

Meeting	LOCAL PLAN COMMITTEE
Time/Day/Date	6.00 pm on Tuesday, 11 March 2025
Location	Forest Room, Stenson House, London Road, Coalville, LE67 3FN
Officer to contact	Democratic Services 01530 454512

All persons present are reminded that the meeting may be recorded and by attending this meeting you are giving your consent to being filmed and your image being used. You are kindly requested to make it known to the Chairman if you intend to film or record this meeting.

The Monitoring Officer would like to remind members that when they are considering whether the following items are exempt information under the relevant paragraph under part 1 of Schedule 12A of the Local Government Act 1972 they must have regard to the public interest test. This means that members must consider, for each item, whether the public interest in maintaining the exemption from disclosure outweighs the public interest in making the item available to the public.

AGENDA

Item	Pages
1 APOLOGIES FOR ABSENCE	
2 DECLARATION OF INTERESTS	
Under the Code of Conduct members are reminded that in declaring interests you should make clear the nature of that interest and whether it is a disclosable pecuniary interest, registerable interest or other interest.	
3 PUBLIC QUESTION AND ANSWER SESSION	
To receive questions from members of the public under rule no.10 of the Council Procedure Rules.	
4 MINUTES	
To confirm and sign the minutes of the meeting held on 29 January 2025	5 - 10
5 TO CONSIDER THE MOTION REFERRED BY COUNCIL ON 20 FEBRUARY 2025	
MOTION	

I hereby move that C76 Meadow Lane be reinstated into the local plan. This motion is based upon the recommendation that was given by the planning officers and the thorough site assessment methodology that was provided by independent consultants.

CASE OF SITE ASSESSMENT C76 MEADOW LANE

In the case of site C76 - Meadow Lane, the assessment by officers noted that the site records one of the best scores in the Coalville Urban Area with, good access to services and facilities, and, after careful consideration, they reached a conclusion, that the site was placed first in the hierarchy for housing development in the area.

GUIDELINES AND OFFICER RECOMMENDATIONS

The Guide to Probity in Planning for Councillors and Officers, suggest that where advice and recommendation for acceptance are given by officers - then generally these recommendations should be followed. Where councillors decide to overturn the advice, then the decision and reasons need to be explained and documented.

APPEAL RISKS AND COSTS

It is important to recognize that non-inclusion in the local plan may result in an appeal to the planning inspectorate with the appeal being based on national and local planning policy guidance and in this instance, it is particularly relevant given that the officers have already concluded that the site meets the criteria.

A rejection increases the likelihood of the council losing the appeal, potentially, this could leave the Council in the position that the new local plan submission could be rejected, potentially leaving North West Leicestershire open to widespread development.

CONCLUSION

Given that a strong recommendation was given by the planning officers, I strongly urge that we consider the matter of C76 Meadow Lane and that it be included in our Regulation 19 submission. This is particularly important especially given the risks associated with a rejection. It is important that proper consideration has been given and that we are certain that we have attained the best outcome for the entire community within the District.

6 LOCAL PLAN – PROPOSED HOUSING ALLOCATIONS IN THE KEY SERVICE CENTRES, LOCAL SERVICE CENTRES AND SUSTAINABLE VILLAGES

The report of the Planning Policy and Land Charges Team Manager

11 - 240

Circulation:

J G Simmons (Chair)
P Lees (Deputy Chair)
M Ball
D Bigby
S Lambeth
J Legrys
R L Morris

P Moul
C A Sewell
L Windram
M B Wyatt

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Present: Councillor J G Simmons (Chair)

Councillors P Lees, M Ball, D Bigby, S Lambeth, J Legrys, R L Morris, P Moulton, C A Sewell, L Windram and M B Wyatt

In Attendance: Councillors

Officers: Mr I Nelson, Mr C Elston, Ms B Leonard and Mrs R Wallace

30 APOLOGIES FOR ABSENCE

There were no apologies for absence.

At this point, the Planning Policy and Land Charges Team Manager informed the Committee that item five 'Local Plan – Proposed Housing Allocations in the Key Service Centres, Local Service Centres and Sustainable Villages' was recommended for deferral due to ongoing uncertainty regarding the HS2 route and the potential implications for some of the housing allocations.

31 DECLARATION OF INTERESTS

Councillor M Ball declared a registerable, pecuniary interest in item five as his property was adjacent to land referenced for housing allocation. If the report was not deferred, he would leave the room during discussion and voting.

32 PUBLIC QUESTION AND ANSWER SESSION

There were three questions asked which are set out below together with the responses. Each member of the public who asked a question was invited by the Chair to ask one supplementary question which is also set out together with the response.

Question from Mr M Elton

'I am struggling to understand why our local council would choose to build on the picturesque West Whitwick valley which clearly is a very difficult area to even consider building houses on. The cost and effort that is going to be required to build affordable housing on this plot seems unachievable. As well as these challenges this area is full of wildlife such as badgers, bats, foxes, rabbits, sparrowhawk's, owls and herons just to name a few as well as the amazing walks through the area containing ponds, streams and hedgerows which is used by so many people to keep healthy and maintain good wellbeing. Please can you explain to us how this area has been kept in the local plan whilst a proven more viable and sustainable option Meadow Lane was removed by yourselves?'

Response from the Chair of the Local Plan Committee

'The government has made it clear that Local Plans must address the need for new housing, with a national target of 1.5 million new homes being required over the next five years. A failure to make sufficient provision will almost certainly result in the plan being considered as not sound at Examination.

Meeting future housing needs has to be reconciled with the need to protect and, where possible, enhance the environment. Any new development will be required to deliver biodiversity net gain equivalent to at least 10% as required by the Environment Act 2021.

The Local Plan Committee considered the merits of the site at Meadow Lane at its meeting on 15 November 2023 but was of the view that the site should not be allocated.'

Supplementary question and response

Mr Elton referred to the preservation of public footpaths in West Whitwick and asked how they would be impacted by future building plans. The Planning Policy and Land Charges Team Manager informed Mr Elton and the Committee that Leicestershire County Council had the duty to protect public rights of way which would be considered in the design of the site, but informal footpaths were not protected. The Head of Planning and Infrastructure added that footpaths requiring diversion would be subject to diversion orders and therefore public consultation.

Question from Ms G Baker

'The committee agreed, at the meeting on 16th December to a proposal to build around 1000 homes close to Stevenson's Way, Coalville. At the same time you also agreed that the area of separation between Coalville and East Whitwick would essentially be reduced while maintaining a reasonable area of public green space between the developments. In my view, the principle of an area of separation should apply equally to the West Whitwick area. The proposed West Whitwick site is a valuable and natural area of separation between Coalville, West Whitwick and Thringstone, which supports abundant wildlife, agriculture and provides access to country walks for local residents. While access to a couple of these footpaths has become more hazardous recently the number of people who walk the paths has increased since the Meadow Barn Cafe, which is a skills centre for adults with learning difficulties, opened. Have the Local Plan Committee fully considered the detrimental effect on the health and wellbeing of residents and the Meadow Barn Cafe of developing this site?'

Response from the Chair of the Local Plan Committee

'The area to the west of Whitwick is not considered to provide separation in the same way as the open area between Coalville and Whitwick, as the latter areas are smaller areas which are surrounded by built development.

Any new development will be required to ensure that existing formal footpaths are integrated into the overall layout and design of the site. In addition, any new development will be required to deliver biodiversity net gain equivalent to at least 10% as required by the Environment Act 2021.

It is not clear as to how new development could be judged to have a detrimental effect upon the Meadow Barn Café. Conversely, an increased number of people nearby could help to ensure that it remains a viable entity.'

Supplementary question and response

Ms Baker asked whether it would be more logical and better for the wellbeing of West Whitwick for the future development of the area to be similar to the numbers allocated to nearby Swannington. Both Ms Baker and the Planning Policy Team and Land Charges Manager referred to historical changes to settlements becoming a part of the Coalville area. It was noted that Swannington was still a separate settlement and there was no reason to change that.

Question from Mr C Taylor

'We are wondering about the measures the Council intends to take to protect and assess the historic and archaeological significance of Monument No. 1581539, located on the West Whitwick Valley (Grid Reference: SK4260016630) (C47). This 'D-shaped' enclosure, visible as crop marks on 2011 aerial photographs, is believed to date back to the Iron Age or Roman period and features two opposing entrances to the north-east and south-west.

Given its significance and the possibility of linked settlements, how does the Council plan to conduct proper archaeological assessments of the site, including ground surveys with archaeologists (as opposed to desktop studies)?

Preserving this site is vital to safeguarding our shared heritage, and I am eager to understand the steps being taken to address its protection.'

Response from the Chair of the Local Plan Committee

'Leicestershire County Council Heritage Team Manager has confirmed that within the boundary of site C47 there is a known heritage asset as outlined in the question. He has advised that:

"The presence of a known heritage asset within the boundary of the site (C47) warrants pre-determination consideration of the site's archaeological potential, in line with NPPF policy and supporting guidance". However, I don't feel it prevents allocation of the site."

He has also noted that there are other heritage assets in the near vicinity which suggests that there is some archaeological interest more generally within the site. Again, he has advised that "I don't believe the evidence is sufficient to prevent their allocation".

He goes on to state:

"I would suggest the archaeological interest of all the sites, will be adequately addressed through the planning process, this may result in the discovery of significant archaeological remains that could influence the delivery of the sites, however at this stage there is insufficient information to be more specific. I would however encourage the promoter/future developer of the site(s) to undertake early assessment of their site's archaeological interest to support and inform their design proposals and subsequent planning determination".

This request has been passed on to the site promoter.'
Supplementary question and response

Mr Taylor requested further clarification as to why other areas in West Whitwick were removed. He believed that government planning intervention would be a favourable result and would likely lead to West Whitwick Valley being disallowed due to its heritage. The Planning Policy and Land Charges Team Manager responded that the Council had detailed assessments which considered multiple factors both for and against each site with a professional decision made as a result. The details of which were all available online within previous committee reports.

33 MINUTES

Consideration was given to the minutes of the meeting held on 16 December 2024.

In reference to minute number 26 'Public Question and Answer Session', a Member suggested that more detail be included for the supplementary question put forward at question three. The Legal Advisor explained that the minutes of a meeting were not a verbatim record, however it was recommended that if the Committee wanted to include the detail, a motion would be required.

Therefore, Councillor P Moulton moved that minute number 26 'Public Question and Answer Session', supplementary question for question three be amended to include more detail in reference to the justifications of inclusion and exclusion of specific allocation sites across West Whitwick. It was seconded by Councillor D Bigby.

The Chair put the motion to the vote. It was LOST.

Following a request to be included in the minutes, it was noted that the transcriptions of Committee meetings were available online as part of the meeting recording if anyone wanted to see the supplementary question in full.

It was moved by Councillor M Wyatt, seconded by Councillor R Morris and

RESOLVED THAT:

The minutes of the meeting held on 16 December 2024 be approved and signed by the Chair as a correct record.

34 LOCAL PLAN – PROPOSED HOUSING ALLOCATIONS IN THE KEY SERVICE CENTRES, LOCAL SERVICE CENTRES AND SUSTAINABLE VILLAGES

The Planning Policy and Land Charges Team Manager referred the Committee to the additional papers which included an update on the implication of the safeguarded HS2 trainline routes on proposed housing allocation sites and the officer's new recommendation to defer the item.

A discussion between the Committee followed, with Members expressing understanding, but disappointment with the situation. Members requested further information on the allocations, including shared allocations and employment sites, affected by the safeguarded line. It was also expressed that the Committee should have a view on the issue before the next meeting.

Clarification was sought on the exact route that was safeguarded with some concerns being raised by Members in relation to the impact on Measham and Kegworth.

In response to a request to have sight of all available parcels of land that had been put forward in preparation should alternative sites be required, it was noted that previous committee reports contained this information and links to access would be sent to Members.

It was moved by Councillor J Legrys, seconded by Councillor M Ball and

RESOLVED THAT:

The item be deferred for consideration at a future Local Plan Committee meeting.

35 LOCAL PLAN – LIMITS TO DEVELOPMENT: CONSIDERATION OF RESPONSES TO CONSULTATION

The Principal Planning Policy Officer presented the report and referred to the updated recommendation as detailed within the additional papers.

In response to concerns from Members, they were reassured that if it was required to reconsider possible sites for allocations, nothing agreed for this item would limit the decisions the Committee could make on housing allocations in the future. It was also confirmed that there was always the possibility that subsequential changes to the limits to development may be needed and that would be for the Planning Inspector to agree.

The officer's recommendation as amended in the additional papers was moved by Councillor J Legrys, seconded by Councillor M Ball and

RESOLVED THAT:

The inclusion in the Regulation 19 version of the Local Plan of the Limits to Development changes in the proposed Limits to Development for Consultation Document (January 2024), subject to the changes referenced A to K in Appendix B of the report, be agreed.

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.02 pm

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**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
LOCAL PLAN COMMITTEE – TUESDAY 11 MARCH 2025**



<p>Title of Report</p>	<p>LOCAL PLAN - PROPOSED HOUSING ALLOCATIONS IN THE KEY SERVICE CENTRES, LOCAL SERVICE CENTRES AND SUSTAINABLE VILLAGES</p>	
<p>Presented by</p>	<p>Ian Nelson Planning Policy and Land Charges Team Manager</p>	
<p>Background Papers</p>	<p>Report to Local Plan Committee - 27 October 2021 Development Strategy Local Plan Committee Report.pdf</p> <p>Report to Local Plan Committee – 27 September 2022 Local Plan Review - Development Strategy Local Plan Committee Report.pdf</p> <p>Report to Local Plan Committee – 17 January 2024 Agenda for Local Plan Committee on Wednesday, 17th January, 2024, 6.00 pm - North West Leicestershire District Council</p> <p>Report to Local Plan Committee – 22 May 2024 Agenda for Local Plan Committee on Wednesday, 22nd May, 2024, 6.00 pm - North West Leicestershire District Council</p> <p>Report to Local plan Committee – 14 August 2024</p> <p>Report to Local Plan Committee – 13 November 2024</p>	<p>Public Report: Yes</p>

	<p>Local Plan - Plan period, Housing and Employment requirements Local Plan Committee report.pdf</p> <p>Draft North West Leicestershire Local Plan 2024</p> <p>Report to Local Plan Committee – 16 December 2024</p> <p>National Planning Policy Framework (publishing.service.gov.uk)</p> <p>Responses to Regulation 18 consultation New Local Plan - North West Leicestershire District Council</p> <p>Strategic Housing and Economic Land Availability Assessment (2021)</p> <p>Statement of Community Involvement</p> <p>Infrastructure Delivery Plan</p> <p>Additional housing sites: proformas</p> <p>Additional housing sites: site assessments</p>	
Financial Implications	The cost of the Local Plan Review is met through existing budgets which are monitored on an ongoing basis.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The Local Plan must be based on robust and up to date evidence.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications are associated with the specific content of this report. Links with the Council's Priorities are set out at the end of the report.	
	Signed off by the Head of Paid Service: Yes	

Purpose of Report	<p>To consider the Regulation 18 consultation responses made in respect of the proposed housing allocations in the Key Service Centres, Local Service Centres and Sustainable Villages and to agree the preferred sites to take forward for allocation in the Regulation 19 plan.</p>
Recommendations	<p>THAT SUBJECT TO THE OUTCOME OF FURTHER WORK INCLUDING TRANSPORT MODELLING, VIABILITY ASSESSMENT AND INFRASTRUCTURE REQUIREMENTS, THE LOCAL PLAN COMMITTEE AGREES THAT:</p> <ol style="list-style-type: none"> 1. THE EXISTING ALLOCATION AT MONEY HILL ASHBY DE LA ZOUC(A5) BE RECONFIRMED 2. LAND SOUTH OF BURTON ROAD, ASHBY DE LA ZOUC (A27) BE PROPOSED TO BE ALLOCATED FOR AROUND 60 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN 3. LAND ADJACENT TO 194 BURTON ROAD (A31) ASHBY DE LA ZOUC BE PROPOSED TO BE ALLOCATED FOR AROUND 30 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN, SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION 4. LAND WEST OF CASTLE DONINGTON (CD10) BE PROPOSED TO BE ALLOCATED FOR AROUND 1,076 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN 5. LAND SOUTH OF PARK LANE, CASTLE DONINGTON (CD9) BE PROPOSED TO BE ALLOCATED FOR AROUND 35 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN, SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION 6. LAND OFF LEICESTER ROAD, IBSTOCK (IB18) BE PROPOSED TO BE ALLOCATED FOR AROUND 450 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN 7. LAND AT HIGH STREET, IBSTOCK (IB20) BE PROPOSED TO BE ALLOCATED FOR AROUND 46 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION

	<p>8. LAND SOUTH OF ASHBY ROAD, KEGWORTH (K12) BE PROPOSED TO BE ALLOCATED FOR AROUND 140 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION</p> <p>9. LAND OFF LEICESTER ROAD/ASHBY ROAD, MEASHAM (M11) BE PROPOSED TO BE ALLOCATED FOR AROUND 300 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION</p> <p>10. LAND AT ABNEY DRIVE, MEASHAM (M14) BE PROPOSED TO BE ALLOCATED FOR AROUND 150 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION</p> <p>11. LAND AT OLD END (AP15) AND 40 MEASHAM ROAD, APPLEBY MAGNA (AP17) NOT BE TAKEN FORWARD AS A HOUSING ALLOCATION IN THE REGULATION 19 VERSION OF THE PLAN; BUT BE INCLUDED IN THE LIMITS TO DEVELOPMENT FOR APPLEBY MAGNA</p> <p>12. LAND AT MEASHAM ROAD, APPLEBY MAGNA (AP1) BE PROPOSED TO BE ALLOCATED FOR AROUND 37 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION</p> <p>13. LAND OFF RAMSCLIFF AVENUE, DONISTHORPE (D8) BE PROPOSED TO BE ALLOCATED FOR AROUND 32 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN</p> <p>14. LAND OFF MIDLAND ROAD, ELLISTOWN (E7) BE PROPOSED TO BE ALLOCATED FOR AROUND 69 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN</p> <p>15. LAND ADJACENT TO SPARKENHOE ESTATE, HEATHER (H3) BE PROPOSED TO BE ALLOCATED FOR AROUND 37 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN</p>
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	<p>16. LAND OFF ASHBY ROAD, MOIRA (MO8) BE PROPOSED TO BE ALLOCATED FOR AROUND 49 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN</p> <p>17. LAND AT SCHOOL LANE, OAKTHORPE (OA5) BE PROPOSED TO BE ALLOCATED FOR AROUND 47 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN</p> <p>18. LAND SOUTH OF NORMANTON ROAD, PACKINGTON (P4) BE PROPOSED TO BE ALLOCATED FOR AROUND 10 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN</p> <p>19. LAND WEST OF REDBURROW LANE, PACKINGTON (P7) BE PROPOSED TO BE ALLOCATED FOR AROUND 30 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN, SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION AND THE RESOLUTION OF HIGHWAY MATTERS</p> <p>20. IN THE EVENT THAT HIGHWAY MATTERS IN RESPECT OF SITE P7 ARE NOT SATISFACTORILY RESOLVED, THENLAND TO THE REAR OF 55 NORMANTON ROAD (P5 & P8) BE CONSIDERED FOR AROUND 23 DWELLINGS, IN THE REGULATION 19 VERSION OF THE PLAN, SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION</p> <p>21. LAND AT CHURCH LANE, RAVENSTONE (R9) BE PROPOSED TO BE ALLOCATED FOR AROUND 50 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN, SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION</p> <p>22. LAND AT HEATHER LANE, RAVENSTONE (R12) BE PROPOSED TO BE ALLOCATED FOR AROUND 85 DWELLINGS IN THE REGULATION 19 VERSION OF THE PLAN</p> <p>23. SUBJECT TO THE OUTCOME OF FURTHER CONSULTATION, LAND AT PACKINGTON NOOK, ASHBY DE LA ZOUCH (A7) BE IDENTIFIED AS A RESERVE HOUSING ALLOCATION IN THE EVENT THAT THE GOVERNMENT HAS NOT REMOVED THE HS2</p>
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	<p>SAFEGUARDING ON THE FOLLOWING SITES BY THE TIME THAT THE REGULATION 19 LOCAL PLAN IS AGREED BY THE COUNCIL:</p> <ul style="list-style-type: none"> • LAND WEST OF HIGH STREET, MEASHAM (SHELAA REFERENCE M9); AND • LAND NORTH OF ASHBY ROAD, KEGWORTH (SHELAA REFERENCE K7); AND • LAND SOUTH OF DERBY ROAD, KEGWORTH (SHELAA REFERENCE K11). <p>THE PROVISION OF ABOUT 9HA OF LAND FOR GENERAL NEEDS EMPLOYMENT ADJOINING JUNCTION 12 OF THE A42 WOULD ALSO BE SUPPORTED AS PART OF A COMPREHENSIVE DEVELOPMENT IN THE CIRCUMSTANCES OUTLINED ABOVE</p>
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1 INTRODUCTION

- 1.1 The Local Plan Committee of [17 January 2024](#) agreed the draft housing and employment allocations for consultation purposes. The consultation was undertaken between 5 February and 17 March 2024 and is referred to as ‘the *Regulation 18 consultation*’ in this report.
- 1.2 A report to the [22 May 2024](#) Local Plan Committee provided an overview of the consultation in respect of the number of responses and the sources of representatives.
- 1.3 The Local Plan Committee of [13 November 2024](#) resolved to extend the plan period to 2042 with an annual housing requirement of 686 dwellings.
- 1.4 A report on the proposed housing allocations in the Principal Town (Coalville Urban Area) and the proposed New Settlement (Isley Woodhouse) was presented to the [16 December 2024](#) Local Plan Committee. Further details on the outcome of that meeting of the committee and the implications for this report are set out in Section 3 below.
- 1.5 A report on the proposed housing allocations in the Key Service Centres, Local Service Centres and Sustainable Villages was due to be considered at the 29 January 2025 Local Plan Committee. However, prior to the meeting, the Council received further information regarding the safeguarding of the HS2 route which confirmed that the government has no immediate plans (or timetable) to lift the safeguarding (compared to the previous government who advised the safeguarding

would be removed in summer 2024). This latest update means there is uncertainty about when (or if) the 426 dwellings at Measham Waterside and 251 dwellings on the western side of Kegworth (which benefit from planning permission) can be delivered. As a result, the Local Plan should address the implications arising from the fact that the safeguarding route will not be lifted for the foreseeable future. The 29 January 2025 report on housing allocations was deferred so that they could be dealt with at the same time as the HS2 issue.

- 1.6 This report follows on from the 16 December 2024 and 29 January 2025 committees by:
- Reporting and responding to those matters raised in the Regulation 18 consultation relating to housing sites in the Key Service Centres, Local Service Centres and Sustainable Villages;
 - Recommending which sites should be taken forward for allocation as part of the Regulation 19 plan, **subject to** the outcome of other evidence base work, including transport modelling; and
 - Recommending a solution for dealing with the uncertainty surrounding the delivery of 677 homes in Measham and Kegworth as a result of the safeguarded HS2 route.

2 STRUCTURE OF THIS REPORT

2.1 This report is structured as follows:

- **Section 3** provides background information, primarily focusing upon the outcomes of the 16 December Local Plan Committee (LPC).
- **Sections 4 to 6** focus on the Key Service Centres, the Local Service Centres and the Sustainable Villages.
- **Section 7** focuses on those Sustainable Villages where housing is (or is proposed to be) allocated in a Neighbourhood Plan.
- **Section 8** deals with Local Plan representations promoting sites in other settlements (i.e. those lower down the settlement hierarchy).
- **Section 9** considers how the Local Plan should address the ongoing issue of the HS2 safeguarded route.
- **Section 10** considers the implications of the recommendations and sets out a revised distribution strategy.
- **Section 11** sets out the next steps in moving the Local Plan forward.

2.2 In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council is required to “take into account any representations made to them”. Sections 4 to 6, as well as summarising and responding to representations made in relation to the proposed housing allocations, also summarise and respond to representations made in support of other potential housing sites. Underpinning the report are several appendices.

2.3 **Appendix A** incorporates site plans for additional sites that have been assessed since the end of the Regulation 18 consultation; sites which have had their

boundaries amended; and sites that are now proposed for allocation (and which did not form part of the Regulation 18 consultation). It also includes a proposed amendment to the Limits to Development for Appleby Magna. This amendment was not resolved at the 29 January 2025 Local Plan Committee, as a decision needs to be made alongside this report, which proposes a different housing allocation for Appleby Magna (see Section 6 of this report).

2.4 **Appendices B to P** incorporate the following information:

- **Site reference number** – this corresponds to the Strategic Housing and Economic Land Availability Assessment (SHELAA). Where sites were submitted after publication of the 2021 SHELAA the numbering sequence for each settlement was continued.
- **Site name** – as above.
- **Main issues raised** – this summarises and groups together the various comments made. It should be noted that not all respondents necessarily made exactly the same points but made comments on similar themes.
- **Council response** – officers have provided a response to the comments.
- **Action** – this summarises any actions required in response to the comments made.
- **Respondent's ID** – each person/ organisation responding to the consultation was given a unique number
- **Respondent's name** – provides the name of the individual or organisation and (if relevant) on whose behalf their comments are made.

2.5 **Appendices Q and R** deal with the issue of the HS2 safeguarded route.

2.6 The appendices are included separately to enable members to be able to have easy access to both the report and the appendices at the same time. For clarity, the complete list of appendices is:

- **Appendix A:** Site plans
- **Appendix B:** Ashby de la Zouch consultation responses (A5; A27 and alternative sites)
- **Appendix C:** Castle Donington consultation responses (CD10)
- **Appendix D:** Ibstock consultation responses (Ib18 and alternative sites)
- **Appendix E:** Kegworth consultation responses (alternative sites)
- **Appendix F:** Measham consultation responses (alternative sites)
- **Appendix G:** Appleby Magna consultation responses (Ap15/Ap17 and alternative sites)
- **Appendix H:** Donisthorpe consultation responses (D8 and alternative sites)
- **Appendix I:** Ellistown consultation responses (E7)
- **Appendix J:** Heather consultation responses (H3 and alternative sites)
- **Appendix K:** Moira consultation responses (Mo8 and alternative sites)
- **Appendix L:** Oakthorpe consultation responses (Oa5 and alternative sites)
- **Appendix M:** Packington consultation responses (P4 and alternative sites)
- **Appendix N:** Ravenstone consultation responses (R12 and alternative sites)
- **Appendix O:** Consultation responses for sites in settlements which have

- allocated, or are proposing to allocate, housing through Neighbourhood Plans
- **Appendix P:** Consultation responses for sites in other settlements
- **Appendix Q:** Options for dealing with the HS2 safeguarded route
- **Appendix R:** Distribution options for the potential HS2 shortfall

2.7 **Sections 4 to 6** also confirm any additional sites which have been assessed since the Regulation 18 consultation ended (the additional [site proformas](#) and [site assessments](#) can be found on the Council's website).

