

009\_BC\_Belcher\_P17-1428\_16042020

16 April 2020

Fran Belcher  
Hinckley and Bosworth Borough Council  
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**BY EMAIL ONLY TO [FRANCES.BELCHER@HINCKLEY-BOSWORTH.GOV.UK](mailto:FRANCES.BELCHER@HINCKLEY-BOSWORTH.GOV.UK)**

Dear Ms Belcher,

**Desford Neighbourhood Plan (2018 – 2036)**  
**Guidance and Directions (Independent Examiner's Initial Questions)**

Please find below a response to the Independent Examiner's Initial Questions, made by Pegasus Group on behalf of Davidson's Developments. A response has been provided only to those questions which have been considered relevant to Davidson's interests.

**Question 1.2: Is there any reason why I should not treat the figure of deliverable housing land supply of 4.15 years in the Peckleton Lane Appeal Decision as accurate on the date when evidence was submitted in that appeal?**

Pegasus Group undertook a scrutiny of Hinckley and Bosworth Borough Council's housing land supply position in September 2019, concluding that the Council was only able to demonstrate a 3.27-year supply (as at 1st April 2019). Whilst Davidson's reserves the right to comment upon the Council's housing land supply position at a later date, it is considered that it is likely to be lower than 4.15-years.

**3.1 Is there anything that I ought to see on the site that cannot be seen from Kirkby Road or the Bellway Homes development. If so, please provide photographs.**

It is not felt that there is any part of the site that cannot be viewed from either Kirkby Road or the Bellway Homes site. The site is also easily visible as a single field on Google Earth.

**3.2 Is the second sentence of paragraph 4.2 of Pegasus' representations correct? If so, please provide a plan showing the route of the footpath and photographs**

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**of any relevant view from it.**

Historically, there was an informal footpath in this location outside the south western boundary of the site (not within the site being promoted). However, since the Bellway homes development has been constructed, more recent satellite imaging shows the route of this to be less distinct and more overgrown therefore it may now be little used if not at all.

There has previously been some confusion on this matter in that online mapping depicts a dashed line in the adjacent field. This is, however, representative of the Parish boundary, not a footpath. There is no formal bridleway in this location as asserted by the Parish Council.

### **Summary**

I trust the above responses are clear and sufficient. However, should you require anything else, please do not hesitate to contact me.

Yours faithfully,

Ben Cook

Principal Planner  
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Enc.