 25 acres of land of which 12 acres would be for the construction of up to 150 residential units with 20% being provided in conjunction with a Housing Association as low-cost , shared equity accommodation. A further 5 acres of landscaping and tree planting around the site will also be provided.

Also included in the scheme is a proposal to dedicate and prepare for use an area of over 5 acres of land as an extension to the existing playing field together with the provision of a further 2.7 acres as a planted arboretum for the enjoyment and benefit of the community in perpetuity.

Highway improvements, described later in this report, are also proposed as an integral part of this scheme.

2. Planning *The Hinckley & Bosworth Borough Council are currently preparing a Districtwide Borough Plan which will encompass the whole of their area. Newbold Verdon was originally covered by the draft Rural Parishes Local Plan published in August 1991 which envisaged some additional residential development in the village. A potential site at the junction of Bosworth Lane and Barlestone Road is identified in the draft. However, upon examination of the proposal it is felt that the following salient points arise:-*

a) *The site has a high degree of visual prominence to the western end of the village and will constitute a major intrusion into open countryside.*

b) Satisfactory highway access to the site appears difficult to achieve and may result in traffic generation through the village centre.

c) It is understood that growth of the village to the north is constrained by the unsuitability of the land due to mining subsidence problems.

It is appropriate therefore that representations should be made for alternative sites for inclusion in the Districtwide Plan having regard to the particular advantages derived from the Kirkby Lane site.

3. Highways The scheme proposed includes a major improvement to Kirkby Lane and its junction with Desford Road/Hunts Lane with its diversion and provision of visibility splays in accordance with the Leicestershire County Council requirements. These improvements will enable vehicular traffic generated by the development to have access to the site without detriment to highway safety and without having to pass through the already congested village centre.

4. Drainage An initial appraisal of existing drainage facilities indicates that a 225mm foul sewer runs along the line marked on the attached plan (Appendix II) to the Sewage Treatment Works. At this stage it is not known whether there is sufficient surplus capacity within the existing pipe to take the proposed discharge but it is assumed that adequate foul drainage provision can be made.

There are no storm drains in the immediate vicinity but provision for surface water drainage can be made by the on-site storage with regulated outflow or soak-aways.

5. Summary This site comprises backland to the ribbon development along Desford Road and its development has a number of positive features:-

a. *Minimal visual impact or intrusion into open countryside.*

b. *Vehicular access without additional traffic generation through village centre.*

c. *Pedestrian link to village centre, school and other amenities.*

d. *The provision of shared ownership homes provides an opportunity to compensate for the current shortfall in social housing.*

e. *Additional community benefits arising from land dedication.*

Having regard to the established requirement in planning terms for additional housing in the village settlement, this site appears to represent an excellent opportunity to meet these needs without undue environmental impact or social cost.

Yours sincerely

Richard N Kenyon F.R.I.C.S.,Dip.-P.D.

NEWBOLD VERDON



CADEBY HOMES

PROPOSED GROWTH
of NEWBOLD VERDON
incorporating
PRIVATE HOUSING,
SHARED OWNERSHIP HOUSING
and COMMUNITY BENEFITS.

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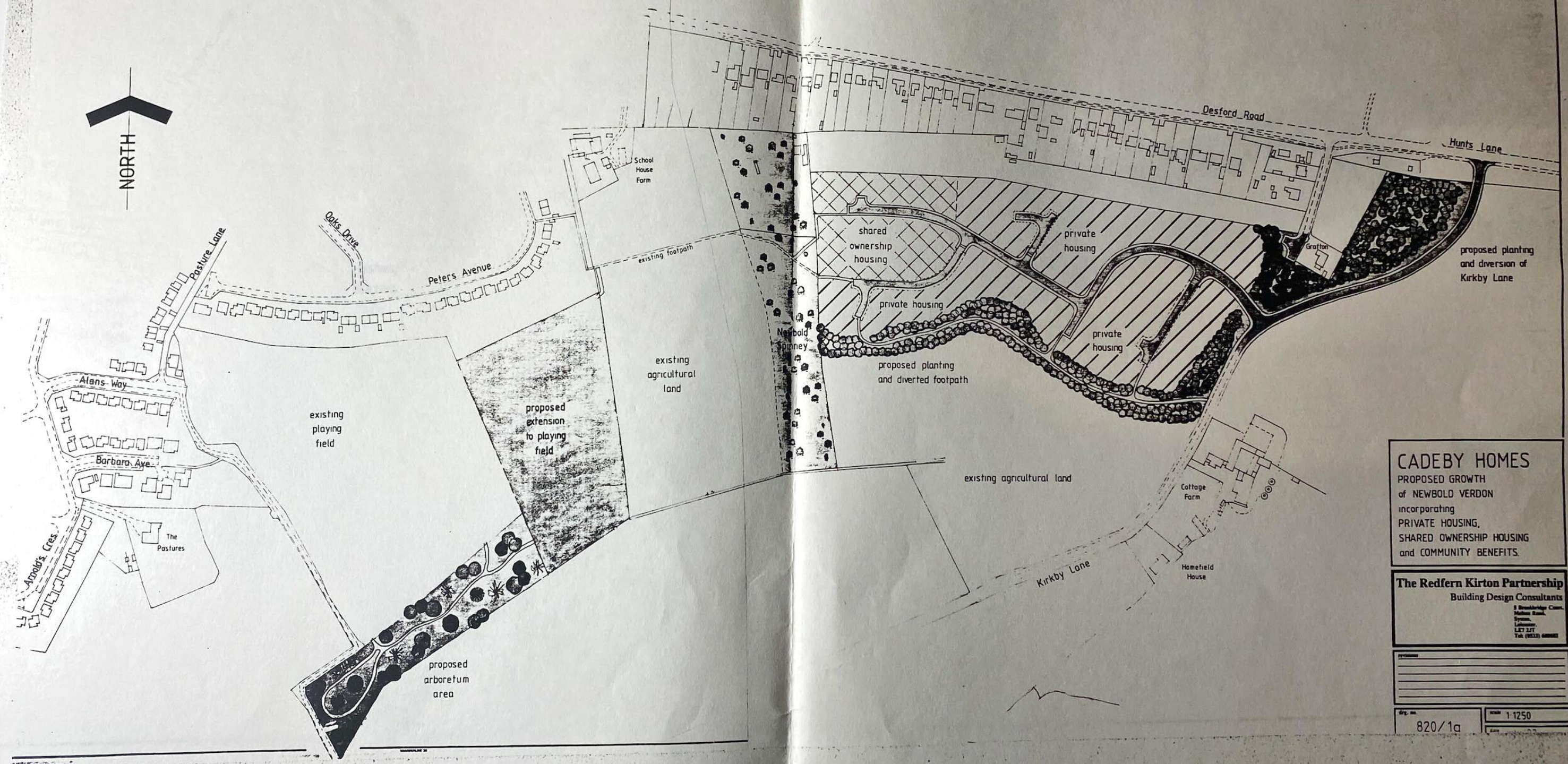
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