3 BACKGROUND

3.1 The report presented to the 16 December 2024 Local Plan Committee provided an update of the proposed allocations which formed part of the Regulation 18 consultation, and the number of consultation responses received for each allocation site (see Table 1 of the [16 December report](#)).

3.2 Paragraphs 3.3 to 3.6 of the [16 December committee report](#) provided an evidence base update and paragraphs 3.7 to 3.10 provided a commentary on the site allocation requirements. Those paragraphs are also applicable to this report.

Housing Requirements

3.3 The report presented to 16 December 2024 Local Plan Committee confirmed that as at 1 April 2024, and based upon an annual requirement of 686 dwellings, the Local Plan has to identify sites to accommodate **7,147 dwellings** between 2024 and 2042 (see **Table 2** of that [report](#)). As a result of the ongoing uncertainty surrounding the safeguarded HS2 route, the Local Plan also needs to consider the possibility that 426 homes with planning permission at Measham Waterside and 251 homes on the western side of Kegworth may not be delivered in the plan period.

Housing in the Principal Town (Coalville Urban Area) and the New Settlement

3.4 The [16 December Local Plan Committee](#) dealt with the proposed housing sites in the Coalville Urban Area and the New Settlement (Isley Woodhouse). Additional housing sites in the Coalville Urban Area were put forward at this committee, on the basis that: it was agreed at the [13 November 2024](#) Local Plan Committee to extend the plan period by two years; and the amount of homes that could be delivered at the New Settlement was fewer than originally anticipated.

3.5 At the 16 December committee, it was resolved to proceed with the sites shown in **Table 1** below.

Table 1: Proposed housing allocations in the Coalville Urban Area and the New Settlement

Site ref.	Site address	Approximate no. of dwellings (2024 to 2042)
New Settlement		1,950
IW1	New Settlement	1,950
Principal Town (Coalville Urban Area)		2,457
C18	Land off Thornborough Road	105
C19A	Land at Torrington Avenue, Whitwick	242
C19B	Land off Stephenson Green, Coalville	700
C46	Broom Leys Farm, Broom Leys Road, Coalville	266
C48	Land south of Church Lane, New Swannington	283
C74	Land at Lily Bank, Thringstone	64
R17	Land at Coalville Lane/Ravenstone Road, Coalville	153
C47, C77, C78, C81 and C86	Land west of Whitwick	350
C90	Land south of The Green, Donington le Heath	62
C92	Former Hermitage Leisure Centre, Silver Street, Whitwick	32
-	Coalville Town Centre	200
Total Principal Town + New Settlement		4,407

- 3.6 The Local Plan Committee resolved that subject to the outcome of further work including transport modelling, viability assessment and infrastructure requirements:
- Sites **IW1, C46, C48, C74, R17, West of Whitwick** and **C92** should proceed to the Regulation 19 version of the Plan.
 - The 200 dwellings included in and around **Coalville Town Centre** should proceed to the Regulation 19 version of the Plan, **subject to specific sites being identified.**
 - Sites **C18, C19A, C19B** and **C90** (which were not identified as proposed allocations in the Regulation 18 consultation) should proceed to the Regulation 19 version of the Plan, **subject to the outcome of further consultation.**

- 3.7 **Table 1** shows that the Council is currently looking to take forward around **4,407 homes** in the New Settlement and the Coalville Urban Area to the Regulation 19 version of the Plan.

Housing in the remainder of the district

- 3.8 This committee report considers how to deal with the residual housing requirement of **2,740 dwellings** (i.e. the total requirement of 7,147 dwellings minus the 4,407 in the New Settlement and the Coalville Urban Area). It also considers how to deal with the ongoing uncertainty surrounding the delivery of **677 dwellings** in Kegworth and Measham.

- 3.9 **Table 2** sets out the housing sites in the Key Service Centres, Local Service Centres and Sustainable Villages which were proposed for allocation in the Regulation 18 consultation document.

Table 2: Proposed housing allocations in the remainder of the district (Regulation 18 consultation)

Site ref.	Site address	Approximate no. of dwellings (2024 to 2042)
Key Service Centres		1,126*
A5	Money Hill, Ashby-de-la-Zouch	1,200
A27	South of Burton Road, Ashby	50
CD10	Land west of Castle Donington	1,076
Local Service Centres		450
lb18	Leicester Road, Ibstock	450
Sustainable Villages		334
Ap15/Ap17	Measham Road, Appleby Magna	32
D8	Ramscliff Avenue, Donisthorpe	32
E7	Midland Road, Ellistown	69
H3	Adjacent Sparkenhoe Estate, Heather	37
Mo8	Ashby Road, Moira	49
Oa5	School Lane, Oakthorpe	47
P4	Normanton Road, Packington	18
R12	Heather Lane, Ravenstone	50

*This figure does not include Money Hill (A5), which is an existing allocation in the adopted Local Plan and so has already been counted towards the Council's housing supply.

- 3.10 Section 5 of the 16 December 2024 committee report provided a reminder of the housing distribution strategy which was agreed at the 27 September 2022 Local Plan Committee. The agreed distribution strategy is referred to as 'Option 7b'.
- 3.11 **Table 3** below provides an update on the distribution strategy following the outcome of the 16 December 2024 Local Plan Committee. It compares the number of dwellings required in each tier of the settlement hierarchy under Option 7b with: a) the number of dwellings it was agreed to progress at the 16 December LPC (see **Table 1** above); and b) the number of dwellings proposed in the Regulation 18 consultation in the Key Service Centres, Local Service Centres and Sustainable Villages (as referenced in **Table 2**).

Table 3: Revised distribution of housing (Option 7b) following 16 December 2024 Local Plan Committee

	Option 7b Distribution (%)	Option 7b Distribution (dwellings)	16 December LPC Proposed Allocations (dwellings)	Difference (dwellings)
Principal Town (Coalville Urban Area)	35	2,501	2,457	-44
New Settlement	35	2,501	1,950	-551
	Option 7b Distribution (%)	Option 7b Distribution (dwellings)	Regulation 18 Proposed Allocations (dwellings)	Difference (dwellings)
Key Service Centres	15	1,072	1,126	54
Local Service Centres	10	715	450	-265
Sustainable Villages	5	358	334	-24
Total	100	7,147	6,317	-830

- 3.12 The amount of development anticipated from the Principal Town is slightly lower than that required under Option 7b (a shortfall of 44 dwellings). However, the amount of development anticipated from the New Settlement is significantly lower than that required under Option 7b (by some 551 dwellings) and accounts for the majority of the district-wide shortfall of 830 dwellings.
- 3.13 In terms of the shortfall in the Principal Town, all reasonable alternatives have been considered in previous reports to this Committee on 15 November 2023, 17 January 2024 and 16 December 2024. There are no other remaining sites to be considered. The shortfall is very small proportionally and is not considered to represent a risk to the plan in terms of its soundness.
- 3.14 The remainder of this report considers the sites proposed for allocation at Regulation 18 stage as well as the potential options for addressing the shortfall from the New Settlement and the Coalville Urban Area and the options for dealing with a potential shortfall of 677 dwellings in Kegworth and Measham.

4 THE KEY SERVICE CENTRES

What is the requirement?

- 4.1 The district's Key Service Centres are **Ashby de la Zouch** and **Castle Donington**. As shown in **Table 3**, based upon an extended plan period to 2042 and an annual housing requirement of 686 dwellings, the requirement in the Key Service Centres under Option 7b would be **1,072 dwellings**. The **1,126 dwellings** proposed to be allocated in the Regulation 18 consultation therefore represents a slight oversupply of 54 dwellings. Despite this oversupply, given that there is a shortfall arising from the

Principal Town and the New Settlement, it is appropriate to consider whether there are any further sites which could be allocated in the Key Service Centres.

Ashby-de-la-Zouch

- 4.2 The Regulation 18 consultation proposed to reallocate **Money Hill** (the part without planning permission) for around 1,200 dwellings (**A5**) and allocate **Land south of Burton Road (A27)** for around 50 dwellings. Because Money Hill is already allocated in the adopted Local Plan, the housing is included as part of the Council's future housing commitments and so *does not* form part of the 7,147 dwellings that needs to be found as part of the new Local Plan.
- 4.3 Following the end of the Local Plan consultation:
- A [site proforma](#) and a detailed [site assessment](#) have been prepared for an additional site at **Land adjacent to 194 Burton Road (A31)** (this site is mapped at **Appendix A**).
 - All representations made in relation to the proposed allocations at **Money Hill (A5)** and **South of Burton Road (A27)** have been summarised and responded to (**Appendix B**).
 - All representations made in relation to four other potential housing sites in Ashby (**Packington Nook/Land south of Ashby (A7)**; **North of Moira Road (A25)**; **South of Moira Road (A26)**; and **Land adjacent to 194 Burton Road (A31)**) have been summarised and responded to (**Appendix B**).
- 4.4 No information was submitted to the consultation that changes the recommendations to reallocate land at **Money Hill (A5)** and to allocate **Land south of Burton Road (A27)**.
- 4.5 As a result of the consultation and ongoing discussions with the site promoters / statutory consultees, some changes are proposed to the policy at Regulation 19 stage in respect of **Money Hill (A5)** including:
- Amendment to the Ashby Inset Policies Map to include areas of employment land at Money Hill.
 - Deletion of the requirement at (1)(d) for a new primary school, on the basis that Leicestershire County Council would prefer a two-form entry primary school on the approved school site (rather than 2 one form entry schools).
- 4.6 The main proposed change to the proposed allocation at **Land south of Burton Road (A27)** is an increase in capacity from around 50 to around 60 dwellings. The figure of 50 dwellings was based on information previously provided by the site promoters. However, a new masterplan was submitted with their representations which would appear to accord with all other proposed policy requirements. The figure of 60 dwellings accords with the SHELAA methodology.

Castle Donington

- 4.7 The Regulation 18 consultation proposed to allocate around 1,076 dwellings at **Land west of Castle Donington (CD10)**.
- 4.8 Following the end of the consultation, all representations made in relation to CD10 have been summarised and responded to (**Appendix C**). Comments were varied, focusing on the implications of the proposed allocation on the local road network and infrastructure and various environmental impacts. Several representations focused upon the proposed extent of the site boundary/site capacity. These are summarised below.

Noise

- 4.9 The owners of Donington Park Circuit stated that the proposed development should not restrict the operation of the racetrack or the associated Donington Hall hotel. It was suggested that because the site is downwind of the circuit, the southern half of CD10 should be excluded from the allocation.
- 4.10 In response, consultants have been commissioned to undertake a noise assessment which will assist in determining the parameters for built development. This will include taking appropriate noise readings from both Donington Park and East Midlands Airport and assessing any potential implications for the site (e.g. in terms of capacity/mitigation). This work will be completed in spring 2025 when race meetings have started again and will be reported to a future meeting of this Committee.

Heritage Assets

- 4.11 Several comments were made relating to the impact of the proposals upon local designated heritage assets and in particular focused on the mitigation required for the southern and western boundaries of the site:
- The owners of Donington Park Circuit argued that the proposals would impact the setting of Donington Hall and that the Local Plan should be more detailed about the landscaping mitigation proposed and what degree of screening it would provide to the Hall.
 - Castle Donington Parish Council said a meaningful area of separation is required between the development and Kings Mills.
 - Historic England advised that it was unclear whether the landscape buffer concept was an appropriate one for the parkland area.
 - The Council's Conservation Officer noted that the site allocation boundary extended further west than he had previously advised and that land containing archaeological earthworks should be retained as agricultural use rather than 'open space and landscaping'
- 4.12 Further work is required on part 2(l) of the Plan which deals with heritage matters. It is recommended that further discussion with the above stakeholders and the site promoters are held, but at this time there is no reason to suggest that the development cannot be adequately mitigated in heritage terms.

Ecology

- 4.13 Several local residents objected to the inclusion of Dalby's Covert (known locally as Bluebell Woods) within the allocation boundary, feeling it would be subsequently destroyed and developed for housing. Whilst footfall through the woods would undoubtedly increase as a result of the allocation, the proposals would be subject to an Ecological Management Plan and protected as open space in any planning permission and accompanying Section 106 legal agreement.
- 4.14 Elsewhere, the consultation has resulted in the following proposed amendments to the policy:
- Changing part (1)(e) to reference the **safeguarding of land for a two-form entry primary school** (this would equate to c.2 hectares of land). The local education authority has indicated that demand for primary education could be met by extending Foxbridge Primary from a one to a two-form entry, with the balance to be met at other primary schools. However, given the size of the site, land should be safeguarded in case the position changes later in the plan period. It should be noted that if a school is not required on the site, there is the potential for more homes to be delivered as part of the overall development.
 - The deletion of part (2)(g) requiring the existing overhead pylons to be removed. Based upon the information put forward by the site promoters, it would not be reasonable to include this policy requirement.

Potential additional sites in the Key Service Centres

Ashby-de-la-Zouch

- 4.15 Four sites in Ashby were promoted through the Local Plan representations (**Appendix B**).
- 4.16 **Land south of Moira Road (A26)** and **Land north of Moira Road (A25)**, are located on the west side of Ashby de la Zouch. Several constraints were identified as part of the original [site assessment](#) exercise. A further consideration is that additional development on the west side of the town is likely to exacerbate existing traffic issues in the town centre, given that the town's supermarkets, employment opportunities and access to the A42 are on the eastern side of the town.
- 4.17 **Packington Nook/Land south of Ashby (A7)** is a large site capable of accommodating about 1,100 dwellings. Allocation of the site would not only meet the residual shortfall for the whole district (see **Table 3**) but would also provide an additional c.300 dwellings. Unlike A26, the development would be of a scale that would require on-site services and amenities (and could potentially provide some new employment land). Allocating this site would result in a significant scale of growth in Ashby given that Money Hill is anticipated to be built out over much of the plan period. Whilst there is the possibility of allocating a smaller part of the site, this would result in a piecemeal (rather than a comprehensive) development. In short, there would be more potential benefits to allocating the whole site in terms of

infrastructure and in the interests of sensible planning. The allocation of the whole site is considered further within the context of potentially identifying a reserve site due to HS2 (see **Section 9**).

- 4.18 **Land adjacent to 194 Burton Road (A31)** is an additional site that has now been [assessed](#). Whilst it is located on the western side of Ashby (like A25 and A26), it is a smaller site so would have a reduced traffic impact. Furthermore, it is conveniently located for the local facilities (school, GP, pharmacy, shop) to the north of Burton Road. The SHELAA methodology results in a capacity of around 47 dwellings for the size of the site. However, its shape and topography mean that the impact upon the amenity of existing properties is a key consideration. As such, it is recommended that the allocation of the site for a lower quantum of development is consulted on (in the region of 30 dwellings). Whilst development of this site would not make a significant impact upon the shortfall, it provides a further development opportunity in Ashby that could be delivered in the short-term.

Castle Donington

- 4.19 No other sites in Castle Donington were promoted through the Local Plan and the original [site assessment](#) demonstrated there are a lack of available and suitable alternative sites.
- 4.20 However, should Land west of Castle Donington progress as a final allocation in the Plan, this would result in a smaller site to the south of Park Lane (**CD9** – mapped at **Appendix A**) being included in the Limits to Development as it would not be reasonable to keep this land designated as countryside. Whilst this site was not promoted through the Local Plan, several developers have expressed an interest in developing the site over the last 12 months. The original site assessment confirmed that the development of CD9 would not be appropriate without the development of CD10, but given the shortfall expressed in **Table 3** it is reasonable to consider this site for allocation as part of the wider development in this location. Any future policy for CD9 would need to specify the provision of a buffer to the adjacent Studbrook Hollow (a candidate Local Wildlife Site) and consider the relationship / appropriate boundary treatment with the adjacent woodland and open space. The SHELAA methodology results in a capacity of 45 dwellings at this site, but given the above policy requirements, it is recommended that a lower quantum of development is consulted on (in the region of 35 dwellings).

Recommendations for the Key Service Centres

- 4.21 **It is recommended that:**
- **Money Hill. Ashby-de-la-Zouch (A5) be proposed to be allocated for 1,200 dwellings in the Regulation 19 version of the plan.**
 - **Land south of Burton Road, Ashby-de-la-Zouch (A27) be proposed to be allocated for 60 dwellings in the Regulation 19 version of the plan.**
 - **Land adjacent to 194 Burton Road, Ashby de la Zouch (A31) be proposed to be allocated for around 30 dwellings in the Regulation 19 version of the plan subject to the outcome of further consultation.**
 - **Land west of Castle Donington (CD10) be proposed to be allocated for**

around 1,076 dwellings in the Regulation 19 version of the plan.

- Land south of Park Lane (CD9) be proposed to be allocated for around 35 dwellings in the Regulation 19 version of the plan subject to the outcome of further consultation.

4.22 Subject to the above recommendations being approved, the revised housing provision in the Key Service Centres would be as set out in **Table 4** (the sites not proposed in the Regulation 18 consultation are *in italics* and are mapped at **Appendix A**). The table does not include Money Hill for the reasons described in paragraph 4.2 above.

Table 4: Proposed Housing Allocations in the Key Service Centres

Site Reference	Site Address	Number of dwellings (Approximate)
Key Service Centres		1,201
A27	South of Burton Road, Ashby de la Zouch	60
A31	<i>Land adjacent to 194 Burton Road, Ashby de la Zouch</i>	30
CD9	<i>Land South of Park Lane, Castle Donington</i>	35
CD10	Land west of Castle Donington	1,076

5 THE LOCAL SERVICE CENTRES

What is the requirement?

5.1 The district's Local Service Centres are **Ibstock**, **Kegworth** and **Measham**. As shown in **Table 3**, based upon an extended plan period to 2042 and an annual housing requirement of 686 dwellings, the requirement in the Local Service Centres under Option 7b would be **715 dwellings**. The **450 dwellings** proposed to be allocated in the Regulation 18 consultation (at a single site in Ibstock) therefore represents an **undersupply of 265 dwellings**. Together with the shortfall from the Principal Town and New Settlement, there is a need to consider whether any additional dwellings could be allocated at the Local Service Centres.

Ibstock

5.2 The Regulation 18 consultation document proposed to allocate around 450 dwellings at **Land off Leicester Road (Ib18)**.

5.3 Following the end of the consultation:

- Site [proformas](#) and [detailed site assessments](#) for two additional sites at **Land south of Water Meadow Way (Ib31)** and **Land between Hinckley Road and Overton Road (Ib32)** have been prepared (these sites are mapped at **Appendix A**).
- All representations made in relation to the proposed allocation at **Land off Leicester Road (Ib18)** have been summarised and considered (**Appendix D**).
- All representations made in relation to three other potential housing sites in Ibstock (**Land rear of 111a High Street (Ib20)**, **Land south of Curzon Street**

(Ib24) and **Land south of Water Meadow Way (Ib31)** have been summarised and considered (**Appendix D**).

5.4 A total of 47 representations were made in relation to Ib18. Comments were predominantly from local residents, who raised concerns about whether further housing in Ibstock was actually needed as well as the impact of development upon matters including, but not limited to, traffic levels, road safety, local infrastructure and wildlife/biodiversity. Hugglescote and Donington le Heath Parish Council objected to the inclusion of the part of the site which is located in their parish boundary.

5.5 Key points to note are:

- Following the consultation, the highways authority has since confirmed that it would not object to a second access onto the A447, subject to delivering a development which would sufficiently urbanise the road and therefore help slow down traffic. It is understood that the site promoters are addressing this.
- Some local resident concerns (traffic levels etc) are subject to further evidence based reports, the outcomes of which will be reported to Local Plan Committee at a later date.
- Other concerns relate to matters (for example the impact upon existing public rights of way) that will be dealt with at planning application stage and are not things that should affect the principle of development at this stage.
- It is not unusual for development sites to extend beyond one parish area to another or even a local authority boundary to another. The piece of land referred to is in closer proximity to the built-up edge of Ibstock than the built-up edge of Hugglescote or Donington le Heath. If developed, the site would be seen as an extension of Ibstock and the fact that this additional land is not in Ibstock parish is not reason alone for discounting it as such.

5.6 It is recommended that the Council continues to progress the allocation of **Ib18**.

Potential additional sites in Ibstock

5.7 [Site assessments](#) have now been prepared for **Land south of Water Meadow Way (Ib31)** and **Land between Hinckley Road and Overton Road (Ib32)** and representations in support of **Ib31** were also submitted to the Local Plan consultation. However, there are several major constraints associated with these sites, that would mean they are not recommended for allocation.

5.8 Representations supporting the allocation of **Land rear of 111a High Street (Ib20)** and **Land south of Curzon Road (Ib24)** were also submitted (**Appendix D**).

5.9 **There** was no information submitted in support of **Land south of Curzon Road (Ib24)** which would change the previous assessment of this site and so it is *not* suggested that it should be allocated for development.

5.10 **Land rear of 111a High Street (Ib20)** is a site which was previously allocated for housing in an earlier Local Plan. At that time, development did not come forward due to land ownership issues and highways concerns about the site access. There are

also heritage concerns given that the proposed access would require the removal of a brick wall in the Ibstock Conservation Area. The site promoters have put forward a solution as part of their representations and whilst the Conservation Officer would prefer that the access to the site was not through the Conservation Area, he has advised that a requirement for the access to the site “*to avoid or minimise harm to the Conservation Area and other designated heritage assets as far as possible*” should be incorporated into the policy. On this basis, it is recommended that Ib20 would be a suitable site to help meet the identified shortfall and, subject to further consultation, should be allocated for around 46 dwellings.

Kegworth

- 5.11 The Regulation 18 consultation document did not propose any additional housing allocations in Kegworth. At the time that the proposed housing allocations were agreed at the 17 January 2024 Local Plan Committee, the (previous) government had just cancelled the eastern leg of HS2 (Phase 2b). Therefore, this represented a change of circumstance as it gave more certainty that 251 dwellings with planning permission could be delivered at:
- Land adjoining 90 Ashby Road (110 dwellings)
 - Adjacent to Computer Centre and J24, Packington Hill (141 dwellings)
- 5.12 Almost 12 months on from the HS2 announcement, the safeguarded route is still in place and it is not known when it will be removed (the previous government said this would take place in summer 2024). The ongoing uncertainty surrounding HS2 is a further reason why it is appropriate to consider whether any further sites could be allocated in Kegworth.
- 5.13 Representations have been made on behalf of Caddick Land (**Appendix E**), who have highlighted concerns about the delivery of the above two sites and suggested that the Local Plan allocates **Land to the south of Ashby Road, Kegworth (SHELAA reference K12)** for housing (this site is mapped at **Appendix A**). This site is a ‘reserve’ allocation in the adopted Local Plan (site reference **H3d**) meaning it has been deemed sound through the Local Plan examination process. It is also a relatively small site (around 140 dwellings) which could deliver in the short term; this is particularly relevant given the scale of development sites proposed elsewhere in the north of the district and the need to provide a balance to the number of new jobs that are potentially going to be created in this part of the district.
- 5.14 It is also material to note that Caddick Land is proposing to develop the site for a mixture of Build to Rent and affordable (rented) homes. The benefit of such a scheme is that the dwellings would not be available on the open market and therefore could not be changed into Housing in Multiple Occupation (HMOs), which is a local concern in Kegworth.

Measham

- 5.15 The issues surrounding HS2 which are described in relation to Kegworth above also apply to Measham. In short, it was considered that the cancellation of HS2 gave more certainty that the 426 dwellings at Measham Waterside could be delivered in the new Local Plan timeframe. As a result, the Regulation 18 consultation did not propose any additional housing allocations in Measham.
- 5.16 Following the end of the consultation:
- A site [proforma](#) and a [site assessment](#) have been prepared for an additional site at **Land north of Bosworth Road (M18)** (this site is mapped at **Appendix A**).
 - All representations relating to other potential housing sites in Measham (**Land off Leicester Road/Ashby Road (M11)**; **Land at Abney Drive (M14)** and **Land north of Bosworth Road (M18)**) and/ or concerns regarding the delivery of Measham Waterside have been summarised and considered (**Appendix F**).
- 5.17 One site promoter inferred that the adopted Local Plan strategy has resulted in limited growth taking place since the start of the adopted Local Plan period (2011). Since 2011, 288 homes (net) have been built in Measham (an average of 22 a year), which is comparatively low compared to the other Local Service Centres. This is a further consideration that would mean it would be reasonable to revisit the strategy for Measham.
- 5.18 The adopted Local Plan includes a reserve site; **Land off Leicester Road/Ashby Road (SHELAA reference M11 / Local Plan reference H3c)**. Given the uncertainty surrounding HS2 and the need to identify more housing sites, it is recommended that this be proposed as part of the Regulation 19 Plan for about 300 dwellings, subject to further consultation. It should be noted that there is a live planning application for up to 300 dwellings at this site and the main outstanding technical information relates to the River Mease. Other statutory consultees (e.g the local highways authority, the Coal Authority) do not object to the proposals subject to specific planning conditions being attached to any future planning permission.
- 5.19 In addition, **Land at Abney Drive (M14)** is a further reasonable option for allocation. It is well-located in respect of services and facilities and would represent a logical rounding off of this part of Measham. The site promoter is proposing that the site is allocated for 199 dwellings. Given that a full application has been submitted to the Council for 150 dwellings and there is no evidence before officers on how the additional 49 dwellings would be accommodated, it is recommended that the site, subject to further consultation, proceeds as an allocation for 150 dwellings in the Regulation 19 Plan. This site is not allocated for development in the adopted Local Plan. This, together with outstanding technical issues relating to the River Mease, is why the application has yet to be determined.

Recommendations for the Local Service Centres

5.20 It is recommended that:

- Land off Leicester Road, Ibstock (Ib18) be proposed to be allocated for around 450 dwellings in the Regulation 19 version of the plan.
- Land rear of 111a High Street (Ib20) be proposed to be allocated for around 46 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation.
- Land south of Ashby Road (K12), Kegworth be proposed to be allocated for around 140 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation.
- Land off Leicester Road/Ashby Road (M11), Measham be proposed to be allocated for around 300 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation.
- Land at Abney Drive (M14), Measham be proposed to be allocated for around 150 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation.

5.21 The revised proposed provision for new housing in the Local Service Centres is set out in **Table 5** (sites not proposed in the Regulation 18 consultation are *in italics* and are mapped at **Appendix A**).

Table 5: Proposed Housing Allocations in the Local Service Centres

Site Reference	Site Address	Number of dwellings (Approximate)
Local Service Centres		1,086
Ib18	Land off Leicester Road, Ibstock	450
<i>Ib20</i>	<i>Land rear of 111a High Street, Ibstock</i>	<i>46</i>
<i>K12</i>	<i>Land south of Ashby Road, Kegworth</i>	<i>140</i>
<i>M11</i>	<i>Land off Leicester Road/Ashby Road, Measham</i>	<i>300</i>
<i>M14</i>	<i>Land off Abney Drive, Measham</i>	<i>150</i>

5.22 The allocation of these additional sites would bring the total new allocations at the Local Service Centres to 1,086 dwellings which significantly contributes towards, but does not fully meet, the shortfall identified in **Table 3**.

6 THE SUSTAINABLE VILLAGES

What is the requirement?

