

IN THE MATTER OF KNEBORTH NEIGHBOURHOOD PLAN  
AND IN THE MATTER OF POLICY KBBE8

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REPRESENTATIONS OF ROBERT WILSON

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1. I am a Barrister instructed by Robert Wilson of [REDACTED]  
[REDACTED] These representations concern draft Policy KBBE8 of the proposed submission version of the Knebworth Neighbourhood Plan (regulation 16).
2. The opening words of draft Policy KBBE8 assume that the draft North Herts Local Plan will be adopted, even though the examination has not finished and even though the Inspector has not yet reported. The opening words should therefore be amended to the following:  
  
“Land allocated in the draft NHDCLP, identified as KB4, should if allocated for residential development in an adopted NHDCLP be masterplanned...”

3. Moreover, Mr Wilson objects to the omission in draft Policy KBBE8 of a criterion precluding access to Site KB4 from Swangleys Lane.
  
4. Mr Wilson refers to and relies upon the attached Highways Appraisal produced by Glanville Consultants, expert multi-disciplinary consultancy.
  
5. Swangleys Lane is a narrow residential and rural road. It has significant constraints in terms of carriageway width, on-street parking, speed limits, visibility, junction separation, level differences, safety and sustainability. Mr Wilson maintains that it is completely unsuitable for site access to Site KB4.
  
6. Criterion h should be added to Policy KBBE8. Thus:  
  
“site access (during construction and operation) should be other than from Swangleys Lane”

**STEPHEN WHALE**  
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