6.1 The Regulation 18 consultation proposed housing allocations in the Sustainable Villages of **Appleby Magna, Donisthorpe, Ellistown, Heather, Moira, Oakthorpe, Packington** and **Ravenstone**. Sustainable Villages which have allocated (or are proposing to allocate) housing in a neighbourhood plan are dealt with in **Section 7** below. Those villages are **Blackfordby, Swannington, Long Whatton** and **Diseworth**.

- 6.2 As shown in **Table 3**, based upon an extended plan period to 2042 and an annual housing requirement of 686 dwellings, the requirement in the Sustainable Villages under Option 7b would be **358 dwellings**. The **334 dwellings** proposed to be allocated in the Regulation 18 consultation represents a slight undersupply of 24 dwellings against Option 7b.
- 6.3 However, if you take into account the recommendations made so far in this report for the Key and Local Service Centres, there remains a district-wide shortfall of 57 dwellings. All of the Sustainable Villages are considered to be potentially suitable to accommodate further development.
- 6.4 Representations to the draft plan in respect of the settlement hierarchy sought to elevate the status of both Appleby Magna and Ravenstone in view of their relationship to Mercia Park and the Coalville Urban Area respectively ([report to Local Plan Committee 14 August 2024](#)). It is considered that neither settlement displays the necessary characteristics to be higher order settlements. However, in the case of Ravenstone, it has a good range of services and facilities, including regular public transport to Coalville and there is a clear functional relationship between the two settlements. Appleby Magna does not have such a good range of services and facilities, notwithstanding the proximity to Mercia Park. Therefore, in the first instance, consideration will be given to whether there are any additional sites in Ravenstone that should be proposed to be allocated to address the shortfall.

Appleby Magna

- 6.5 The Regulation 18 consultation proposed to allocate around 32 dwellings at **Land at Old End (Ap15) and 40 Measham Road (Ap17)**.
- 6.6 Following the end of the consultation:
- All representations made in relation to the proposed allocation at **Land at Old End (Ap15) and 40 Measham Road (Ap17)** have been summarised and considered (**Appendix G**).
 - All representations made in relation to other potential housing sites in Appleby Magna (**Land West of Measham Road (Ap1)**, **Church Street (AP3 including Ap14)**, **Land at Top Street (Ap6)** and **Land East and West of Measham Road, (Ap13a, Ap13b & Ap13c)** and **Land east of Appleby Magna (Ap16)**) have been summarised and considered (**Appendix G**).
- 6.7 A total of 11 representations were made in relation to Ap15 and Ap17. Comments mainly related to the deliverability of Ap15 and Ap17 as a single site, the quantum of development proposed for Ap15 and Ap17, the scale of housing in the settlement, highway considerations, environmental considerations including flooding and site-specific policy requirements.

6.8 Key points to note are:

- Ap15 and Ap17 are under different ownership and although there appears to be some willingness between the site promoters to undertake discussion in terms of their comprehensive development, the lack of meaningful progress raises uncertainty over the deliverability of these two sites as a single allocation.
- If the sites are considered individually Ap15 is sieved out as an allocation as it has a capacity of less than 10 dwellings.
- With reference to Ap17, the site promoter has since confirmed that the site area has been reduced in size. An amended site plan shows the site to no longer include the existing house at 40 Measham Road and its eastern boundary extends further into Flood Zone 3. These changes will impact on the layout of development i.e. development should be kept away from Flood Zone 3. Considering this along with the character of housing in the locality, particularly the lower density development to the south, there is uncertainty regarding the ability of Ap17 to deliver 10 or more dwellings.

6.9 As a result of the consultation and in light of additional information received from site promoters, some changes are proposed for Appleby Magna:

- Delete Ap15 and Ap17 as a housing allocation, due to issues relating to their deliverability as a comprehensive development and the subsequent capacity of each individual site, and consider these sites independently from one another.
- Include land at Ap15 and Ap17 within the Limits to Development (LtD) as shown at **Appendix A**. The site assessment work undertaken concluded that the principle of development of these sites is considered acceptable. The land has a strong visual relationship with the village, emphasised by the fact that there is an existing dwelling on part of the land, and does not appear as a substantial tract of open countryside (methodology point 5) with residential development to both the north and the south. Including land within the LtD would create a logical boundary (methodology point 4) and would connect development to the north and the south within a continuous LtD (methodology point 7).
- Identify an alternative housing allocation in Appleby Magna.

Alternative Allocation

6.10 No additional or new housing sites have been put forward in Appleby Magna beyond those included in the SHELAA and which were assessed in preparing the draft Local Plan. Having reconsidered all existing sites in Appleby Magna, including those where representations were made, it is concluded that **Land West of Measham Road (Ap1)** is most suitable for allocation (see **Appendix G**).

6.11 **It is recommended that:**

- **Land at Old End (Ap15) and 40 Measham Road (Ap17) not be taken forward in the Regulation 19 version of the plan.**
- **Land at Old End (Ap15) and 40 Measham Road (Ap17) be included within**

the Limits to Development in the Regulation 19 version of the plan.

- **Land at Measham Road (Ap1) be proposed to be allocated for around 37 dwellings in the Regulation 19 version of the plan subject to the outcome from further consultation.**

Donisthorpe

- 6.12 The Regulation 18 consultation document proposed to allocate around 32 dwellings at **Land off Ramscliff Avenue (D8)**.
- 6.13 Following the end of the consultation:
- Site assessments have been prepared for the additional sites that have been promoted at **Land east of Measham Road (D14)** and **Land south of Ashby Road (D15)** (these sites are mapped at **Appendix A**).
 - All representations made in relation to the proposed allocation at **Land off Ramscliff Avenue (D8)** have been summarised and considered (**Appendix H**).
 - All representations made in relation to two other potential housing sites in Donisthorpe (**Chapel Street (D2)** and **Land off Talbot Place (D11)**) have been summarised and considered (**Appendix H**).
- 6.14 A total of nine representations were made in relation to D8. Comments mainly related to land stability and contamination and the loss of an alternative route for the Ashby Canal.
- 6.15 Key points to note are:
- The Environment Agency (EA) has advised that the site is classed as an 'active' landfill and that regular gas monitoring has not taken place.
 - The site is owned by Leicestershire County Council (LCC) who is seeking to undertake the necessary monitoring to terminate the EA licence.
 - LCC is progressing work on the site in respect of access, design, a foul and storm water strategy and land stability.
 - It is LCC's normal practice to bring sites to the market immediately on the grant of an outline planning permission.
 - Other concerns relate to matters (for example the impact upon existing public rights of way) that will be dealt with at planning application stage and are not things that should affect the principle of development.
- 6.16 It is proposed to amend the policy in relation to this site allocation to require the provision of a Coal Mining Risk Assessment as part of any planning application.
- 6.17 Whilst new sites have been submitted at **Land east of Measham Road (D14)** and **Land south of Ashby Road (D15)** and representations made in support of **Chapel Street (D2)**, **Land off Talbot Place (D11)** and **Land south of Ashby Road (D15)** (**Appendix H**) were submitted to the Local Plan consultation, no information was provided that would suggest that they should be allocated instead of the preferred site.

6.18 It is recommended that:

- **Land off Ramscliff Avenue (D8) be proposed to be allocated for around 32 dwellings in the Regulation 19 version of the plan.**

Ellistown

6.19 The Regulation 18 consultation document proposed to allocate around 69 dwellings at **Land at Midland Road, Ellistown (E7)**.

6.20 Following the end of the consultation, all representations made in relation to the proposed allocation at **Land at Midland Road (E7)** have been summarised and considered (**Appendix I**). A total of 18 representations were made in relation to E7. Comments mainly related to the scale of housing development, the separation between Ellistown and Hugglescote, highway safety and access, infrastructure provision and environmental considerations.

6.21 Key points to note are:

- The local highway authority is satisfied that a safe and suitable access can be achieved from Midland Road. The allocation does not propose a link road, and no specific highway concerns have been raised about the impact on the double mini- roundabout. However, the developer will need to consider the road safety of any proposed development, and any road safety impacts will need to be mitigated.
- In terms of the site's relationship with the proposed employment site on the east of Midland Road (EMP24), it is noted that changes are recommended to EMP24 to reduce its scale with no access onto Midland Road. In these circumstances there is less of a requirement to plan these two sites together.
- The site promoters have suggested there is an opportunity to allocate a larger site should it be necessary to increase the housing numbers and a concept plan has been provided. However, it is considered that there is no need to allocate additional land in Ellistown to meet the district's housing requirement.
- Other concerns relate to matters (for example the impact upon existing public rights of way, heritage and landscaping) that will be dealt with at the planning application stage and are not things that should affect the principle of development at this stage.
- Some amendments to the policy are required to make clear that some hedgerows may need to be removed to accommodate access but should otherwise be retained.
- Since the Regulation 18 consultation a planning application has been submitted for this site proposing a development of 75 dwellings (24/01618/OUTM). This application is currently under consideration and no decision has been made on the proposal.

6.22 It is recommended that:

- **Land off Midland Road (E7) be proposed to be allocated for around 69 dwellings in the Regulation 19 version of the plan.**

Heather

6.23 The Regulation 18 consultation document proposed to allocate around 37 dwellings at **Land Adjacent to Sparkenhoe Estate, Heather (H3)**.

6.24 Following the end of the consultation:

- All representations made in relation to the proposed allocation at **Land Adjacent to Sparkenhoe Estate (H3)** have been summarised and considered (**Appendix J**).
- All representations made in relation to two other potential housing sites in Heather (**Land off Newton Road (H1)** and **Land at Swebstone Road (H2)**) have been summarised and considered (**Appendix J**).

6.25 A total of four representations were made in relation to H3. Comments mainly related to housing type, infrastructure provision, environmental considerations and site-specific policy requirements.

6.26 Key points to note are:

- The local highway authority is satisfied that a suitable access can be achieved from the adjacent development at Gadsby Road.
- The site promoters have prepared a development framework which proposes the inclusion of additional land to the north with a total capacity of 115 dwellings. However, it is considered that there are more suitable Sustainable Villages in which to meet the housing shortfall identified in Table 3 above.
- Other concerns relate to matters (for example the impact upon existing public rights of way) that will be dealt with at the planning application stage and are not things that should affect the principle of development at this stage.
- Some amendments to the policy are required to make clear that:
 - Recognition that some hedgerow may need to be removed to accommodate the access but should otherwise be retained. Amend the requirement at 2 (c).
 - The existing landscaping along the west boundary is considered robust in terms of screening. Delete the requirement at 2 (d) that seeks the provision of a high-quality landscaping scheme along this boundary.
 - Delete reference to brick clay in respect of the Minerals Assessment.

6.27 Whilst representations supporting the allocation of **Land off Newton Road (H1)** and **Land at Swebstone Road (H2)** were also submitted, no information was provided that would suggest that they should be allocated instead of the preferred site.

6.28 **It is recommended that:**

- **Land Adjacent to Sparkenhoe Estate (H3) be proposed to be allocated for around 37 dwellings in the Regulation 19 version of the plan.**

Moira

6.29 The Regulation 18 consultation document proposed to allocate around 49 dwellings at **Land off Ashby Road (Mo8)**.

6.30 Following the end of the consultation:

- A site assessment has been prepared for an additional site put forward at **Land west of Donisthorpe Lane (Mo17)**. A second additional site was submitted at **82 Donisthorpe Lane (Mo16)** however, this site did not pass the stage 2 sieve of the site assessment process as it has a capacity of less than 10 dwellings (both sites are mapped at **Appendix A**).
- All representations made in relation to the proposed allocation at **Land off Ashby Road (Mo8)** have been summarised and considered (**Appendix K**).
- All representations made in relation to three other potential housing sites in Moira (**Land adjacent to Fire Station, Shortheath Road (Mo10)** and **Land at Blackfordby Lane, Norris Hill (Mo12)**) have been summarised and considered (**Appendix K**).

6.31 A total of five representations were made in relation to Mo8. Comments mainly related to the deliverability of the site, scale of development, highway issues and minerals/spent mining activity.

6.32 Key points to note are:

- The site is being promoted by a land promoter who advises that the landowner has been approached by several housebuilders who are seeking to purchase the site.
- Several technical investigations have been commissioned to evidence the deliverability of the site along with a Vision Document for the site.
- The site promoter considers that the allocation could be extended further northward to accommodate 80 dwellings based on the capacity of the site in the SHELAA and Moira Site Assessment (93 dwellings). Development on the rear part of the site would be out of character and at a significant depth compared to the current built form. As such it would represent an encroachment into the countryside.
- The Highway Authority has confirmed that in principle access would be achievable off Ashby Road.
- Other concerns relate to matters that will be dealt with at planning application stage and are not things that should affect the principle of development at this stage (for example the impact upon residential amenity).

6.33 Whilst a new site at **Land west of Donisthorpe Lane (Mo17)** has been submitted and representations in support of **Land adjacent to Fire Station, Shortheath Road (Mo10)** and **Land at Blackfordby Lane, Norris Hill (Mo12)** were submitted to the Local Plan consultation there are several constraints associated with these sites that mean they are not recommended for allocation.

6.34 **It is recommended that:**

- **Land off Ashby Road (Mo8) be proposed to be allocated for around 49 dwellings in the Regulation 19 version of the plan.**

Oakthorpe

6.35 The Regulation 18 consultation document proposed to allocate around 47 dwellings at **Land at School Lane, Oakthorpe (Oa5)**.

6.36 Following the end of the consultation:

- All representations made in relation to the proposed allocation at **Land at School Lane, Oakthorpe (Oa5)** have been summarised and considered (**Appendix L**).
- All representations made in relation to one other potential housing site in Oakthorpe (**Land at School Lane, Oakthorpe (Oa7)**) have been summarised and considered (**Appendix L**).

6.37 A total of five representations were made in relation to Oa5. Comments mainly related to environmental considerations including flooding and site-specific policy requirements.

6.38 Key points to note are:

- The Highway Authority advises that access off School Street is not a suitable option but have not raised any highway safety concerns regarding access through the adjacent Home Farm development. As the road that serves Home Farm remains private and has not been adopted by the Local Highways Authority, any development served from this site would remain private and would be subject to the relevant land ownership. The site promoter has confirmed that access rights through this site are available to the site owner.
- The site promoter has since confirmed that land to the south of the allocation is available for the provision of SuDs, public open space and BNG. The allocation has therefore been extended to include this land to the south to allow for this provision.
- The Local Lead Flood Authority has advised that this allocation is within the catchment of the flooding issue on Burton Road. As part of any planning application, they will seek the development of this site to either provide a betterment to greenfield or contribute to downstream flood alleviation and expect any drainage strategy not to increase flood risk.
- Other concerns relate to matters (for example the impact upon existing public rights of way) that will be dealt with at planning application stage and are not

things that should affect the principle of development at this stage.

- Some amendments to the policy are required to make clear that:
 - The site will be extended to include land to the south (see **Appendix A**).
 - Housing development will be contained within the northern part of the site and the southern area will only be used in connection with SuDS, BNG, open space and National Forest Planting.
- 6.39 Whilst a representation supporting the allocation of Land at School Lane (Oa7) was also submitted, no information was provided that would suggest that this site should be allocated instead of the preferred site.

6.40 **It is recommended that:**

- **Land at School Lane (Oa5) be proposed to be allocated for around 47 dwellings in the Regulation 19 version of the plan.**

Packington

6.41 The Regulation 18 consultation document proposed to allocate around 18 dwellings at **Land south of Normanton Road (P4)**.

6.42 Following the end of the consultation:

- All representations made in relation to the proposed allocation at **Land south of Normanton Road (P4)** have been summarised and considered (**Appendix M**).
- All representations made in relation to other potential housing sites in Packington (**Land adjacent to 17 Spring Lane (P5)**, **Land west of Redburrow Lane (P7)** and **Land adjacent to 17 Spring Lane and Land to the rear of 55 Normanton Road (P5 & P8)** have been summarised and considered (**Appendix M**).

6.43 A total of six representations were made in relation to P4. Comments mainly related to the capacity of P4, highway considerations, environmental considerations including flooding, and site-specific policy requirements.

6.44 Key points to note are:

- The site promoter for P4 suggests the site has a capacity of 10 dwellings with an indicative layout submitted in support. Given the irregular shape of the site, officers concur with the proposed capacity of this site.
- Packington experiences flooding events and although this allocation is downstream of those properties at high risk of flooding and unlikely to contribute directly to flood risk, the Local Lead Flood Authority have advised that they would seek to discuss ways this allocation could reduce flood risk. This would be dealt with at the planning application stage.
- The site is identified as being within an area safeguarded for coal but given its scale and siting adjacent to existing houses, it is questionable whether the coal reserves would be worked. As a consequence, Leicestershire County Council have raised no objection.

- Some amendments to the policy are required to make clear that the capacity of the P4 allocation is reduced to around 10 dwellings.
- Since the Regulation 18 consultation a planning application has been submitted for this site proposing a development of 9 dwellings (25/00224/FUL). This application is currently under consideration and no decision has been made on the proposal.

Additional Allocation

- 6.45 Given the proposal to reduce the capacity of P4 it would be reasonable to identify an additional housing allocation for Packington. No additional housing sites have been put forward in Packington that are not already included in the SHELAA.
- 6.46 Having reconsidered all existing sites in Packington, including those where representations were made it is recommended that **Land west of Redburrow Lane (P7)** is the preferred additional allocation on several grounds, including capacity and relationship with the existing settlement. However, there are several outstanding highways matters principally relating to visibility and the introduction of a new vehicular access close to existing vehicular access points. The site promoter is currently engaging with the highway authority to find a solution to this issue.
- 6.47 In light of unresolved highways matters relating to P7, it is recommended that consideration also be given to the comprehensive development of **Land to the rear of 55 Normanton Road (P5 & P8) as an alternative should the highway matters pertaining to P7 not be satisfactorily resolved.** The uncertainty over the ownership of this site and potential impact on its deliverability have now been resolved. This would be subject to addressing issues such as the suitability of the site access and the relationship of the site with the character of the area and whether it could provide an inclusive form of development. This work is currently ongoing.
- 6.48 **It is recommended that:**
- **Land south of Normanton Road (P4) be proposed to be allocated for around 10 dwellings in the Regulation 19 version of the plan.**
 - **Land West of Redburrow Lane (P7) be proposed to be allocated for around 30 dwellings in the Regulation 19 version of the plan subject to the outcome from further consultation and highway matters being resolved.**
 - **Land to the rear of 55 Normanton Road (P5 & P8) be considered as a potential alternative allocation to P7, for around 23 dwellings, in the event that access issues at P7 cannot be resolved, and subject to the outcome of further consultation and ongoing work.**

Ravenstone

- 6.49 The Regulation 18 consultation document proposed to allocate around 50 dwellings at **Land at Heather Lane (R12).**

6.50 Following the end of the consultation:

- A site assessment has been undertaken in respect of an additional site at **Land off Ibstock Road (R18)** (this site is mapped at **Appendix A**).
- All representations made in relation to the proposed allocation at **Land at Heather Lane (R12)** have been summarised and considered (**Appendix N**).
- All representations made in relation to two other potential housing sites in Ravenstone (**Land at Church Lane (R9)** and **Land off Ibstock Road (R18)**) have been summarised and considered (**Appendix N**).

6.51 A total of 11 representations were made in relation to R12. Comments mainly related to the site access, environmental considerations and whether development of the site was necessary.

6.52 Key points to note are:

- The Highway Authority is satisfied that a suitable access can be achieved as there is a right of access from Beesley Lane.
- The site promoters have since prepared a masterplan which assumes that the overhead power lines will be diverted or placed underground, and on that basis, the site is capable of delivering in the region of 85 to 100 dwellings.
- Some amendments to the policy are required to make clear that:
 - Some hedgerow will be need to be removed to accommodate the access but should otherwise be retained.
 - Odour, noise and turbine impact assessments are required by the Environmental Protection team as part of any future planning application.

6.53 **Land at Church Lane (R9)** was previously discounted on the basis that there was another site in Ravenstone (i.e. R12) which was available and which would not impact upon the Conservation Area or reduce the gap between Ravenstone and the Coalville Urban Area. In light of the shortfall and Ravenstone being considered as an appropriate location for further development given its proximity to Coalville, the suitability of this site has been reconsidered. The site is well-related to facilities and services within Ravenstone and has good access to public transport to Coalville. It is also well-related to the built pattern of Ravenstone. As previously noted, the site would reduce the gap between Ravenstone and Coalville, but it is bound by Piper Lane which provides a logical and defensible boundary to this part of Ravenstone. Any policy requirements for the site would need to incorporate the recommendations of the Council's Conservation Officer to minimise the impact upon the Conservation Area.

6.54 An additional site at **Ibstock Road (R18)** has also now been [assessed](#). Whilst this site does not have any coalescence / heritage constraints, it is further from the facilities and services in Ravenstone and over 800m walking distance from a bus stop. Furthermore, it does not relate as well to the existing built form of Ravenstone and the highways authority has identified concerns with a vehicular access.

- 6.55 In light of the above, it is recommended that, subject to further consultation, **Land at Church Lane (R9)** is allocated for around 50 dwellings.
- 6.56 It is recommended that:
- **Land at Church Lane, Ravenstone (R9)** be proposed to be allocated for around 50 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation.
 - **Land at Heather Lane (R12)** be proposed to be allocated for around 85 dwellings in the Regulation 19 version of the plan
- 6.57 The revised provision in the Sustainable Villages is shown in **Table 6**. Those sites not included in the Regulation 18 consultation are *in italics* and are mapped at **Appendix A**.

Table 6: Proposed Housing Allocations in the Sustainable Villages

Site Reference	Site Address	Number of dwellings (Approximate)
Sustainable Villages		446
<i>Ap1</i>	<i>Land at Measham Road, Appleby Magna</i>	37
D8	Land off Ramscliffe Avenue, Donisthorpe	32
E7	Land off Midland Road, Ellistown	69
H3	Land adjacent to Sparkenhoe Estate, Heather	37
Mo8	Land off Ashby Road, Moira	49
Oa5	Land at School Lane, Oakthorpe	47
P4	Land South of Normanton Road, Packington	10
<i>P7</i>	<i>Land west of Redburrow Lane, Packington</i>	30
<i>P5 & P8*</i>	<i>Land rear of 55 Normanton Road Packington *</i>	23
<i>R9</i>	<i>Land off Church Lane, Ravenstone</i>	50
R12	Land at Heather Lane, Ravenstone	85

*As an alternative to P7 in the event that satisfactory access cannot be achieved

7 THE SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

- 7.1 No housing allocations were proposed as part of the Regulation 18 consultation in Blackfordby, Breedon on the Hill, Diseworth, Long Whatton or Swannington. This was on the basis that housing allocations had been, or were in the process of being, allocated in neighbourhood plans. For completeness, the representations seeking the allocation of sites in these settlements are summarised in **Appendix O**.
- 7.2 There are two 'made' neighbourhood plans in the district which allocate sites for housing development. Made neighbourhood plans form part of the development plan and can be attributed full weight in the decision making process. Land east of St George's Hill is allocated for 12 dwellings in the Swannington Neighbourhood Plan and Land rear of 31 Main Street is allocated for 14 dwellings in the Blackfordby Neighbourhood Plan. Both of these sites have been accounted for as housing

commitments.

- 7.3 **Land north of Blackfordby (By6)** was submitted during the Regulation 18 consultation (the site is mapped at **Appendix A**). The decision was made to [assess](#) the site given its scale (43 ha). It has been discounted as a proposed allocation on the basis that it represents a significant scale of development adjacent to the Sustainable Village of Blackfordby. Development of the site would result in the coalescence of Blackfordby, Boundary and Woodville. Whilst close to Woodville (South Derbyshire), such a scale of development is better directed to settlements higher up the North West Leicestershire settlement hierarchy.
- 7.4 The **Breedon on the Hill Neighbourhood Plan** is in the process of being examined. It proposes a housing allocation at **Land north of Southworth Road** for approximately 13 dwellings. A resolution to grant planning permission for 18 dwellings at this site was subsequently agreed at the Council's Planning Committee of 23 September 2024. This site does not form part of the Council's current housing commitments. The Neighbourhood Plan can be attributed full weight if it passes the referendum stage, however, given that there is now a resolution to grant planning permission, it is reasonable to include this site in the figures for the Sustainable Villages.
- 7.5 The **Long Whatton and Diseworth Neighbourhood Plan** is at an earlier stage in preparation. However, the Parish Council has consulted on a draft version of its plan (February to March 2024) and proposed the allocation of **Hathern Road, Long Whatton** for approximately 90 dwellings and **Tea Kettle Hall, Diseworth** for approximately 13 dwellings. However, as the Long Whatton and Diseworth Neighbourhood Plan is at a relatively early stage in its preparation, limited weight can be given to these sites at present.
- 7.6 There is the potential for a further 121 dwellings in the Sustainable Villages of Breedon on the Hill, Long Whatton and Diseworth through the allocation of homes in the Neighbourhood Plans. However, at present, sufficient certainty can only be given towards the 18 dwellings proposed in Breedon on the Hill. The likely contribution of homes from Long Whatton and Diseworth will be revisited at either a later meeting of this committee or as part of the Regulation 19 plan.

8 OTHER SETTLEMENTS

- 8.1 A representation seeks the allocation of **Land at Worthington Lane, Newbold** for housing development as well as a site at **Oaks in Charnwood**. The meeting of this Committee on 14 August 2024 agreed the Settlement Hierarchy (Policy S2) to be taken forward as part of the Regulation 19 plan. This identified Newbold as a Local Housing Needs Village where development is restricted to that meeting a Local Need (Policy S3). The site at Oaks in Charnwood is isolated from any settlement.
- 8.2 For completeness, the representations seeking the allocation of these sites are summarised in **Appendix P**.

9 ADDRESSING HOUSING SITES POTENTIALLY IMPACTED BY HS2

9.1 As noted above, there are three sites (one in Measham and two in Kegworth) which have planning permission for a total of 677 dwellings, but which also lie on the proposed route of HS2. This route remains safeguarded and there is no indication as to when (or if) it will be lifted. If by the time of the examination the route has not been revoked, then this will represent a risk to the plan in terms of its deliverability, as the aforementioned 677 dwellings have been counted towards the Council's housing growth up to 2042.

9.2 **Appendix Q** sets out the pros and cons of three possible options to address this issue.

- Option A is 'do nothing';
- Option B is to identify a specific reserve site (or sites); or
- Option C is to include a new policy to set out how the Council would deal with the uncertainty associated with HS2.

9.3 Options A and C would avoid the potential problem of having to identify a specific reserve site (or sites) which may or may not be needed, but would result in a lack of certainty, although option C would at least provide a policy basis for considering how the Council would address the loss of these sites if that was to happen. If by the time of the examination the safeguarding has not been removed, then both of these options would be likely to face opposition because of the uncertainty issue. If an Inspector was to recommend that additional sites be included this could be done through a modification to the plan. However, this would result in a delay to the adoption of the plan.

9.4 Option B has the advantage of providing clarity as to how this issue would be addressed. It would also be consistent with the approach taken in the adopted Local Plan. However, it would result in uncertainty for residents in those settlements where a reserve site was identified. It would also be likely to generate additional objections to the plan.

9.5 On balance, and having regard to the need to make progress, it is considered that option B represents the most appropriate approach. This is allowed for in recommendation 23.

9.6 In seeking to identify a specific reserve site (or sites), there are several options:

- Option 1: direct to Measham or Kegworth
- Option 2: direct to Ibstock
- Option 3: direct to Measham and Ibstock
- Option 4: direct to the Coalville Urban Area
- Option 5: direct to the Key Service Centres
- Option 6: direct to the Sustainable Villages

- 9.7 These options are described in more detail at **Appendix R**.
- 9.8 Of the options outlined, option 1 on its own is not sufficient to address all of the potential shortfall. Options 2, 4 and 6 are not considered appropriate for the reasons outlined in **Appendix R**.
- 9.9 This leaves options 3 and 5. In terms of option 3, this approach would be consistent with that used in the adopted Local Plan which identified reserve sites in both Kegworth and Measham (policies H3c and H3d of the adopted Local Plan). As noted under option 1 there is a potential site for around 311 dwellings at Measham (M18). However, there are no alternative sites available in Kegworth. Therefore, this would mean allocating additional land at Ibstock in order to maintain the same level of growth at the Local Service Centre. However, as noted at Appendix R significant growth is already planned at Ibstock.
- 9.10 In terms of option 5, in view of the conclusions regarding potential sites on the west side of Ashby de la Zouch, the only realistic option would be to identify land south of Ashby de la Zouch (referred to as Packington Nook (A7)) as the reserve site. However, this site is larger than any shortfall, whether identifying a reserve site at Measham (option1) or directing all of the potential shortfall to Ashby de la Zouch. It would also mean deviating from the agreed distribution of housing development.
- 9.11 One of the purposes of the Local Plan is to provide some certainty to local communities. What happens to the route of HS2 is not in the Council's control and there is no guarantee that it will be retained. In the meantime, identifying reserve sites actually increases uncertainty for local communities. Uncertainty could be minimised by identifying just one reserve site. This being the case the only site that is large enough to address all of the potential shortfall is Packington Nook in Ashby de la Zouch (A7). This would result in very significant growth in Ashby de la Zouch, higher than any other settlement across the district. Whilst the scale of Packington Nook would be greater than the shortfall this would provide a further degree of flexibility if required.
- 9.12 A further consideration is that whilst the majority of Packington Nook is being promoted for housing development, the scheme also includes an element of general needs employment development (9.4ha) on the southernmost part of the site adjoining J12 of the A42. This would improve the sustainability of the Packington Nook development as a whole
- 9.13 If housing at Packington Nook had to be brought forward in the event that the sites at Kegworth and Measham are not developable, the employment land element could help address the current shortfall against general needs requirements as noted in the 16 December 2024 report to this committee.
- 9.14 Notwithstanding this shortfall, a standalone employment development in this location (without the residential element) is not currently considered appropriate due to its poor relationship to Ashby de la Zouch and as such it would not represent sustainable development. The matter of the shortfall will be dealt with in a future report to this Committee.

9.15 At this time there is no way of knowing whether a reserve site will actually be required. However, to ensure as much protection for the plan as possible, it is recommended that **Packington Nook, Ashby de la Zouch (A7)** is identified as the reserve site in the event that land at Measham and Kegworth remains safeguarded for HS2 or any similar proposal for a rail route. This is allowed for in recommendation 23.

10 THE REVISED DISTRIBUTION OF ALLOCATIONS

10.1 **Table 7** is based on a combination of the housing allocations agreed for the Principal Town and the New Settlement at the 16 December 2024 LPC and the recommendations for the Key Service Centres, Local Service Centres and Sustainable Villages in this report (excluding the consideration of the HS2 issue).

Table 7 – Revised distribution of housing

	A	B	C	D	E
	Option 7b Distribution Strategy (%)	Allocations required to 2042 based on 686 dwellings per annum (dwellings)	Revised allocation to 2042 (dwellings)	Revised distribution (%) (C/7,147 x 100)	Difference to preferred development strategy (%) (D – A)
Principal Town	35	2,501	2,457	34	-1
New settlement	35	2,501	1,950	27	-8
Key Service Centre	15	1,072	1,201	17	+2
Local Service Centre	10	715	1,086	15	+5
Sustainable Villages	5	358	446*	6	+1
		7,147	7,140*		

*These figures do not include the 18 dwellings recently approved in Breedon-on-the-Hill, referred to at paragraph 7.5 above. Adding these 18 dwellings to these figures would result in the residual shortfall being met.

- 10.2 On the basis of what was agreed at 16 December 2024 LPC, and the recommendations set out in this report, there are significant differences to Option 7b in respect of both the new settlement and the Local Service Centres. As set out in the 16 December 2024 report, it is considered that it would not be appropriate to assume more than 1,950 dwellings being delivered from the New Settlement during the plan period.
- 10.3 In terms of the Local Service Centres, the total amount of development (1,086 dwellings) is more than under option 7b (715) and would represent about 15% of all new allocations, compared to the 10% under Option 7b. This would be marginally less than at the Key Service Centres, albeit that the latter are higher order centres in the settlement hierarchy. However, when account is taken of commitments (including the remainder of the Money Hill site at Ashby de la Zouch), then the amount of development during the plan in the Key Service Centres (about 3,200 dwellings) is significantly more than in the Local Service Centres (about 1,900 dwellings).
- 10.4 A significant amount of the growth at the Local Service Centres would be at Measham. This will provide some balance with recent and potential employment development at Junction 11 of the A42. There also remains some uncertainty regarding Measham Waterside as the route of HS2 has yet to be formally rescinded

(as addressed elsewhere in this report).

- 10.5 Whilst there is a clear deviation from the preferred distribution, this is necessary in view of the concerns regarding how much development would actually occur at the New Settlement during the plan period.

11 NEXT STEPS

- 11.1 Agreeing the preferred housing allocations is an important step towards finalising the plan under Regulation 19. However, before a future meeting of the Full Council can agree the allocations (and the remainder of the plan) there is much evidence work that needs to be undertaken. In particular, transport modelling, infrastructure delivery and viability assessments need to be undertaken. The latter two pieces of evidence can only be completed once the transport modelling has been completed.
- 11.2 The transport modelling work will need to be commissioned using the Leicestershire County Council transport model. Based on advice from the County Council it is estimated that the transport modelling work will take in the order of 9-12 months. It is complicated by the fact that various other pieces of significant modelling work are being undertaken in the northern part of the district, for example in connection with the Freeport and the New Settlement. There will clearly be an inter relationship between such standalone pieces of work and those for the Local Plan which will consider the plan in its entirety.
- 11.3 It is imperative, therefore, that work on the transport modelling begins as soon as possible. However, if the recommendations in this report are accepted, it will result in several proposed allocations which were not included in the Regulation 18 consultation. These additional sites are shown in **Table 8**.

Table 8: Additional proposed housing allocation sites

Site Reference	Site Address	Number of dwellings (Approximate)
Principal Town		
C18	Land off Thornborough Road	105
C19a	Land off Torrington Avenue and Hall Lane, Whitwick	242
C19b	Land off Stephenson Way	780
C90	Land south of The Green, Donington le Heath	62
Key Service Centres		
A31	Land adjacent to 194 Burton Road, Ashby de la Zouch	30
CD9	Land south of Park Lane, Castle Donington	35
Local Service Centres		
lb20	Land rear of 111a High Street, Ibstock	46
K12	Land south of Ashby Road, Kegworth	140
M11	Land off Leicester Road/Ashby Road, Measham	300
M14	Land at Abney Drive, Measham	150

Sustainable Villages		
Ap1	Land at Measham Road, Appleby Magna	37
P7	Land west of Redburrow Lane, Packington	30
R9	Land at Church Lane, Ravenstone	50
Reserve sites		
A7*	Land south of Ashby de la Zouch (Packington Nook)	1,100
P5 & P8**	Land rear of 55 Normanton Road Packington*	23

* In the event that HS2 safeguarding is not removed

**As an alternative to P7 in the event that satisfactory access cannot be achieved

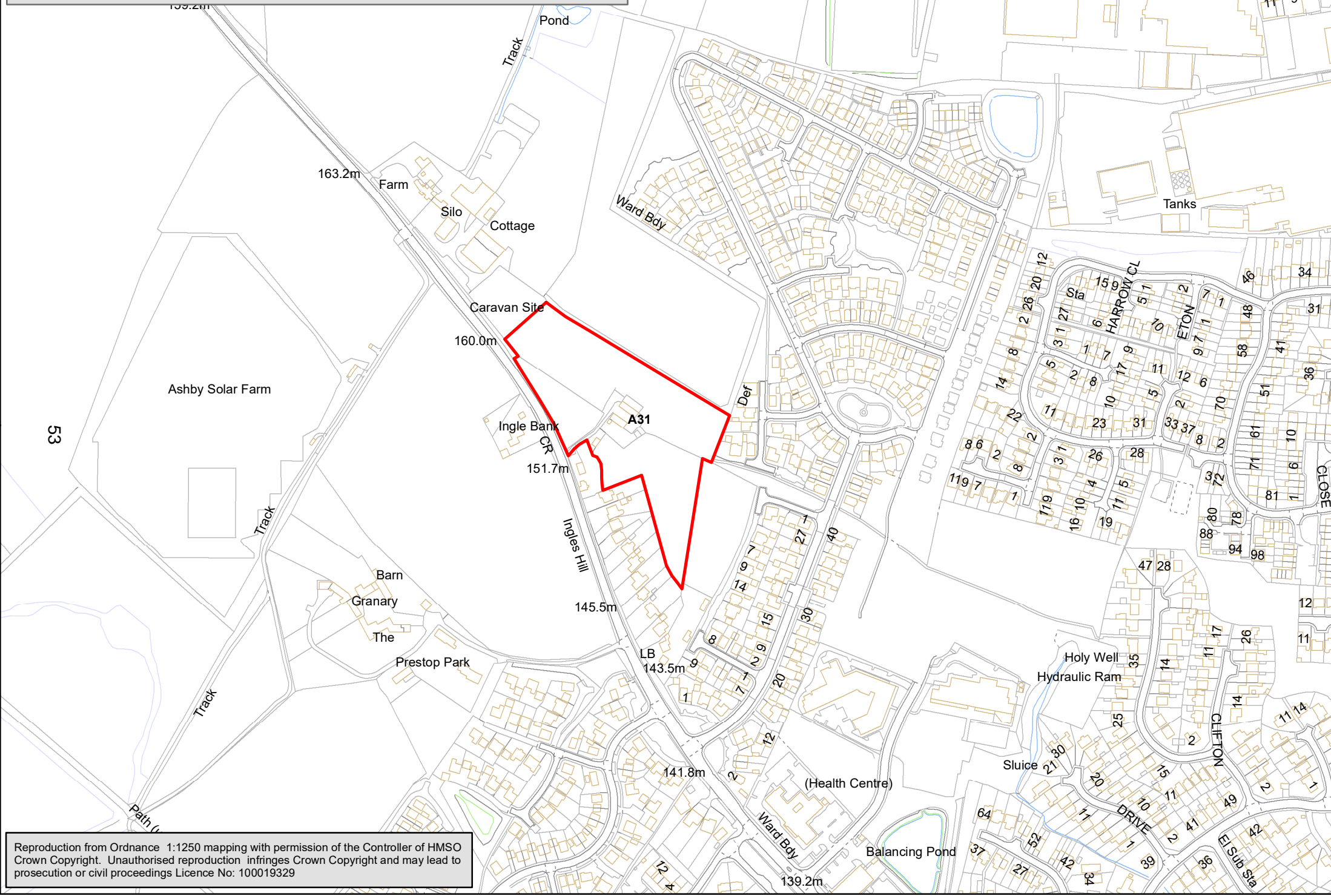
- 11.4 Some of these sites are significant in terms of their size. All of the sites listed above, with the exception of **C90** and **A31** are included in the SHELAA, a publicly available document on the Council's website.
- 11.5 It is open to the Council to *not* consult on the proposed inclusion of these sites at this time. However, this would mean the first opportunity for any comments would be at the Regulation 19 consultation stage, after the Plan has been agreed by Council. This represents a risk to the plan if new issues emerged at this stage. Such a risk could mean that the plan is not submitted by December 2026.
- 11.6 Consulting on these new sites, however, brings with it separate risks. In particular, as already noted, the transport modelling work will take some time to complete. Any delay in getting this done could have serious consequences for the plan timetable.
- 11.7 Whilst neither approach is risk free, it is considered that there should be some form of consultation in the interests of openness and fairness. **This should only concern those additional sites that it is now proposed be allocated (Table 8) or to identify as alternative allocations should they be required.** Sites that have already been commented upon will not be included. This will be made clear in any consultation material, as will the fact that any comments received about sites previously consulted upon will not be considered.
- 11.8 The consultation will be undertaken as soon as possible after the meeting for a period of six weeks in accordance with the Council's Statement of Community Involvement (SCI).
- 11.9 It is essential that work in respect of transport modelling can begin as soon as possible. Bearing in mind the need to submit by December 2026, delaying starting this work until after any consultation responses have been reported and considered by this Committee will make this tight. Therefore, the additional sites identified in this report will be included in the transport modelling work in order to ensure that progress can be made. However, if following consultation there are any changes, then these and any implications for the transport modelling will have to be addressed at that point.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and housing - Clean, green and Zero Carbon
Policy Considerations:	The Local Plan is required to be consistent with the National Planning Policy Framework and other government guidance and requirements.
Safeguarding:	None discernible.
Equalities/Diversity:	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Customer Impact:	No issues identified
Economic and Social Impact:	The decision itself will have no specific impact. The new Local Plan as a whole will aim to deliver positive economic and social impacts and these will be recorded through the Sustainability Appraisal.
Environment, Climate Change and zero carbon:	The decision, of itself, will have no specific impact. The new Local Plan as a whole will aim to deliver positive environmental and climate change impacts and these will be recorded through the Sustainability Appraisal.
Consultation/Community/Tenant Engagement:	The Regulation 18 Local Plan has been subject to consultation. Further targeted consultation is proposed. Further consultation will be undertaken at Regulation 19 stage.
Risks:	<p>A risk assessment for the Local Plan Review has been prepared and is kept up to date. As far as possible control measures have been put in place to minimise risks, including regular Project Board meetings where risk is reviewed.</p> <p>The report highlights the potential risks associated with the issues considered as part of the report.</p>
Officer Contact	<p>Ian Nelson Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p> <p>Joanne Althorpe Principal Planning Policy Officer 01530 454767 joanne.althorpe@nwleicestershire.gov.uk</p>

APPENDIX A – SITE PLANS

Additional Sites Assessed / Sieved Out After the Regulation 18 Consultation

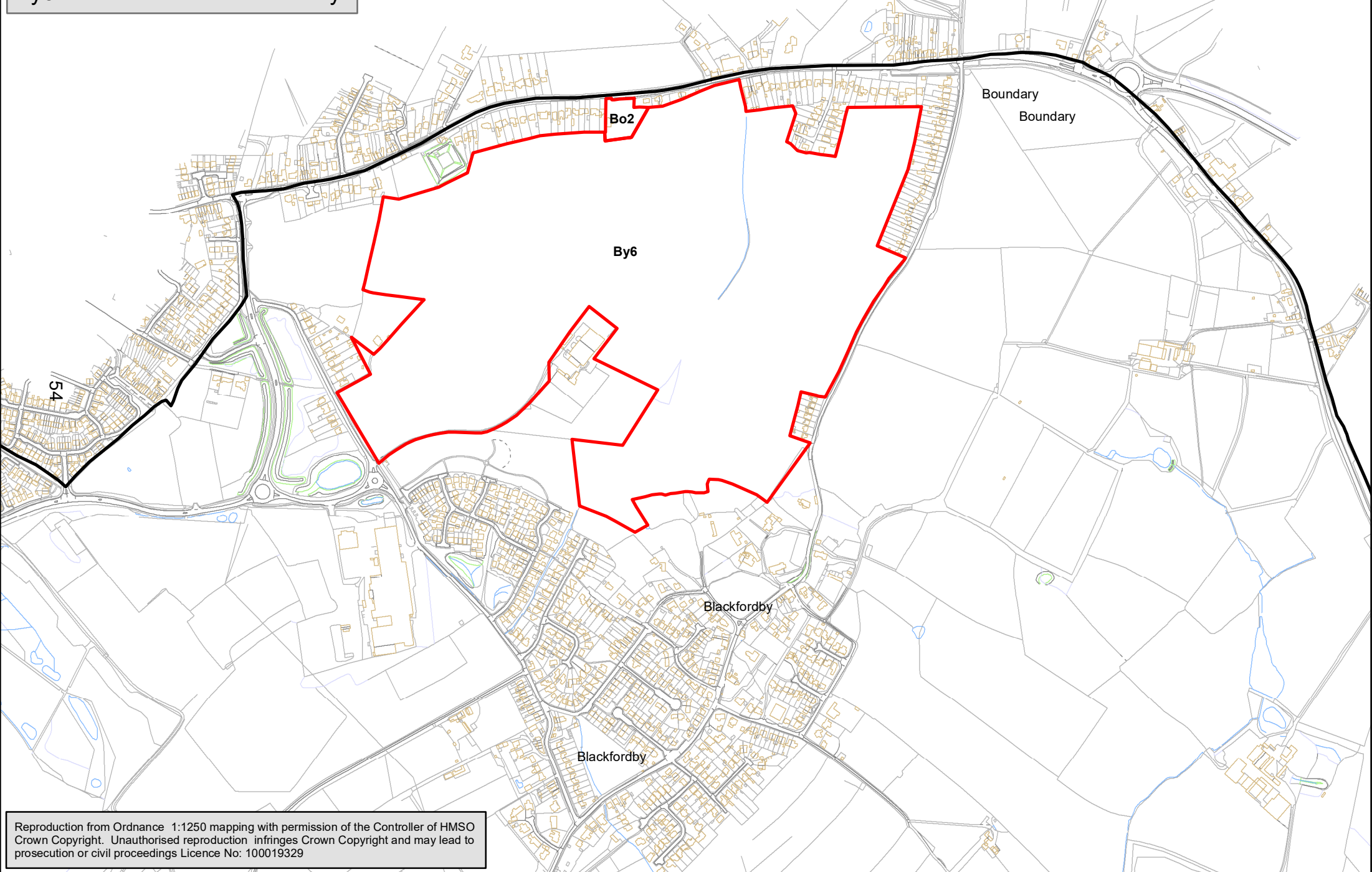
A31 - Land adjacent to 194 Burton Road, Ashby de la Zouch



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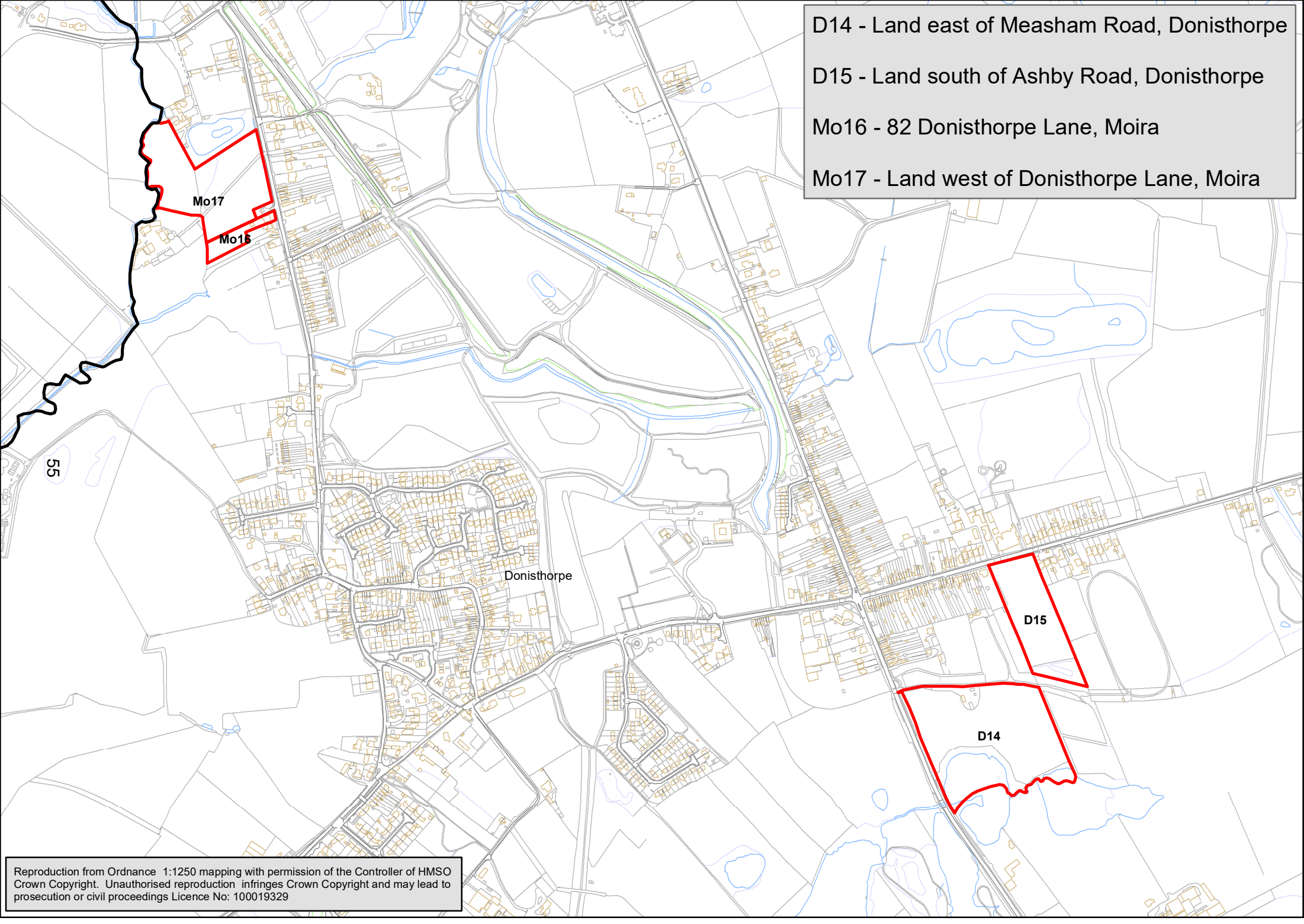
Bo2 - 84 Ashby Road, Boundary

By6 - Land north of Blackfordby



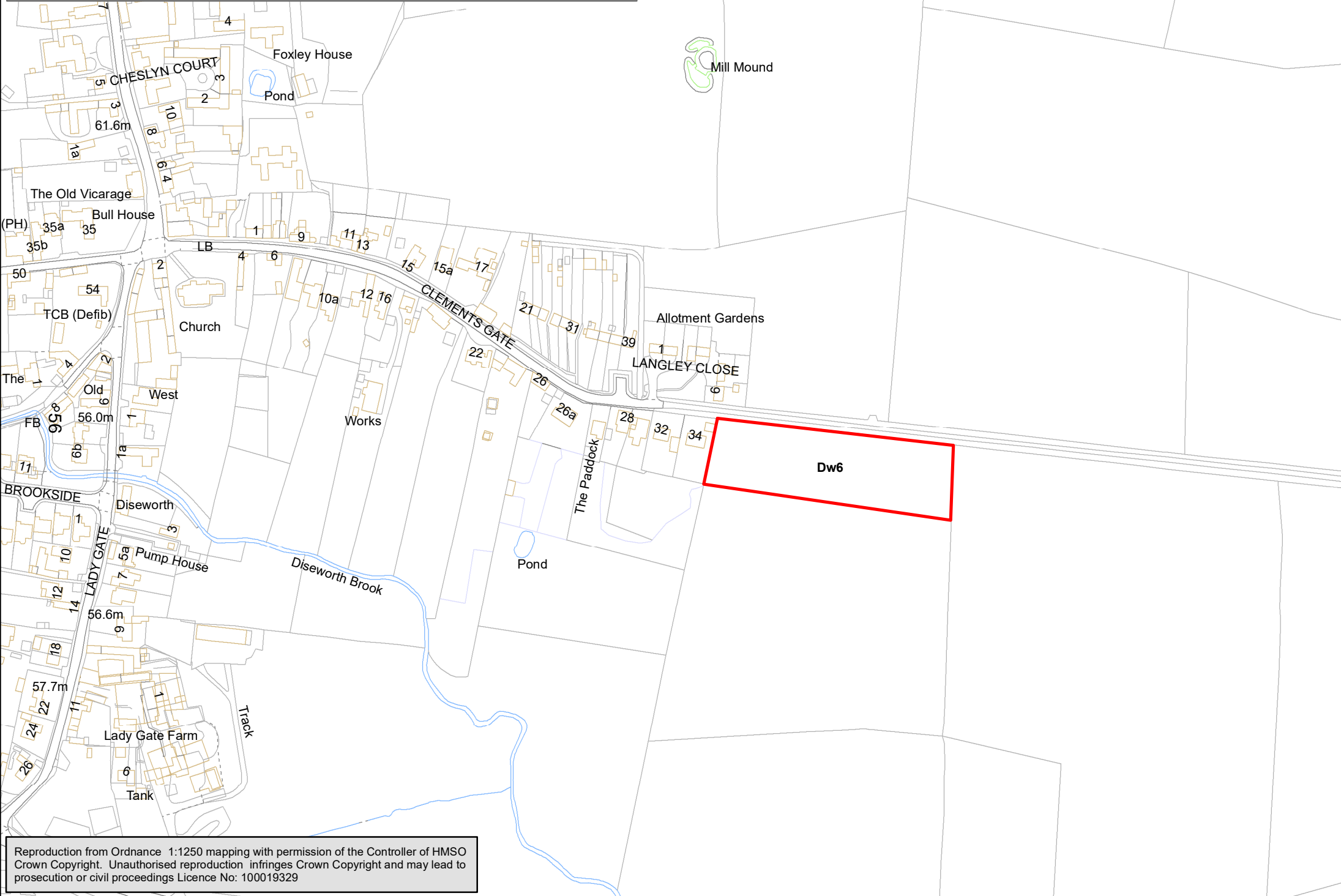
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- D14 - Land east of Measham Road, Donisthorpe
- D15 - Land south of Ashby Road, Donisthorpe
- Mo16 - 82 Donisthorpe Lane, Moira
- Mo17 - Land west of Donisthorpe Lane, Moira



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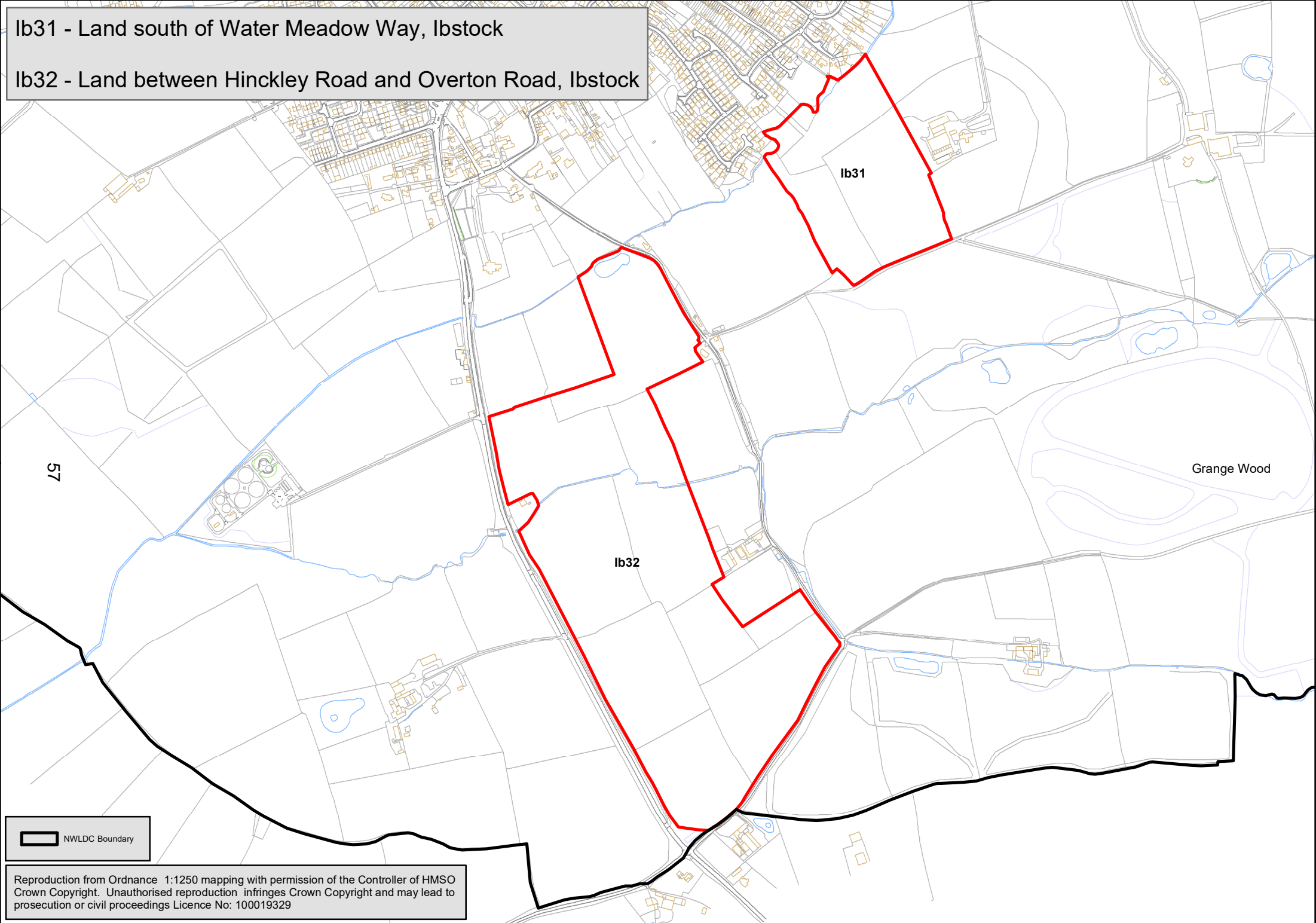
Dw6 - Land south of Clements Gate/Long Holden, Diseworth



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lb31 - Land south of Water Meadow Way, Ibstock

lb32 - Land between Hinckley Road and Overton Road, Ibstock



57

lb31

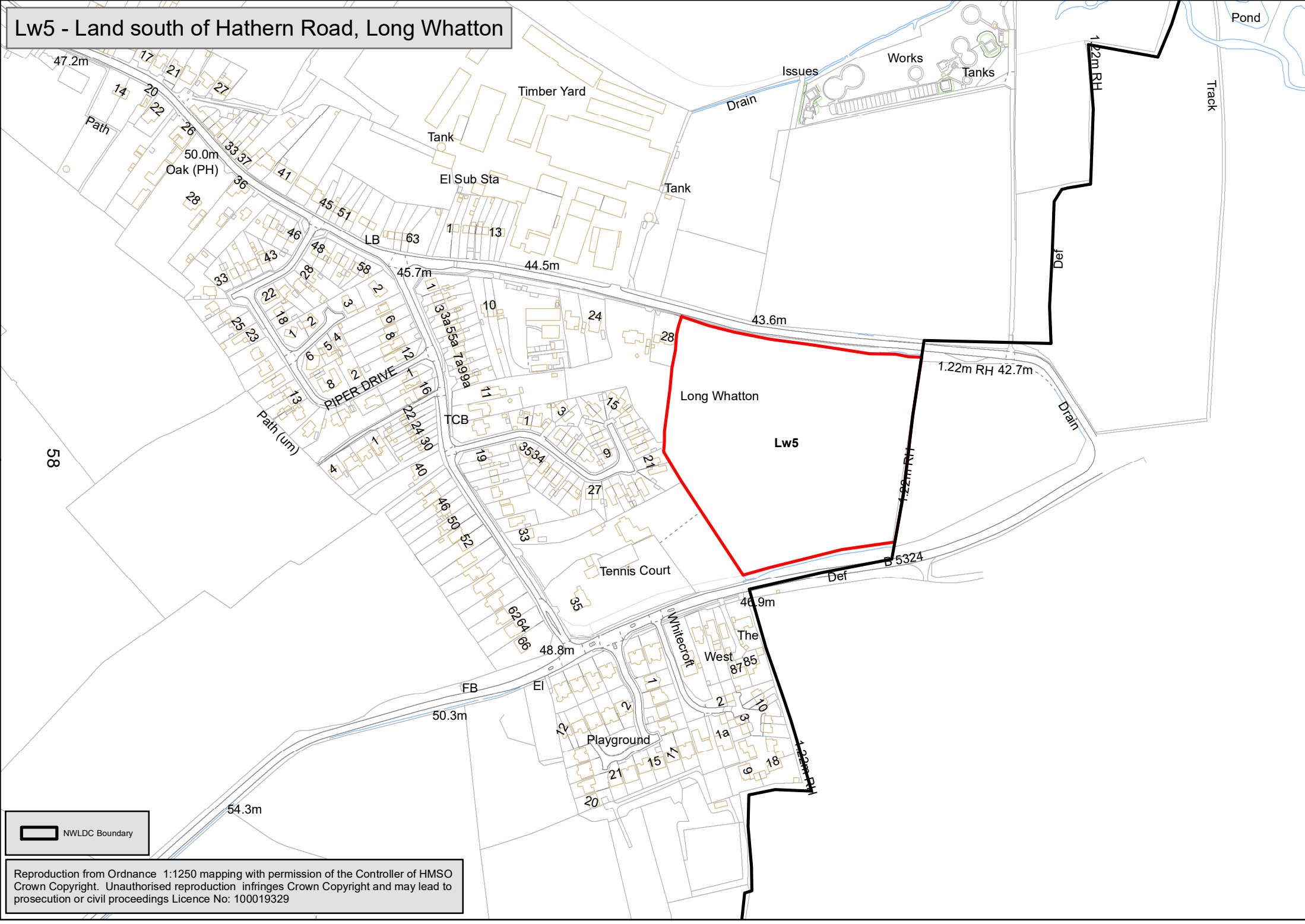
lb32

Grange Wood

NWLDC Boundary

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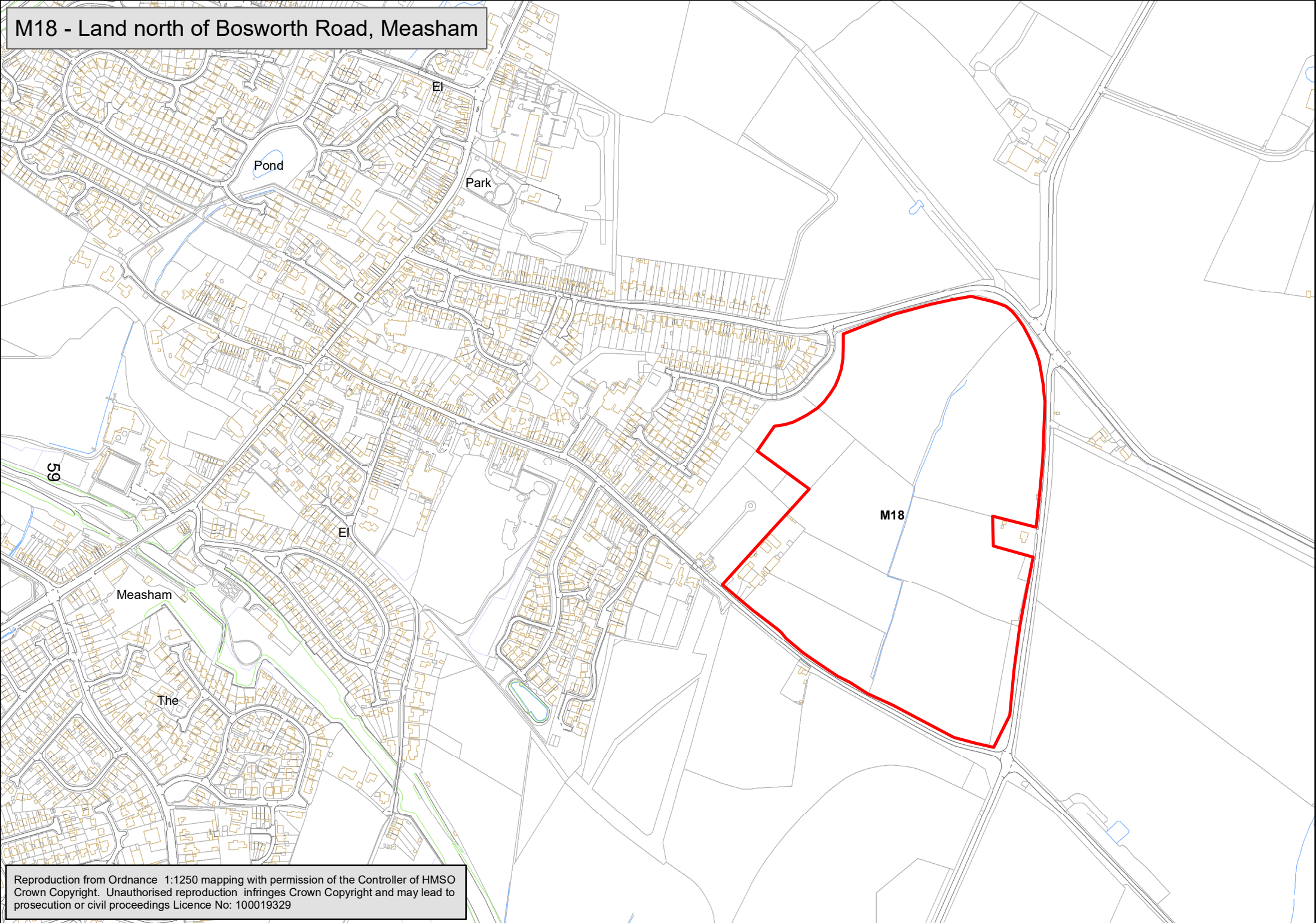
Lw5 - Land south of Hathern Road, Long Whatton



 NWLDC Boundary

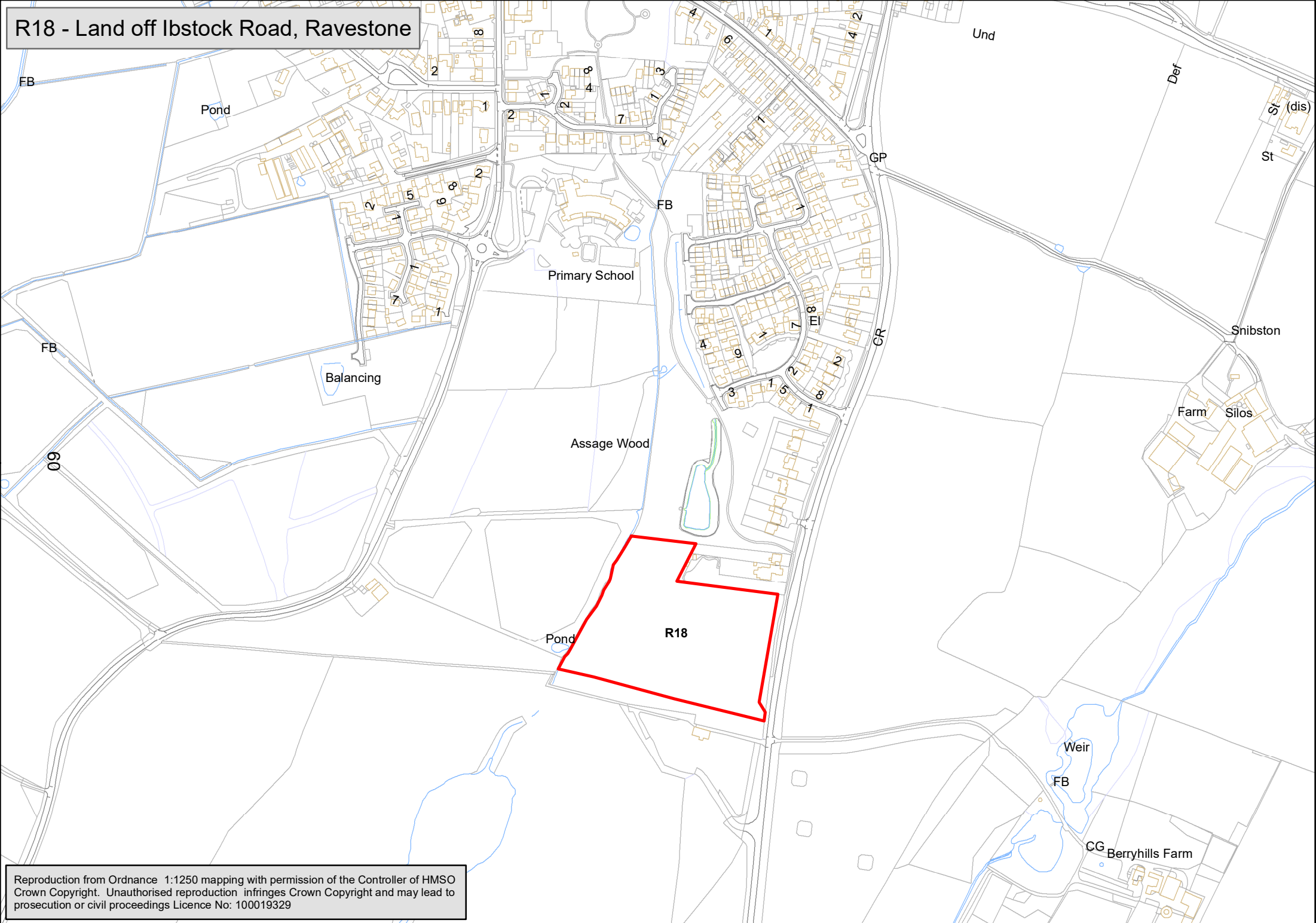
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M18 - Land north of Bosworth Road, Measham



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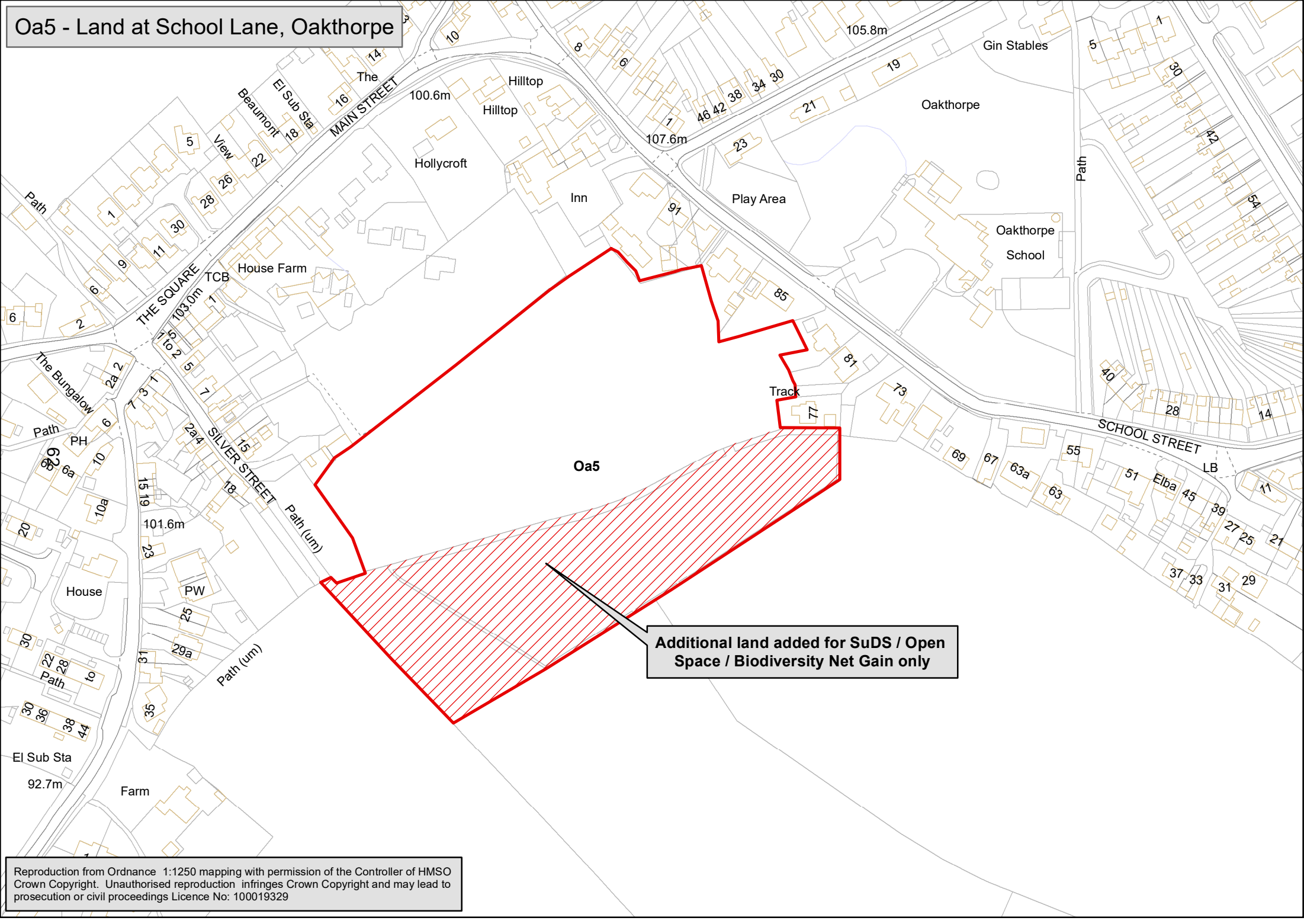
R18 - Land off Ibstock Road, Ravestone



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Proposed Allocations with Amended Site Boundaries

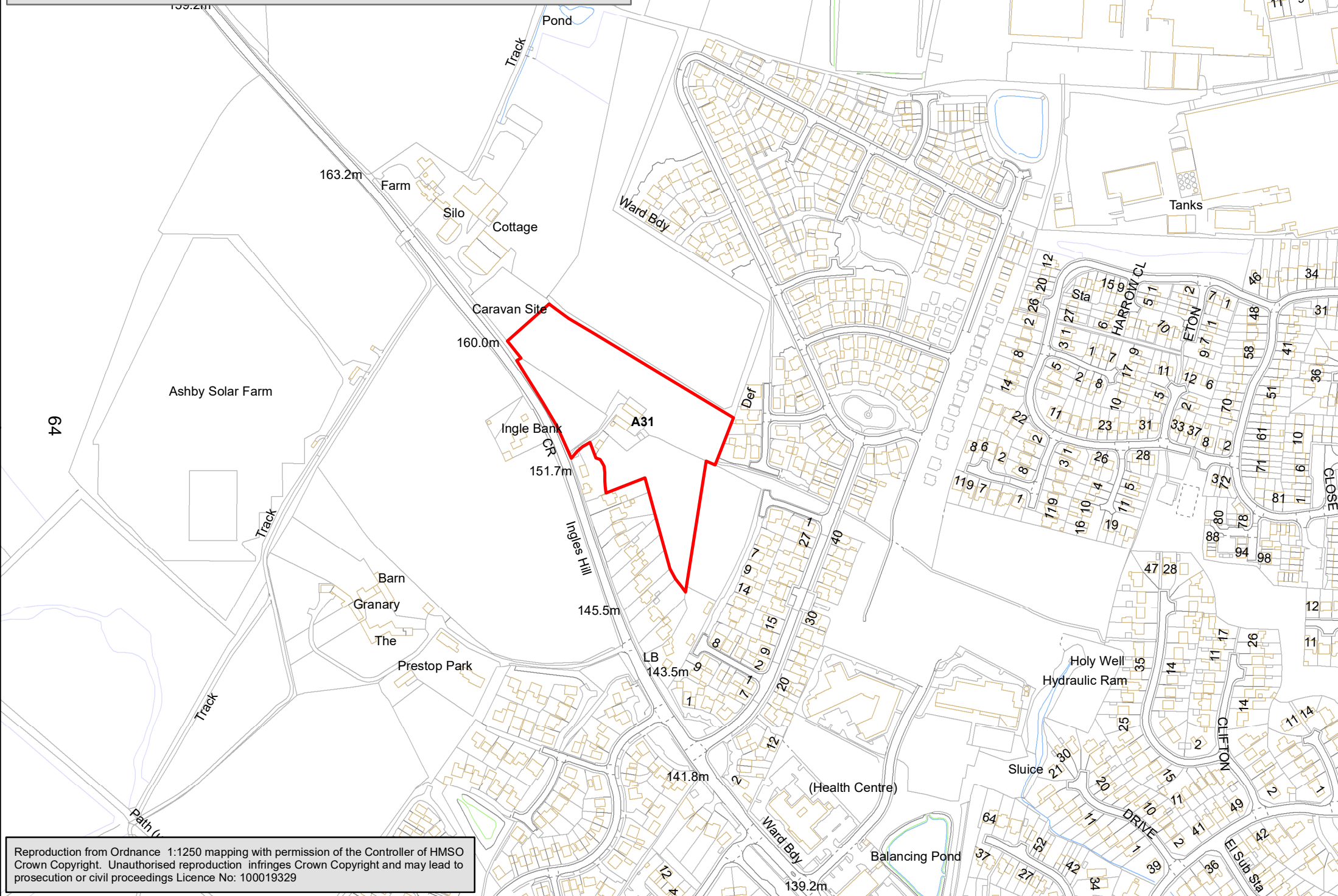
Oa5 - Land at School Lane, Oakthorpe



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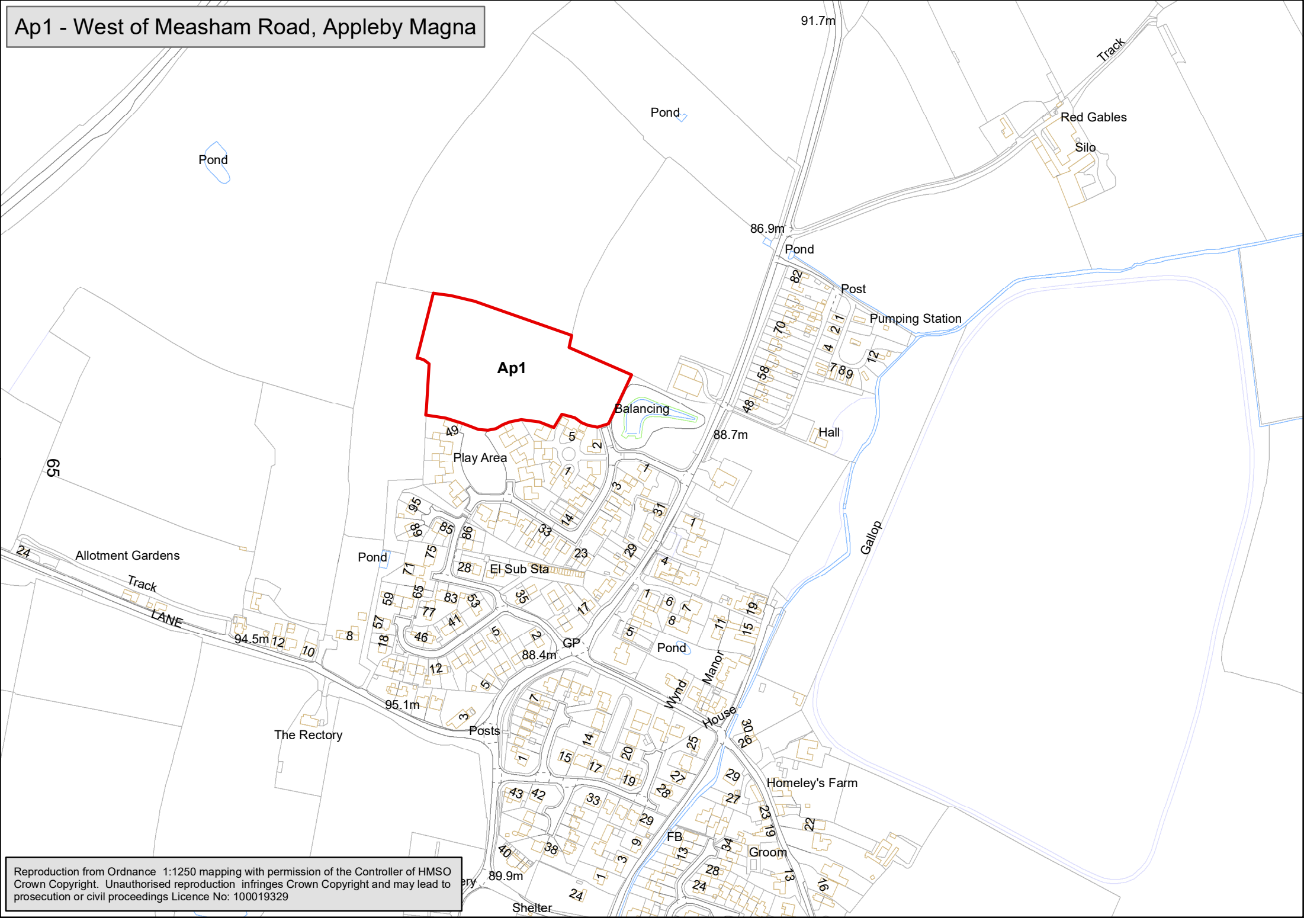
New Proposed Site Allocations

A31 - Land adjacent to 194 Burton Road, Ashby de la Zouch



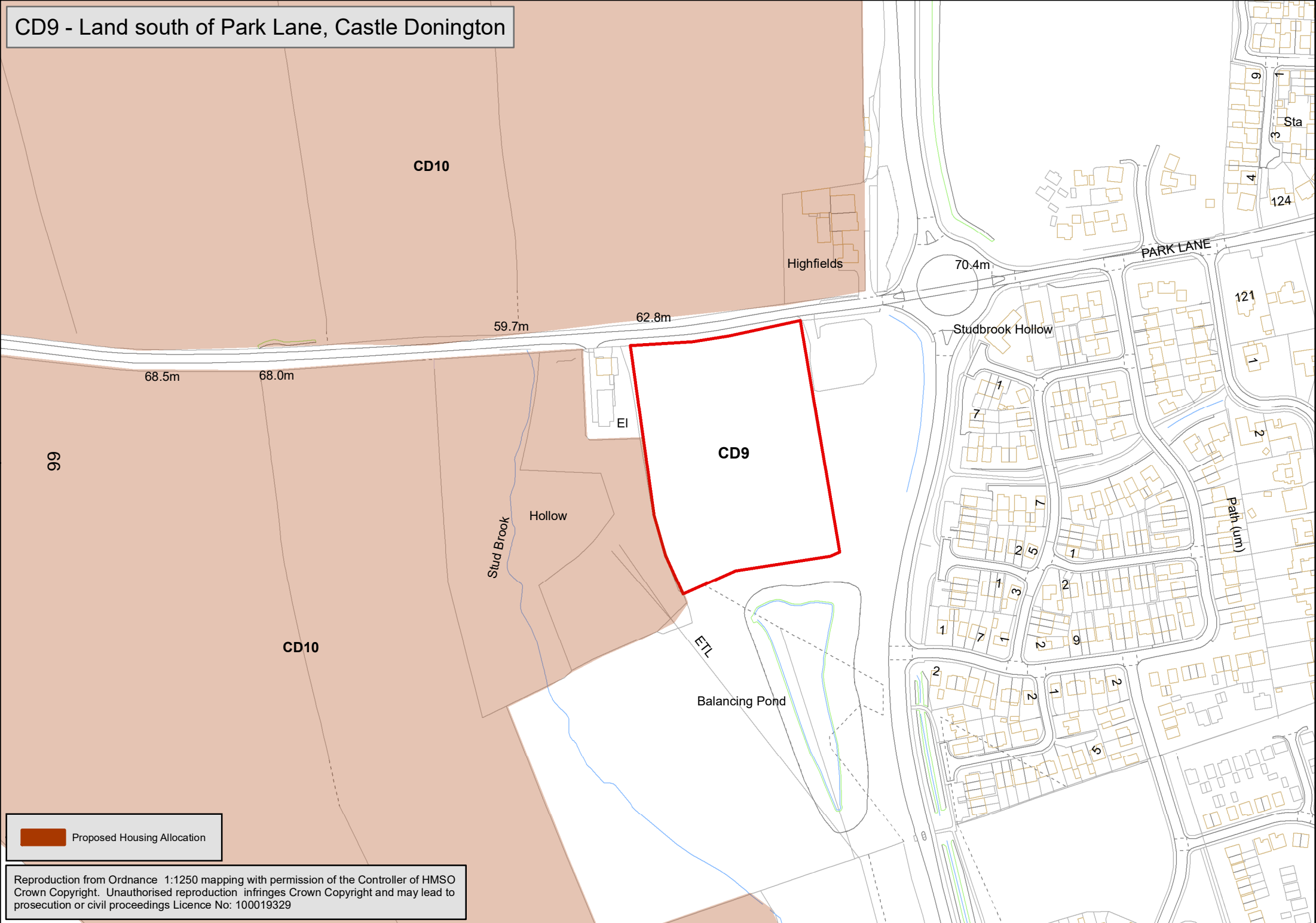
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Ap1 - West of Measham Road, Appleby Magna



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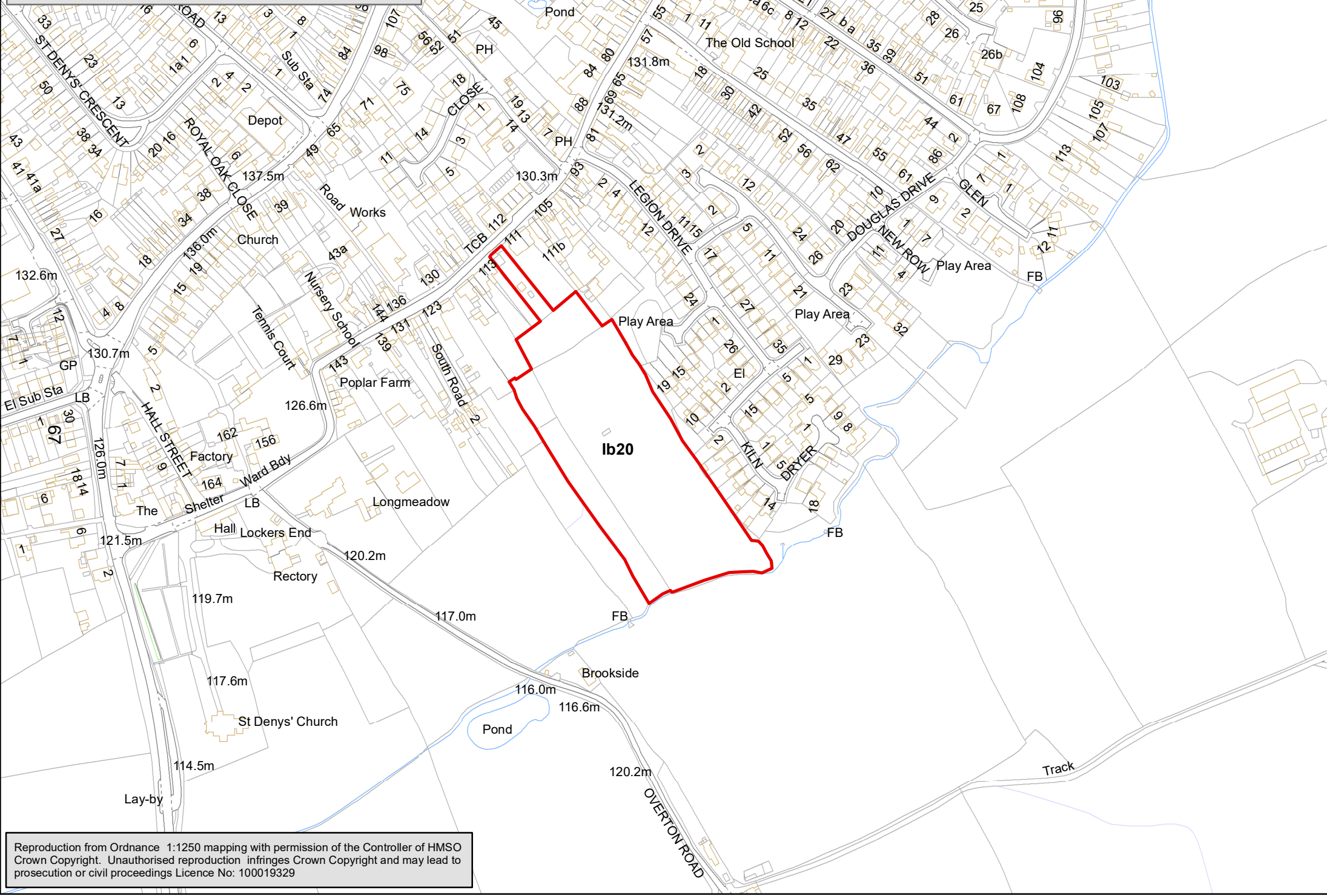
CD9 - Land south of Park Lane, Castle Donington



 Proposed Housing Allocation

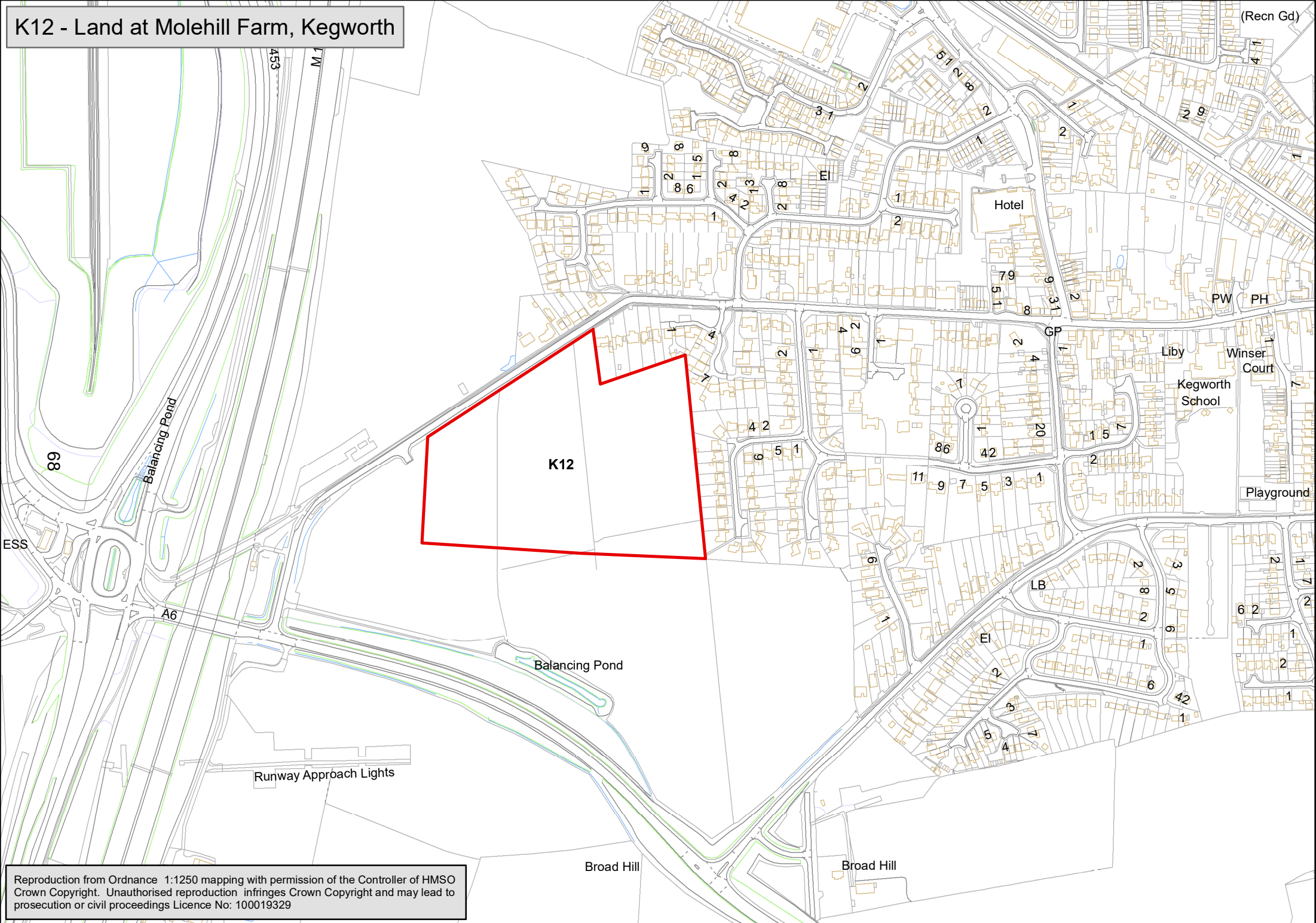
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Ib20 - Rear of 111a High Street, Ibstock



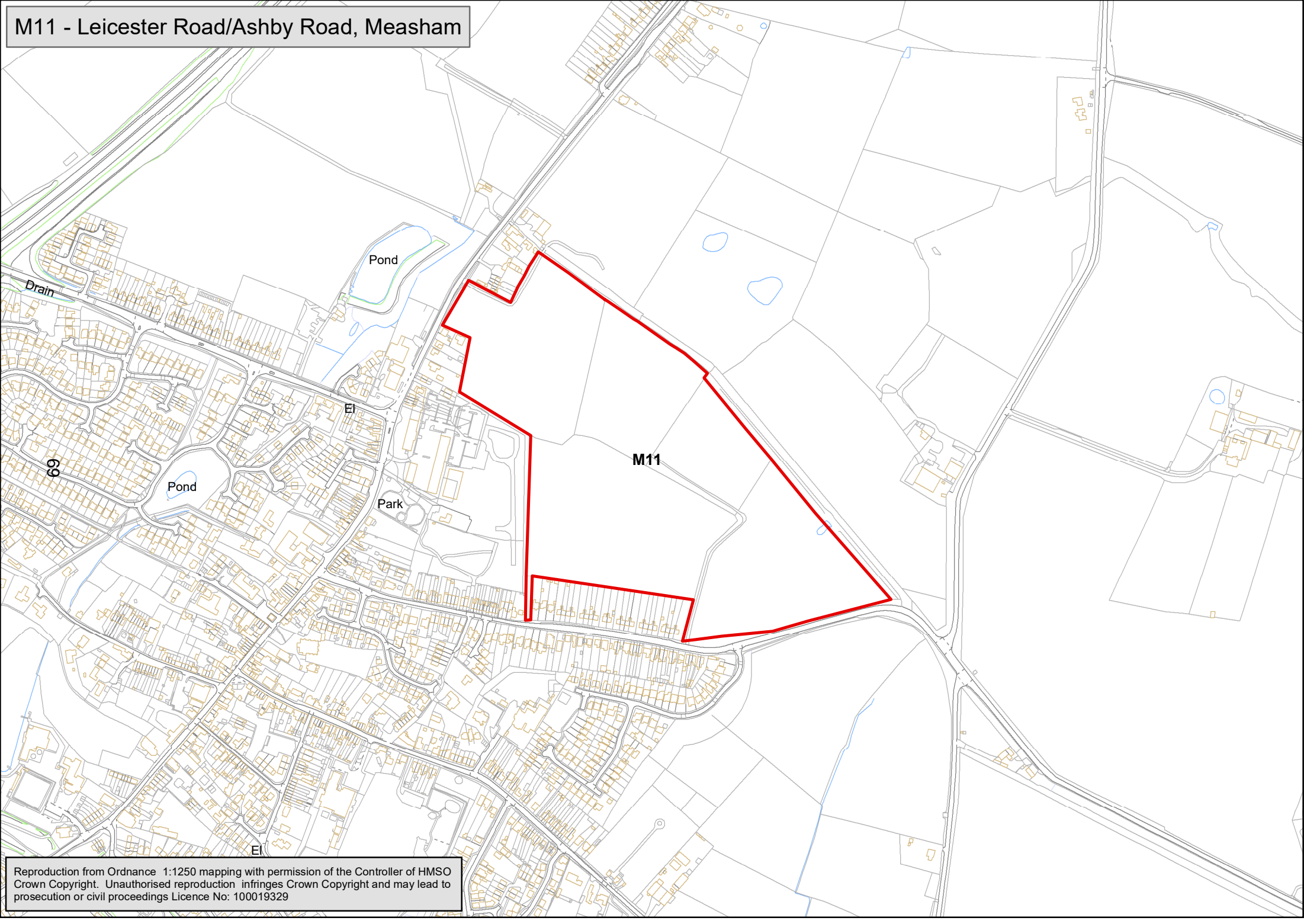
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K12 - Land at Molehill Farm, Kegworth



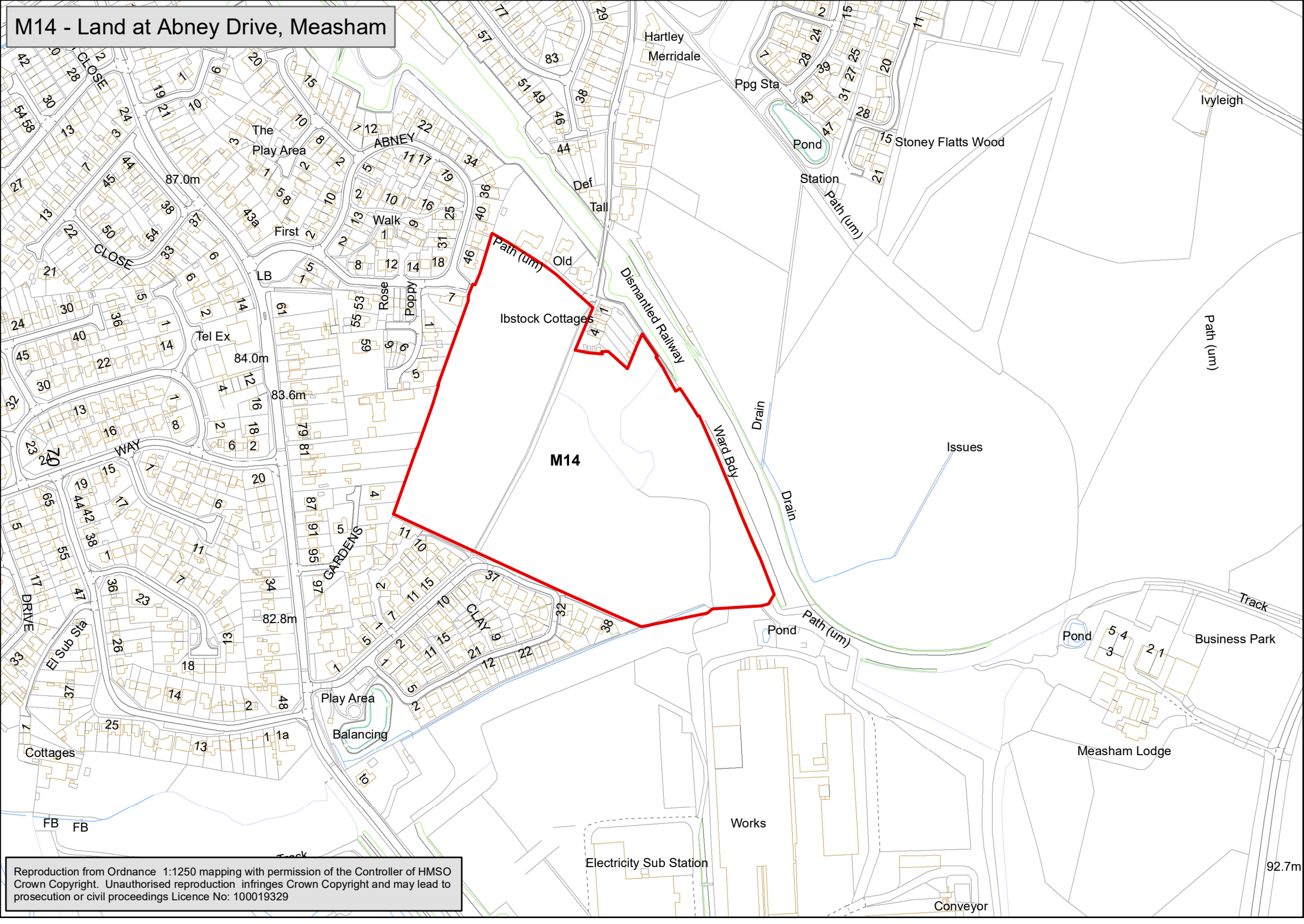
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M11 - Leicester Road/Ashby Road, Measham



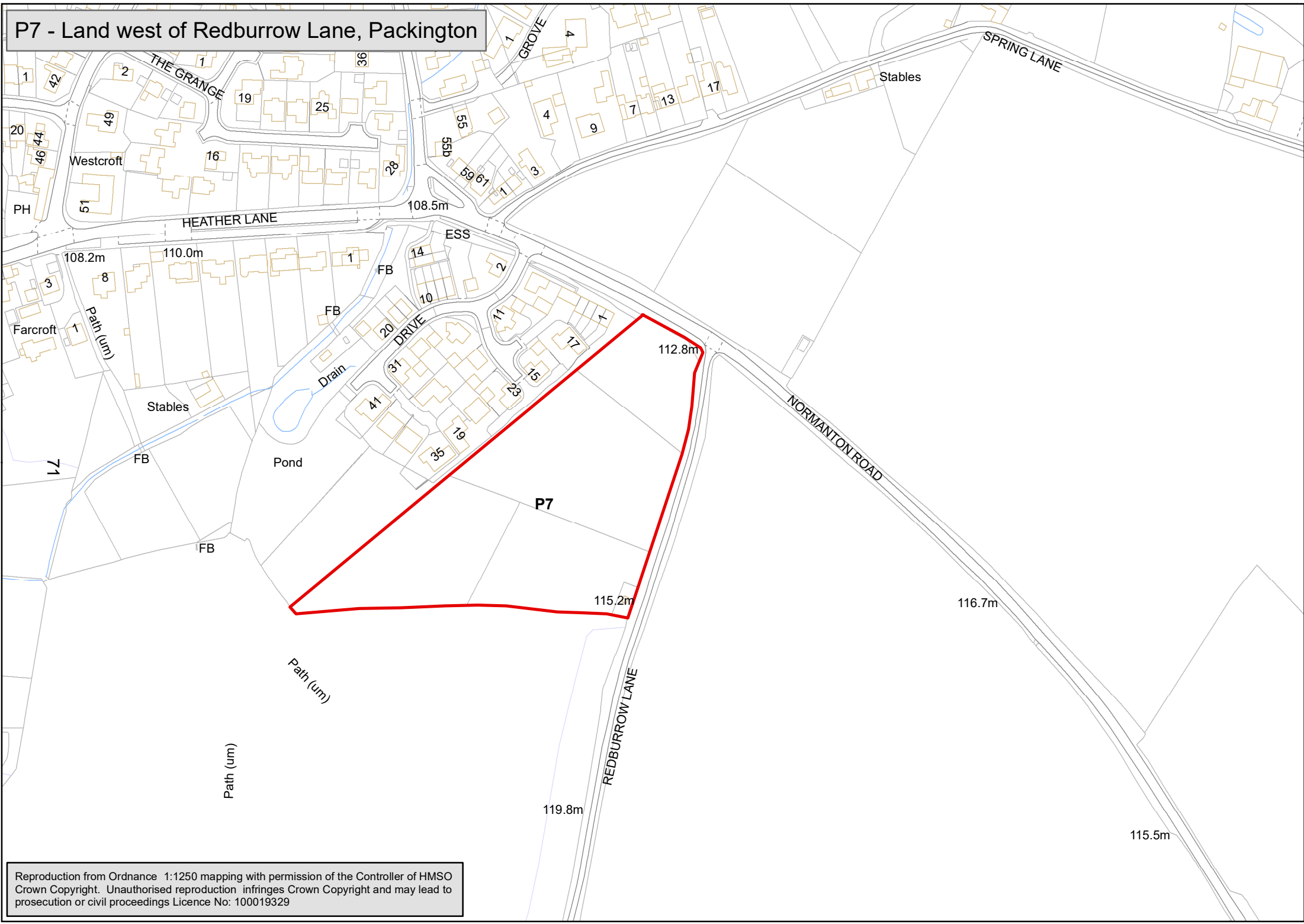
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M14 - Land at Abney Drive, Measham

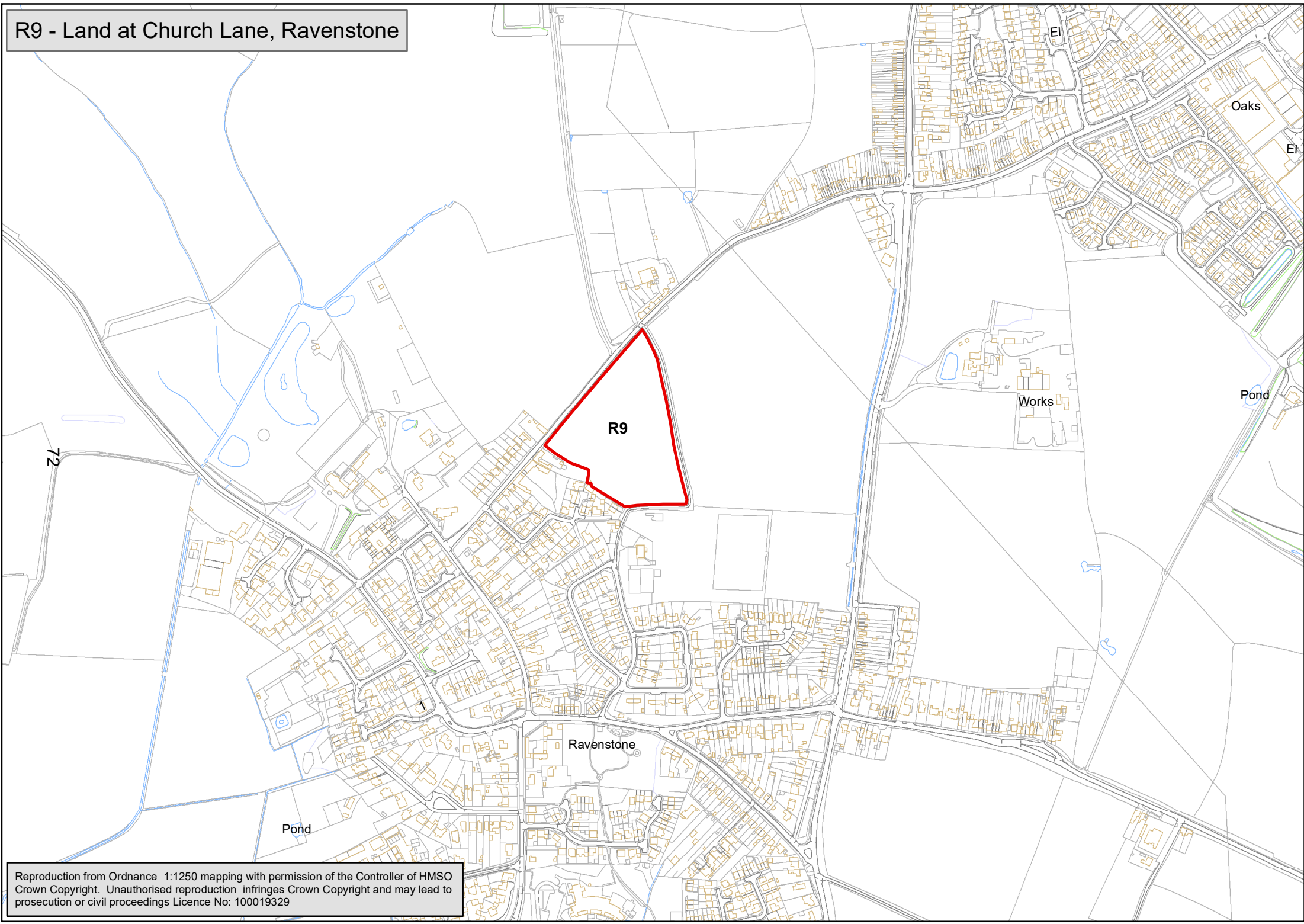


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P7 - Land west of Redburrow Lane, Packington



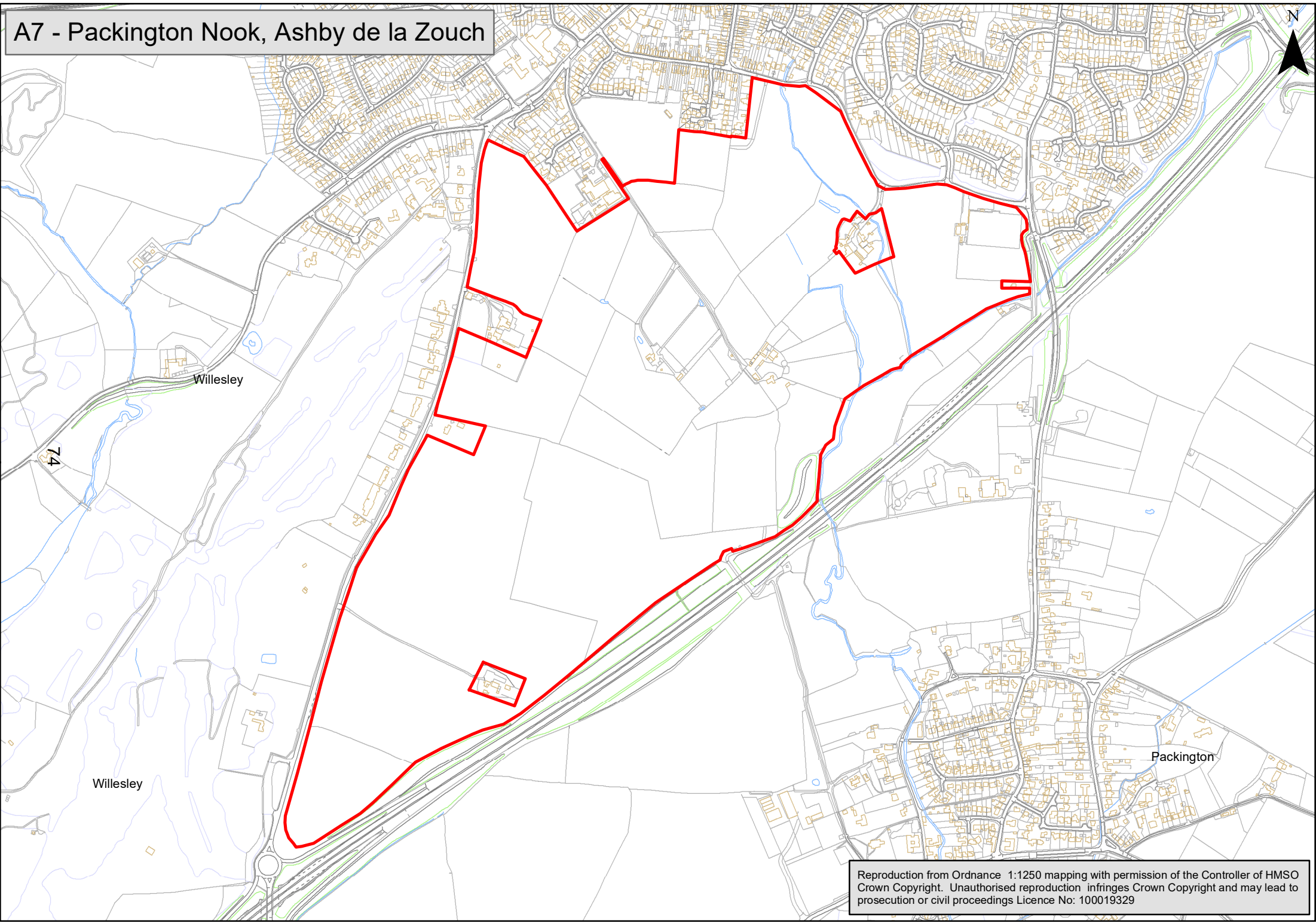
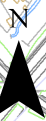
R9 - Land at Church Lane, Ravenstone



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Proposed Reserve Site Allocations

A7 - Packington Nook, Ashby de la Zouch



Willesley

74

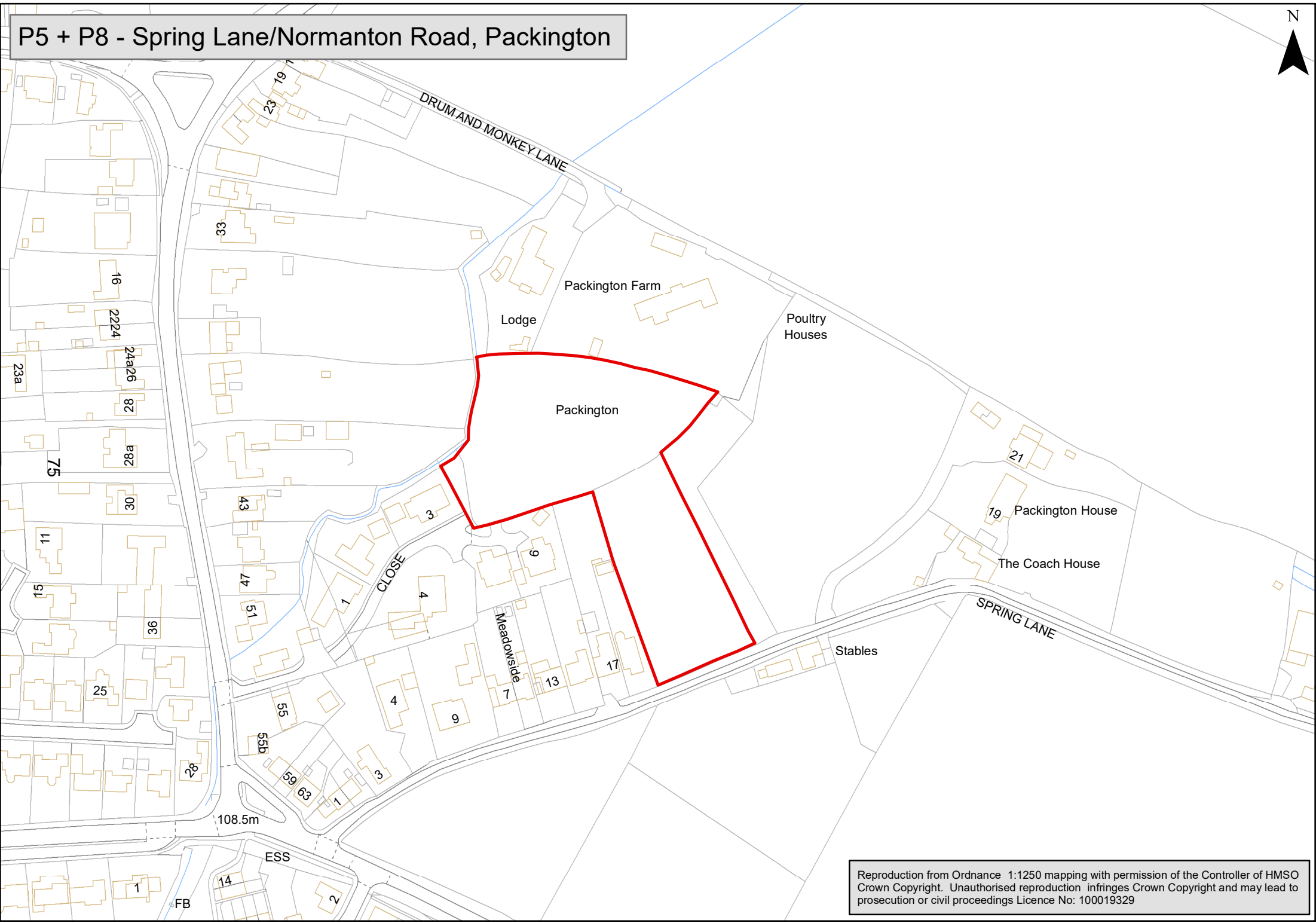
Willesley

Packington

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P5 + P8 - Spring Lane/Normanton Road, Packington

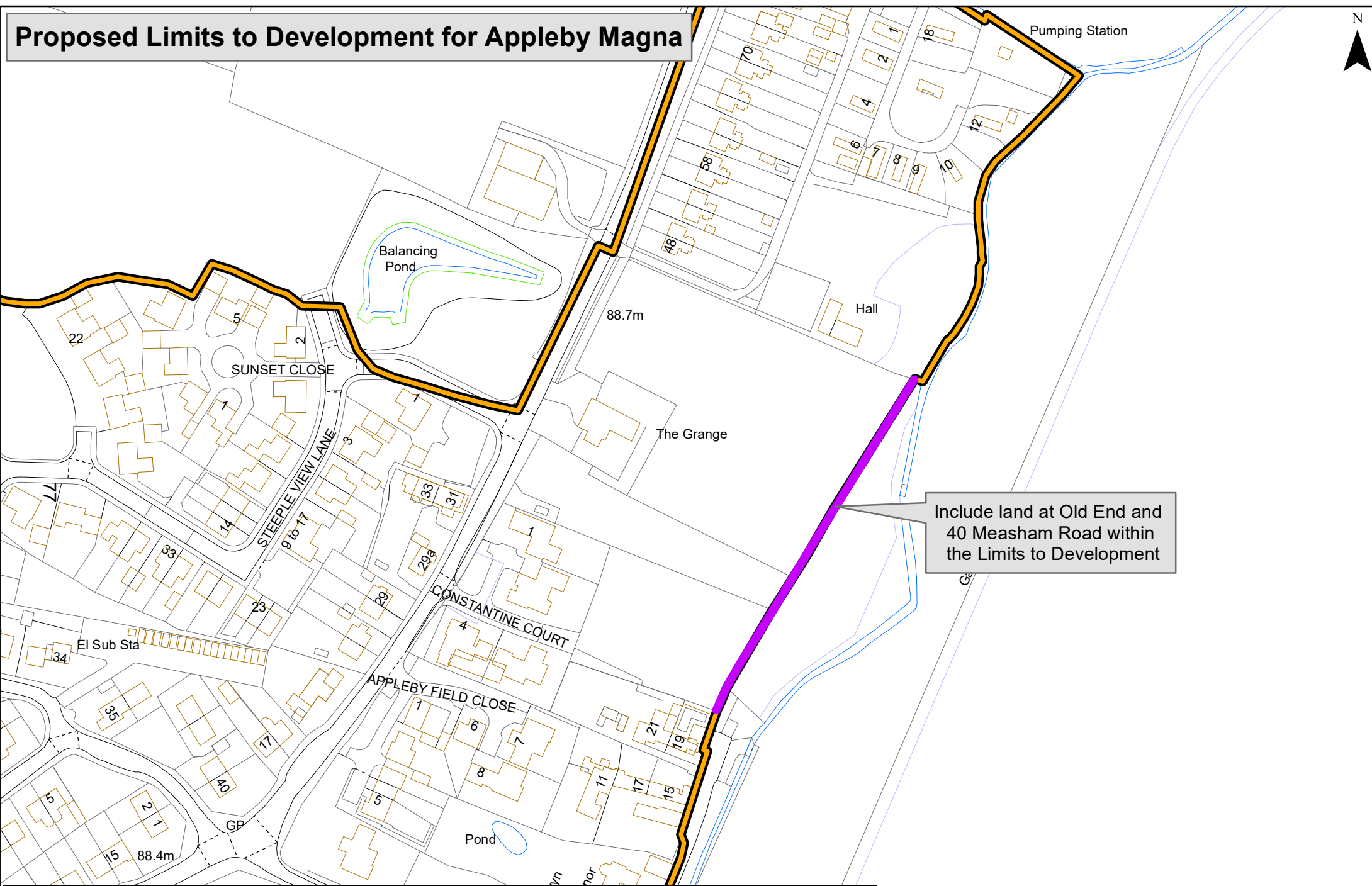
N



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Proposed Limits to Development for Appleby Magna

Proposed Limits to Development for Appleby Magna



Include land at Old End and 40 Measham Road within the Limits to Development

 Proposed Limits to Development (March 2025)

 Approved Limits to Development to be included in the Regulation 19 Version of the Local Plan (Local Plan Committee 29.01.25)

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APPENDIX B – ASHBY DE LA ZOUCH CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING		SITE NUMBER: A5		SITE NAME: MONEY HILL, ASHBY-DE-LA-ZOUCH	
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Deliverability					
<p>[Concerns about the deliverability of the site/objections to its allocation:</p> <ul style="list-style-type: none"> The site is an allocation in the adopted Local Plan but only 162 dwellings /8% of total allocation completed to date No planning application has been submitted to date. Evidence needed on whether there is a reasonable prospect of delivery. If no such evidence is provided the site should be removed as an allocation.] 	<p>Since the consultation has ended, Bloor Homes and Taylor Wimpey have started constructing homes on their first phases. They have permission for 605 dwellings in total. Taylor Wimpey and Bloor Homes are currently working up a planning application for a further 1,200 dwellings and submitted a request for an Environmental Impact Assessment Scoping Opinion to the Council in May 2024.</p>	<p>A detailed housing trajectory will be prepared as part of the Regulation 19 stage of the Local Plan. This will be informed in consultation with the developers as well as by evidence on site lead in times, average annual delivery rates etc.</p>	<p>21; 150; 172; 174</p>	<p>Harris Lamb (Owl Homes); Savills (David Wilson Homes); Fisher German (Cora); Fisher German (Mr Botham)</p>	
Employment Land					
<p>[The new Local Plan should revert back to the adopted Local Plan wording of 'up to 16ha' rather than stating the requirement as 'around 16ha'.]</p>	<p>The term 'around' infers a figure which is close to 16Ha. Strictly speaking, 'up to' could mean any amount of land up to and not exceeding 16Ha although other evidence, such as the agreed masterplan, shows the clear expectation that the site will deliver 16Ha of employment</p>	<p>No change.</p>	<p>92</p>	<p>Ashby Town Council</p>	

	land. On balance, 'around' is the preferred term.			
<p>[The policy should be amended to require up to 8ha of employment land. Whilst there is a continued demand for industrial / logistics floorspace in Ashby-de-la-Zouch, the market is not as strong as it was pre-Covid. There are high vacancy levels in the local office market which would compete with any provision on the site and is therefore likely to be unviable.]</p> <p>An Employment Land Report has been submitted in support of the representation.</p>	<p>The adopted Local Plan and subsequent agreed masterplan provide for a residential-led, mixed use scheme with a substantial element of employment land. The respondent's submission does not explain how circumstances have changed such that this amount of employment land is no longer appropriate. Further, the council's evidence for the emerging Local Plan shows that more employment land is needed in addition to 16Ha allocation at Money Hill. Any reduction in the Money Hill figure would result in additional site/s having to be identified elsewhere. In every likelihood, this would be on greenfield land.</p>	No change.	214	Stantec (Bloor Homes and Taylor Wimpey)
<p>[Unlike the adopted Local Plan, the new Local Plan does not define the employment land on the Policies Map or set out specific requirements for the development of the employment land in part (1) of Policy Ec2. The new Local Plan should be clearer on the location of and the requirements for the employment land allocation].</p>	<p>Agreed. The annotation on the draft Local Plan inset map identifies A5 as a housing site and this should be amended to identify the employment areas. These areas should also be carried forward for inclusion in new Policy Ec3 – New Employment Allocations. On reflection, the relevant site-specific criteria from adopted</p>	<ol style="list-style-type: none"> 1) Amend Ashby Inset Map to include employment land at Money Hill. 2) Include Money Hill Employment sites in Policy Ec3 3) Include site specific criteria for the employment elements of Money Hill in Policy A5 (or, possibly, Ec3). 	92	Ashby Town Council

	Policy Ec2 should also be incorporated into the new Plan.			
Infrastructure & Planning Obligations				
Para 2 (l) needs to stipulate that S106 monies for the LCWIP [Leicestershire Cycling and Walking Infrastructure Plan] should be spent on footpaths and cycleways in and around Ashby de la Zouch.	<p>S106 contributions need to meet three legal tests:</p> <ol style="list-style-type: none"> 1) necessary to make the development acceptable in planning terms; 2) directly related to the development; and 3) fairly and reasonably related in scale and kind to the development <p>It would be difficult to justify that 2) was met if S106 monies were secured for footpaths and cycleways outside of Ashby-de-la-Zouch. As such, it would not be necessary for the Plan to be so specific as suggested by this representation.</p>	The plan needs to be underpinned by evidence which can quantify and secure S106 monies towards the LCWIP in a way that meets the three legal tests. This will be addressed as part of the Infrastructure Delivery Plan.	92	Ashby Town Council
[The policy should include a specific requirement for the developer to provide and fund an appropriate community facility on the site.]	Planning permission was granted for a community facility on the Phase 1 site, but at present, no potential occupiers have come forward to take on its delivery under the terms of the S106 agreement. The developers of Phase 1 have to market the land for a period of two years; this period has not yet ended. In addition, community facilities will	Await the end of the marketing period as well as the outcome of the Built Facilities Strategy.	92	Ashby Town Council

	form part of a Built Facilities Strategy which is underway.			
[There is a need to provide a primary school although the policy is unclear on how many form entries will be required].	Since the consultation has ended, the local education authority (Leicestershire County Council) has confirmed that their preference would be to provide a two form entry school on the Phase 1 site (i.e. the part currently under construction). LCC has stated that there is sufficient land on the approved Phase 1 school site for a two form entry school and that the balance of demand could be met by the expansion of another primary school in Ashby.	Delete part (1)(d) from the policy, which required land for a new primary school.	214	Stantec (Bloor Homes and Taylor Wimpey)
[The policy should confirm the amount of affordable housing that is required onsite whilst having regard to viability]	The amount of affordable housing will be confirmed at a later stage in the plan, once it has been subject to a viability assessment.	No change at present	214	Stantec (Bloor Homes and Taylor Wimpey)
[Policy (2)(l) should specifically refer to a financial contribution towards a railway station in Ashby]	Government funding for the Leicester to Burton railway line was withdrawn in July 2024, meaning its future is uncertain.	Given the uncertainty, no change at present. We will review the situation at Regulation 19 stage.	244	Network Rail
Design Issues				
[Part (2)(k) needs to be much clearer on whether the required Masterplan is in addition to the Wider Site Masterplan which has already been agreed with the	A masterplan for the whole Money Hill site was approved at a full Council meeting in December 2019. We accept that including this requirement in the	At Regulation 19 stage, consider the removal of part (2)(k) and for clarity, provide some explanation regarding the masterplan in the supporting text.	92	Ashby Town Council

<p>developer and published, how it should relate to that document, at what stage in the planning process it must be agreed and whether this Masterplan must include a Design Code as was required for Phase 1.]</p>	<p>Reg 18 Local Plan is confusing. An application for Phase 2 is expected to be submitted in advance of the Regulation 19 version of the Plan and this should accord with the approved masterplan. Reasons for any departures from the masterplan would need to be fully justified.</p>			
<p>[In accordance with NPPF paragraph 193, the policy needs to include the following requirement: “Details of measures to protect the operation of Ivanhoe School’s Playing Fields from any significant adverse effect arising from the siting of this proposed housing development.”]</p>	<p>The part of Money Hill which is adjacent to these playing fields already has planning permission and is under construction. Such a policy requirement would not therefore be effective.</p>	<p>No change</p>	<p>143</p>	<p>Sport England</p>
<p>[Impact on public right of way identified]</p>	<p>Part (2)(d) of the draft policy referenced the “Retention and enhancement of the existing public right of way crossing the site (O80).</p>	<p>No change. The retention and enhancement of the public right of way will be dealt with as part of the planning application.</p>	<p>192</p>	<p>Leicestershire Local Access Forum</p>
<p>[The policy should be flexible on the number of dwellings which could be accommodated, which is currently unknown and may exceed 1,200.]</p>	<p>Ultimately, the capacity of the site will vary depending upon the mix and tenure of homes, which is why the policy is expressed as a general (and not a maximum) figure. This gives the Plan a degree of flexibility.</p>	<p>No change as no evidence has yet been provided which demonstrates more than 1,200 dwellings is achievable.</p>	<p>214</p>	<p>Stantec (Bloor Homes and Taylor Wimpey)</p>

Highways				
Bloor Homes Midlands and Taylor Wimpey Strategic Land's Highways Consultant are currently undertaking pre-application discussions with the Highways Authority. The above requirement will form part of these discussions	Noted	No change at present although the requirement could be clarified with reference to the approved masterplan.	214	Stantec (Bloor Homes and Taylor Wimpey)
[Cycle and pedestrian connections will be provided linking the site to Ashby to the south, the countryside to the north, the proposed employment area and the wider allocation currently under construction.]	Noted	No change at present although the requirement could be clarified with reference to the approved masterplan.	214	Stantec (Bloor Homes and Taylor Wimpey)
Key vehicular routes through the site will be designed to accommodate buses.	Noted	No change	214	Stantec (Bloor Homes and Taylor Wimpey)
Environmental Issues				
[The requirement for a Construction Environment Management Plan could form part of the discharge of conditions process, rather than being a requirement of the planning application]	Part (2)(h) of the draft policy included text on the River Mease, including the requirement for a River Mease Construction Environment Management Plan as part of a planning application. The development management team has confirmed that they would not expect a CEMP to be submitted with a planning application. If required (and this depends upon the nature of the application, topography of the	Delete part (2)(h) from the policy (and all other site policies with the same requirement). Ensure that Policy EN2 is updated to refer to CEMPs in either the policy wording or its supporting text.	214	Stantec (Bloor Homes and Taylor Wimpey)

APPENDIX B – ASHBY DE LA ZOUCH (A5)

	site, distance from the River Mease etc) then this is something would be secured by a planning condition.			
[Welcome the comments on the River Mease and reference to Policy En2]	The reference to the River Mease in this policy is a duplication of Policy En2 (see the committee report and text above).	See above.	223	Natural England
It is essential that Green & Blue infrastructure (GBI) is fully incorporated within this large development providing accessible, high quality green space for future residents.	Noted	No change, this is a generic issue best covered by Policy IF3: Green Infrastructure. It will also be an issue covered by the Council's updated Design Guide.	223	Natural England
[The site is located in a Mineral Safeguarding Area for Coal meaning any planning application should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it].	Part (2)(i) of the draft policy requires a Mineral Assessment for at or near surface coal.	No change	341	Leicestershire County Council (Planning)
The north part of the site contains a possible cropmark enclosure of unknown prehistoric date. It is not clear how this asset has been considered in the site assessment work or whether the Council's archaeological curators have provided advice as part of the assessment work.	LCC archaeology did not respond to the consultation. The site is already an allocation in the adopted Local Plan and it is considered that this issue can be assessed and any appropriate mitigation provided as part of the planning application which is	No change	357	Historic England

APPENDIX B – ASHBY DE LA ZOUCH (A5)

<p>From the information available, it is not clear whether the site could be developed or delivered in the way the Council anticipates.</p>	<p>currently being worked up by the site promoters.</p>			
<p>The vast majority of this site lies within Flood Zone 1. The site appears to contain a small element of Flood Zone 2 along the western boundary.</p>	<p>Having relooked at the government's flood maps, the allocation site is in Flood Zone 1. Small parts of the site are shown to be at risk of surface water flooding. A Flood Risk Assessment and a sustainable drainage strategy will be required as part of a forthcoming planning application. The assessment will need to establish whether a proposed development is likely to be affected by future flooding and/or whether it would increase flood risk elsewhere. It would need to identify mitigation measures to deal with any effects or risk, to the satisfaction of the lead local flood authority (Leicestershire County Council).</p>	<p>No change</p>	<p>404</p>	<p>Environment Agency</p>
<p>A historic landfill [is] located approx. SK 36053 18359.</p>	<p>Noted. This is in an area now covered by trees and which the agreed masterplan shows would remain undeveloped.</p>	<p>No change. A ground investigation / land contamination assessment is a standard planning application requirement.</p>	<p>404</p>	<p>Environment Agency</p>

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: A27	SITE NAME: South of Burton Road, Ashby-de-la-Zouch		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of Development				
We have no objections in principle to the proposed allocations within the Parish of Ashby de la Zouch.	Noted	No change	92	Ashby de la Zouch Town Council
Site Allocation Policy Requirements				
[Confirmation that parts (2)(a),(b),(c),(d) and (e) can be met on site]	Noted	No change	280	Marrons (Richborough Estates)
[The site should be allocated for 65 homes based upon an updated layout submitted by site promoters]	The figure of 50 dwellings was based on information previously provided by the site promoters. A new site layout has been provided which accords with the proposed policy requirements.	Increase the allocation of the site to around 60 dwellings , which is the figure derived from the SHELAA methodology. Ultimately, the capacity of the site will vary depending upon the mix and tenure of homes, which is why the policy is expressed as a general (and not a maximum) figure.	280	Marrons (Richborough Estates)
Environmental Issues				
[Impact on existing public right of way identified]	Part (2)(b) of the draft policy referenced the “Retention and enhancement of the existing public right of way (P5).”	No change. The retention and enhancement of the public right of way will be dealt with as part of the planning application.	192	Leicestershire Local Access Forum

APPENDIX B – ASHBY DE LA ZOUCH (A27)

[Note the comments on the River Mease catchment]	Noted	See comments made in relation to part (2)(f) of the policy under Site A5 (Money Hill).	223	Natural England
The tree planting area is welcome and should be connected to the GBI network across the site.	Noted	No change, this is a generic issue best covered by Policy IF3: Green Infrastructure.	223	Natural England
[No objections / concerns from a mineral sterilisation or waste perspective].	Noted	No change	341	Leicestershire County Council (Planning)
Site lies within Flood Zone 1	Noted. Because the site is larger than 1ha, a Flood Risk Assessment and a sustainable drainage strategy will be required as part of a forthcoming planning application. The assessment will need to establish whether a proposed development is likely to be affected by future flooding and/or whether it would increase flood risk elsewhere. It would need to identify mitigation measures to deal with any effects or risk, to the satisfaction of the lead local flood authority (Leicestershire County Council).	No change	404	The Environment Agency

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: VARIOUS	ALTERNATIVE HOUSING SITES IN ASHBY DE LA ZOUCH		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>[Packington Nook / Land south of Ashby(A7) should be allocated:</p> <ul style="list-style-type: none"> • The site performs better than land to the west of Castle Donington (CD10) • It has the potential to deliver up to 1,088 homes, a community hub, primary school extension, public open space, sports provision and a local centre. • There is an opportunity to provide employment land in the south of the site. Hallam and Jelson Homes are willing to work together to deliver a single comprehensive development. • The site is deliverable and a working masterplan responds to the site constraints. • The development has the potential to deliver offsite benefits – reducing flood risk in Packington, road infrastructure to relieve traffic on Lower Packington Road and Avenue Road, school pick-up and drop- 	<p>The rationale for choosing to allocate land west of Castle Donington has been set out in previous Local Plan Committee reports. The comments provided in support of the site are noted. Allocating this site would result in a significant scale of growth in Ashby given that Money Hill is anticipated to be built out over much of the plan period. Allocating a smaller part of the site is not considered appropriate.</p>	<p>Do not allocate, but having gone through the options for a potential shortfall in housing due to the HS2 safeguarding, propose to allocate as a reserve site.</p>	<p>184</p>	<p>Pegasus Group (Hallam Land Management)</p>

APPENDIX B – ASHBY DE LA ZOUCH (ALTERNATIVE SITES)

<p>off facilities, improved facilities at Ashby Ivanhoe FC.</p>				
<p>[North of Moira Road, Shellbrook (A25) should be allocated:</p> <ul style="list-style-type: none"> • the site is within a reasonable distance of services and facilities • It is not impacted by red constraints sufficiently to prevent development • Access is possible from Moira Road (the landowner has retained a right of access from Moira Road, adjacent to the existing attenuation area)] 	<p>These points are acknowledged by officers in the site assessment which accompanied the consultation. However, there are no obvious <i>direct</i> pedestrian connections to the adjacent development, meaning the site is not as well related to the adjacent development as it might be. There was no information submitted as part of the consultation that would change our initial assessment of this site. A further consideration is that development on this side of Ashby may exacerbate traffic levels in the town centre.</p>	<p>No change</p>	<p>174</p>	<p>Fisher German (Mr Botham)</p>
<p>[South of Moira Road (A26) should be allocated. The site can be developed in a way that would respond positively to ecology considerations, the Ivanhoe Way and built heritage and deliver National Forest and BNG requirements onsite. The whole site could deliver 350 dwellings]</p>	<p>Whilst this site was assessed in parcels, development of parcel A when it directly adjoins a working farm is not appropriate. Realistically the site should be considered as a whole (parcels a to c). There was no information submitted as part of the consultation that would change our initial assessment of this site. Development of such a scale, on the western side of Ashby is also likely exacerbate traffic issues in the town centre.</p>	<p>No change</p>	<p>174</p>	<p>Fisher German (Mr Botham)</p>

APPENDIX B – ASHBY DE LA ZOUCH (ALTERNATIVE SITES)

<p>[Land adjacent to 194 Burton Road (A31) should be allocated for 47 dwellings:</p> <ul style="list-style-type: none"> • It is sustainably located in a Key Service Centre • Is deliverable in the short term by a housebuilder • Is located on Burton Road which links to the A511 without having to drive through the town centre • A safe access is achievable from Burton Road • Is not impacted by land designations or physical constraints • <p>[A site layout was submitted as part of the Local Plan consultation. Outside of the consultation, the promoters have also submitted site section drawings to officers.]</p>	<p>An <u>assessment</u> of the site has now been prepared. Officers have highlighted that the main issue is whether the site can be suitably developed without adversely affecting adjoining properties on Burton Road. Officers have discussed the layout and site section drawings with the Council's Urban Designer and Principal Planning Officer. The section drawings do not adequately show the impact upon the Burton Road properties and more work on this is required (albeit this is a detailed design issue). The layout was not deemed satisfactory as there were several instances where it conflicted with the Council's design guide. However, the site is well located for local facilities and services and design issues should not preclude the principle of development. Based upon the site topography, the quantum of development is proposed to be reduced so that a more satisfactory design could ultimately be delivered.</p>	<p>Propose the allocation of the site, subject to further consultation, for around 30 dwellings. Officers will consider appropriate design measures specific to the site that would need to be met.</p>	<p>21</p>	<p>Harris Lamb (Owl Homes)</p>
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APPENDIX C – CASTLE DONINGTON CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: CD10	SITE NAME: WEST OF CASTLE DONINGTON		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Access, highways and transport issues				
[The proposed development will result in a significant increase in traffic and pollution: <ul style="list-style-type: none"> • Will add to the already excessive traffic on the motorway/major A roads • Will cause unacceptable traffic congestion • The relief road was not designed for the increase in traffic that the proposed development would generate.] 	The Council will have to carry out transport modelling as part of its Local Plan evidence base. This will identify the highways impacts of the proposed development in the area, including on more local roads and whether any negative impacts can be sufficiently mitigated through road improvement schemes, sustainable transport measures etc. These measures will then be identified in the Infrastructure Delivery Plan which will accompany the Local Plan.	No change at present	89; 277	Stephen Pember; Castle Donington Parish Council
[The components of the draft policy are a good starting point but will need to be reviewed in light of emerging transport evidence]			341	Leicestershire County Council (highways authority)
[Any transport impacts within South Derbyshire, in terms of highway capacity, safety and local amenity, should be identified and satisfactorily mitigated.]			545	South Derbyshire District Council
[The transport modelling commissioned to assess the cumulative impact of EMP90, CD10 and IW1 in conjunction with planned development outside of the district is welcomed.]	Noted	None at present	341	Leicestershire County Council (highways authority)

APPENDIX C – CASTLE DONINGTON (CD10)

<p>[Part 2(a):The provision of a safe and suitable access from Park Lane has been demonstrated [by the site promoters] in principle.]</p>	<p>Noted</p>	<p>No change</p>	<p>183</p>	<p>Turley (Clowes Development (UK), Redrow Homes, Wilson Enterprises)</p>
<p>[Part 2(b) There are no known constraints that would prevent the widening of Park Lane between the bypass and the primary site access.]</p>	<p>Noted</p>	<p>No change</p>		
<p>[Part 2(c) A safe and suitable pedestrian link can be achieved across the Castle Donington Relief Road].</p>	<p>Noted</p>	<p>No change</p>		
<p>Part 2 (d) Active travel routes for pedestrians and cycle routes will be provided within the site.</p>	<p>Noted</p>	<p>No change</p>		
<p>Part 2(e) The transport vision for the site includes extending and expanding the capacity of the existing bus services into the site, providing a circulation loop to enable a bus service to deviate through the development. Our clients will seek to engage with the highway authority, and other stakeholders, such as bus operators, as their proposals for Castle Donington progress.</p>	<p>Noted. Since the site assessment was prepared the my15 bus service has been extended and now stops outside Foxbridge Primary School. The site promoters have done some work looking at how the my15 route could be further extended to serve CD10. Securing a bus service is a key factor in making the development sustainable.</p>	<p>No change</p>		
<p>Part 2(f) The emerging masterplan for the site includes the retention of this existing public right of way</p>	<p>Noted</p>	<p>No change</p>		
<p>[Impact on public right of way identified]</p>	<p>Part (2)(f) of the draft policy referenced the “Retention of the existing public right of way (L87) crossing the southern part of the site”.</p>	<p>No change. The details for retaining and enhancing the public right of way will be dealt with as part of</p>	<p>192;</p>	<p>Leicestershire Local Access Forum</p>

		the planning application.		
Environmental Issues				
Ecology				
[The development is close to and will impact on the Donington Park Site of Special Scientific Interest, which should be screened from any development]	The SSSI contains a concentration of ancient oaks , supports a rich invertebrate fauna and provides potential roost features for bats and other wildlife. The potential impact upon the SSSI will need to be assessed in detail as part of the planning application and appropriate mitigation identified. Natural England’s comments regarding potential mitigation are noted.	No change	2	Angus Shields
[Any future proposal would need to provide sufficient evidence that it would not damage or destroy the interest features for which the SSSI has been notified. A buffer zone around the SSSI could be considered, potentially using BNG off site units, to provide additional woodland areas.]			223	Natural England
We welcome the requirement (point i) for an Ecological Management Plan to benefit biodiversity and compliment surrounding habitats and designated ecological sites and their connectivity.	Noted	No change	223	Natural England
Part 2(i) The Ecological Management Plan would be provided at application stage	Noted	No change	183	Turley (Clowes Development (UK), Redrow Homes, Wilson Enterprises)
[The proposed development will have a negative impact on wildlife: <ul style="list-style-type: none"> • The site is home to a wide range of flora and fauna. • Breaks in the hedgerows would lead to a collapse of the foodchain 	These concerns are noted. The draft policy requirements (including the proposed width of buffers) have been informed by consultation with the county ecologist. A future planning application would need to comply with	No change at present	89; 415; 421; 436; 437	Stephen Pember; Adam B; Michael Forey; Hayley Badock;

<p>and cause catastrophic destruction of ecosystems and wildlife</p> <ul style="list-style-type: none"> • Hedgerows and trees have been present for over 100 years and should not be removed • Watercourses and ponds are at risk from pollution • The proposals will destroy Dalby's Covert (known locally as Bluebell Woods) and Studbrook Hollow. These areas should be completely protected from development/not included in the redline. • The buffers proposed to Dalby's Covert and Studbrook Hollow are nowhere near large enough. • The proposals will detrimentally impact established badger setts and their hunting territory.] 	<p>these requirements and would need to be accompanied by a detailed habitat assessment (including ponds and watercourses) as well as any relevant species surveys. Hedgerows and trees will also need to be fully assessed, and the outcomes agreed with the county ecologist / Council's tree officer. A 10% biodiversity net gain will also need to be provided as part of the development. Dalby's Covert and Studbrook Hollow can be protected would form part of the Ecological Management Plan and would be protected as open space in the planning permission/ accompanying Section 106 legal agreement.</p>			<p>Richard Hampton</p>
<p>Part 2(j) This requirement does not take into consideration the quality of existing trees and hedgerows and the potential to mitigate the loss with replacement planting. We would therefore recommend that the Council amend the wording of this requirement to allow for mitigation planting if required.</p>	<p>This is a valid point and would apply to all site allocations. The quality of existing hedgerows and trees is something that would need to be agreed with the county ecologist/Council's tree officer.</p>	<p>Consider rewording this policy requirement at Reg 19 to build in flexibility. This would need to apply to all allocation sites to ensure consistency.</p>	<p>183</p>	<p>Turley (Clowes Development (UK), Redrow Homes, Wilson Enterprises)</p>
<p>Part 2(k) The emerging masterplan for the site includes the retention of the Studbrook Hollow LWS along with an appropriate buffer.</p>	<p>The buffer would need to be at least 20m in accordance with the recommendations of the county ecologist.</p>	<p>No change</p>		

Historic Environment				
[Support the designation of a Conservation Area around Donington Hall but request it is extended to include all the former deer park]	Noted. The possible designation of a Conservation Area around Donington Hall is something that would be prepared and justified by the Council's Senior Conservation Officer.	No change at present as this is something that would take place outside of the Local Plan process	2	Angus Shields
[Development of the site should be avoided due to its historical significance]	There is a requirement in the district for significant additional housing to address future needs. Recent changes in national policy have resulted in a significant increase to the government's standard method (from 357 dwellings per year to 595 dwellings per year). This will mean a new Leicester and Leicestershire Statement of Common Ground will be required in the future. Nonetheless, the increase about the standard method previously agreed was predominantly based upon the imbalance of jobs and homes in the north of the district rather than addressing Leicester's unmet needs. The Leicester and Leicestershire Strategic Growth Plan identifies the area centred on the northern parts of A42 and M1 as a location for growth, meaning Castle Donington is an appropriate location to address this imbalance. However, Castle Donington is constrained in all directions apart from to the west, where the impacts of development can be mitigated.	No change to the principle of allocating this site	437	Richard Hampton
[The heritage harm needs to be balanced against the public benefits of the allocation which would be challenging given that this allocation is only required to meet the needs of Leicester].			181	Adams Hendry (MSV Group)

<i>The western boundary</i>				
A meaningful area of separation is required between development and Kings Mills.	The parameters plan included a buffer on the western boundary which had been informed by a report prepared by ELG Heritage for the Council. It is however agreed that the Plan could include additional detail about the form the buffer could take. The impact of development with the buffer will also be assessed in detail as part of any planning application.	Update the plan to include more detail on the western buffer.	277	Castle Donington Parish Council
[Not satisfied that the parameters plan takes account of previous advice. Housing development extends further west than I advised. Land to the west of the site should be omitted from the allocation boundary. The land contains archaeological earthworks (please refer to the baseline heritage report). It is not suitable for “open space and landscaping” and should be maintained in agricultural use.]			n/a	NWLDC Senior Conservation Officer
The parameters plan for CD10 shows the area to the west of the allocation as open space. Further information is required as to what this will entail and what degree of screening it will provide to the Hall. The ELG report suggests that this parcel of land should be retained as a naturalistic landscape area reflective of its existing character (paragraph 4.63). This is not reflected in the draft policy.			181	Adams Hendry (MSV Group)
<i>Impact on Donington Hall / The southern boundary</i>				
There are no issues with the heritage points raised in principle. As a note of correction, Donington Park is a non-designated heritage asset (it is not a Grade II* Registered Park and Garden). Further work will be undertaken to understand the	Noted. Part (2)(l) of the policy included an error. It should have read: “New trees and hedgerows along the southern boundary of the site to reduce the impact on Grade II* listed Donington Hall ”	Amend part 2(l) to refer to Donington Hall rather than Donington Park	183	Turley (Clowes Development (UK), Redrow Homes, Wilson Enterprises)

<p>implications of heritage impacts in more detail at the application stage. This work will test emerging proposals and determine matters including set backs, landscape screening, densities, scale / heights</p>				
<p>[Development should not compromise the setting of the Grade II* listed Donington Hall which is currently being restored and developed into a hotel. Do not accept the conclusions of the ELG report that there would be no general appreciative change to the setting of the Hall subject to appropriate design and mitigation. The parkland surrounding Donington Hall makes a significant contribution to its setting and the loss of this historic or aesthetic connection will have an impact on its significance.]</p>	<p>The harm on heritage assets is concluded to be <i>less than substantial</i>. The NPPF directs that “[less than substantial] harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The need for housing is a significant public benefit. Part 2(l)(ii) of the draft policy proposed a requirement for “New trees and hedgerows along the southern boundary of the site...” This mitigation measure was informed by a report prepared by ELG Heritage. The report does confirm that (p.16) the perception of development from within key viewpoints of the parkland would need to be understood further through detailed design work.</p>	<p>Further review part 2(l)(ii) and whether the specific requirement for mitigation for trees and hedgerows is appropriate.</p>	181	Adams Hendry (MSV Group)
<p>[Confirmation is required that the proposed landscaping/shelter belt planting is an appropriate form of mitigation.]</p>			181	Adams Hendry (MSV Group)
<p>[It is unclear whether the landscape buffer concept would be an appropriate one for the parkland area. The Parameters Plan does not assist as the open space landscaping and planting buffer seem to merge together.]</p>			357	Historic England
<p>Flood risk</p>				
<p>[Concerns about flooding in the local area]</p>	<p>Whilst the site is in Flood Zone 1, land to the north (associated with the River</p>		3	Peter Forster

APPENDIX C – CASTLE DONINGTON (CD10)

<p>[Land north of Park Lane is in Flood Zone 1. Land south of Park Lane has an ordinary watercourse running through it.]</p>	<p>Trent) is in Flood Zones 2 and 3 and there is a risk of surface water flooding on the site. As the site area is greater than 1ha, a Flood Risk</p>		<p>404</p>	<p>The Environment Agency</p>
<p>Surface water should not increase and the rate of run off from green fields should be reduced</p>	<p>Assessment and sustainable drainage strategy will be required as part of a future planning application. This would need to establish whether the development is likely to be affected by future flooding and/or whether it would increase flood risk elsewhere. It would need to identify mitigation measures to deal with any effects or risk, to the satisfaction of the lead local flood authority (Leicestershire County Council).</p>		<p>277</p>	<p>Castle Donington Parish Council</p>
<p>Other environmental issues</p>				
<p>[What is the justification for the loss of agricultural land? / Agricultural land is high quality and should be retained.]</p>	<p>Whilst the draft Local Plan did include some brownfield sites, it is not possible to meet the Council's future development needs on previously developed land alone. The loss of agricultural land needs to be balanced against the need for housing and the Council's development strategy. Another consideration is that opportunities for future development are constrained to the north, east and south of Castle Donington.</p>	<p>No change</p>	<p>2; 89; 277</p>	<p>Angus Shields; Stephen Pember; Castle Donington Parish Council</p>
<p>[Development should not restrict operation of the motor racing circuit or the associated success/long-term viability of Donington Hall as a hotel. The site is located downwind of the</p>	<p>The site promoters have prepared a Noise Constraints and Opportunities Appraisal Statement which made recommendations about keeping certain parts of the site free from</p>	<p>No change at present, although the outcome of the Council's noise assessment may have</p>	<p>181</p>	<p>MSV Group</p>

<p>race circuit and the southern half of the site should be excluded to mitigate against this.]</p>	<p>housing development as well as the orientation of habitable (e.g. bedrooms/living rooms)/non-habitable rooms. To verify the potential noise impact, the Council has now instructed a noise assessment to underpin the Plan. This will involve taking appropriate noise readings from both Donington Park and East Midlands Airport and assessing any potential implications for the site (e.g. in terms of capacity/mitigation). This work will be completed in spring 2025 when race meetings have started again. In accordance with the <i>agent of change</i> principle (NPPF paragraph 193), measures will need to be included as part of new development to ensure that there are no negative impacts upon the operation the racetrack or the airport.</p>	<p>implications for the site allocation policy.</p>	<p>183</p>	<p>Turley (Clowes Development (UK), Redrow Homes, Wilson Enterprises)</p>
<p>A noise impact assessment would be provided as part of a planning application, identifying appropriate mitigation measures</p>				
<p>[A c.50m strip of land on the northernmost boundary is located in a Mineral Safeguarding Area for sand and gravel. Whilst the parameters plan shows the resource would be in an area of open space and so would not be directly sterilised, the construction of built development to the south would prevent future access to the mineral reserve. There may be the potential to use the sand and gravel in the construction of the site. A mineral assessment should be</p>	<p>Noted</p>	<p>Add the following policy requirement: “Provision of a Mineral Assessment for sand and gravel.”</p>	<p>341</p>	<p>Leicestershire County Council (planning)</p>

APPENDIX C – CASTLE DONINGTON (CD10)

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required for any application on land located to the north of Park Lane.]				
[A consented mineral extraction at Shardlow Quarry, Derbyshire (code ref: CM9/0811/53) is located within 500m of the site. Dependant on the remaining working life of the quarry and the likely timescales CD10 to come forward, there may be the potential for impacts associated with mineral extraction. Derbyshire County Council should be consulted on this point.]	Derbyshire County Council provided a consultation response but were silent on the proposed allocation at CD10 and Shardlow Quarry.	No change	341	Leicestershire County Council
[No concerns from a waste safeguarding perspective]	Noted	No change	341	Leicestershire County Council
It is requested that effective landscape screening be provided as part of development on this site to protect the rural character of the part of South Derbyshire that lies to the north and west of the River Trent.	The competing requests of different parties with regards to appropriate mitigation for landscape / heritage impact is ongoing and something that needs to be resolved.	The site promoters have been informed that this is something that needs to be resolved as part of formal pre-application discussions.	545	South Derbyshire District Council
Infrastructure				
<i>Green Infrastructure/ Open Space / Community Facilities</i>				
[The green corridor along Park Lane should connect to wider provision of Green Infrastructure throughout the site, which should include a new large scale green space accessible from the town to address Castle Donington’s existing poor access to strategic scale open spaces]	Noted. A large area of open space is proposed on the northern part of the site. Officers are awaiting the outcome of the Playing Pitch Strategy, Built Facilities Strategy (Sport & Community) and an Open Space Strategy (see next page).	Await the outcome of these studies which will inform both Policy IF4: Open Space, Sport and Recreation Facilities and the final version of the Infrastructure Delivery Plan and which will	223	Natural England

APPENDIX C – CASTLE DONINGTON (CD10)

<p>There is no leisure centre in Castle Donington meaning the nearest sports facilities would be in Coalville or Ashby de la Zouch.</p>	<p>The Council has recently commissioned a Playing Pitch Strategy, Built Facilities Strategy (Sport & Community) and an Open Space Strategy. This will include a focus upon the provision of a sports hall in Castle Donington. It will look at the suitability of existing provision (in terms of amount and quality) as well as the impact of proposed future growth.</p>	<p>have implications for future development proposals across the district.</p>	<p>277</p>	<p>Castle Donington Parish Council</p>
<p>Open space, sport and recreation is well utilised and will soon be at capacity.</p>				
<p>Community facilities like the village hall, the community hub etc. are well utilised and will soon be at capacity.</p>				
<p>[The proposals would result in the loss of green space for residents to enjoy, impacting physical and mental health]</p>	<p>The proposed development would result in the loss of countryside, but it would provide more accessible public open space for all residents to use, particularly on the northern parcel adjacent to the River Trent. Currently there is no public access to the north of Park Lane and limited public access to the south.</p>	<p>No change</p>	<p>436; 437</p>	<p>Hayley Badock; Richard Hampton</p>
<p>Other Infrastructure</p>				
<p>[The existing infrastructure is already unsuitable and cannot cope with an increase in population]</p>	<p>A draft Infrastructure Delivery Plan (Part 2A Infrastructure Schedule) has been prepared to assess the cumulative impact of the proposed site allocations on to existing infrastructure and to set out how the impact might be mitigated. The Plan has been informed by engagement with infrastructure providers such as the local education authority and NHS Integrated Care Boards. This will feed into a Local Plan Viability Assessment</p>	<p>No change</p>	<p>89; 277; 580</p>	<p>Stephen Pember; Castle Donington Parish Council; Karl Pigott</p>

APPENDIX C – CASTLE DONINGTON (CD10)

	and the Section 106 agreement for any future planning application.			
[Secondary schools would need improvements – size, services and equipment provision]	The draft Infrastructure Delivery Plan concludes that a total of 216 new pupil places would be generated as a result of this allocation. This equates to a 1.03 form entry. Expansion of Castle Donington College is possible as it sits on a large site and can accommodate growth. The expansion would be funded by Section 106 developer contributions.		277	Castle Donington Parish Council
[Existing medical facilities cannot cope /this will be made worse by more development / sufficient provision for medical facilities needs to be made.]	The draft Infrastructure Delivery Plan concludes that the housing growth proposed in the Reg 18 Local Plan would generate 2,561 patient places and that this would more than double the size of the existing surgery. The current surgery is in a location that prevents it from being able to expand. It is therefore assumed that new patient growth is likely to necessitate the provision of a new healthcare facility within the new settlement at Isley Woodhouse. This would likely be managed in conjunction with the existing Castle Donington Surgery, although it could potentially also be a branch of another of the District’s surgeries. Section 106 developer contributions would be required from this development as part of any future planning application.	No change at present although a solution does need to be identified for the northern part of the district.	3; 277; 437	Peter Forster; Castle Donington Parish Council; Richard Hampton

<p>Sewers and drainage systems already cannot cope</p>	<p>Utilities companies have a statutory duty to provide water and sewage to all new developments. It is their responsibility to ensure that there is sufficient capacity in the system to accommodate new development, even if this involves having to undertake improvements to existing infrastructure. If there are capacity constraints, this this may impact the timing of development rather than the principle of development.</p>	<p>No change</p>	<p>277</p>	<p>Castle Donington Parish Council</p>
<p>[Part 2(g) [Significant concerns about the requirement to underground the existing 400kV power lines:</p> <ul style="list-style-type: none"> • It is not necessary to develop the site as the power lines are located in an area of open space and have not influenced the proposed Parameter Plan. • National Grid are unlikely to support the requirement. Undergrounding the overhead lines would either involve the stretch within the site itself (but leaving the length at either end of the site) or require new 'termination towers' to be introduced at / close to the site boundary; or alternatively require works outside of the site to replace the pylons to the east and west with such 'termination towers'. The feasibility of these options 	<p>The site promoters have made a comprehensive case as to why part 2(g) is not justified. The Parameters Plan shows a minimum offset of at least 30+ metres between the pylons and the start of the built development parcels (the distance to actual homes would be further). Such distances would be acceptable having reviewed the National Grid's design guidelines.</p>	<p>Delete part 2(g) of the policy.</p>	<p>183</p>	<p>Turley (Clowes Development (UK), Redrow Homes, Wilson Enterprises)</p>

<p>does not appear to have been considered.</p> <ul style="list-style-type: none"> • The requirement would have a significant impact upon viability. • The Allocations document does not provide any explanation as to why the undergrounding is deemed necessary.] 				
Need for housing/Type of housing				
<p>I oppose the suggested development in the Castle Donington Park Ward, and I call on the Alliance/ Administration to clearly publish their rationale in choosing this site, rather than the other sites put forward by developers at the time.</p>	<p>Noted</p>	<p>No change, this is a comment for members of the Local Plan Committee to consider.</p>	<p>607</p>	<p>Cllr Alison Morley</p>
<p>[Housing provision needs to reflect local needs:</p> <ul style="list-style-type: none"> • Castle Donington has a high proportion of elderly • Affordability for local workers – employees of large local businesses cannot afford new home in Castle Donington which has results in an inflow and outflow of workers everyday and is unsustainable for local roads]. 	<p>These comments are noted and the provision of housing in the north of the district seeks to address the imbalance between jobs and homes in the area. Draft policies H4:Housing Types and Mix and H5: Affordable Housing will seek a mix of homes and draft Policy H11 proposed setting requirements for the provision of accessible and adaptable dwellings and wheelchair user dwellings. Progress on these policies (and the outcome of the Reg 18 consultation) will be reported to a later date of the Local Plan Committee.</p>	<p>No change at present</p>	<p>277</p>	<p>Castle Donington Parish Council</p>
<p>A new settlement or land at the far superior Key Service Centre of Ashby de la Zouch, and indeed other sites, should be pursued for housing</p>	<p>The rationale for choosing this site has been set out in previous Local Plan Committee reports.</p>	<p>No change</p>	<p>277</p>	<p>Castle Donington Parish Council</p>

APPENDIX C – CASTLE DONINGTON (CD10)

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<p>allocation before this site is considered.</p>				
<p>The existence of the Relief Road would create more dormitory style living as this site would essentially be an isolated estate of houses, be disjointed and fail to promote community cohesion.</p>	<p>Paragraph 98 of the NPPF requires planning policies to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments. There is the potential for CD10 to provide recreational facilities and meeting places that all Castle Donington residents can use. Vice versa, it is anticipated that new residents would use the facilities and services in Castle Donington (schools, shops, community facilities), again providing the opportunity to mix and meet people.</p>	<p>No change</p>	<p>277</p>	<p>Castle Donington Parish Council</p>
<p>Other</p>				
<p>The land-owners note the broad principles set out in the CD10 Parameters Plan that has been prepared by the Council (also referenced in §4.63 of the Allocations consultation document). We agree that the applicant will work up an emerging Masterplan and phasing plan, to be developed outside of the plan-making process. This will be an iterative document, which will be informed further by detailed technical assessments. A Masterplan led by the applicants within input and guidance from the</p>			<p>183</p>	<p>Turley (Clowes Development (UK), Redrow Homes, Wilson Enterprises)</p>

APPENDIX C – CASTLE DONINGTON (CD10)

<p>Council's Officers and other stakeholders, will be provided as part of a planning application.</p>				
<p>The suggestion of a Supplementary Planning Document (SPD) (as per the overarching comments in respect to the policies consultation) for the International Gateway area as a whole would also likely have implications for the policy wording, if this an approach that the district council are minded to adopt.</p>	<p>The merits of such an approach could be considered further, but this should not affect an 'in principle' decision to include CD10 in the Local Plan at this stage.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council (highways authority)</p>

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APPENDIX D – IBSTOCK CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Ib18	SITE NAME: Land off Leicester Road, Ibstock			
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Highways and Transport					
<p>[The development will result in an unacceptable increase in traffic/traffic pollution on:</p> <ul style="list-style-type: none"> Leicester Road The A447 Traffic in the local area in general] 	<p>The Council will have to carry out transport modelling as part of its Local Plan evidence base. This will identify the highways impacts of the proposed development in the area, including on more local roads and whether any negative impacts can be sufficiently mitigated through road improvement schemes, sustainable transport measures etc. These measures will then be identified in the Infrastructure Delivery Plan which will accompany the Local Plan.</p>	<p>No change at present</p>	<p>72; 410; 413; 414; 420; 433; 435; 496; 498; 500; 506; 512; 562; 567; 568; 571; 583; 589; 596; 597; 645; 646; 652</p>	<p>Helen Burrows; Deborah Hardy; Leah Moore; Emily Massey; Gary Downing; Carol Metcalf; Kevin Morrell; Eeden Varney; Adam Chambers; Danielle Partner; Michael Gooch; Mark Howes; Emma Peachey; Gary Webb; Mark Peachey; Emma Harris; Nicola Coleman; Russell Mosedale; Mark Short; Sue Bull; Michael Deacon; Eleanor Littlehales; Duncan Watts</p>	
<p>[Concerned about the potential scale of additional trips on the A447 and potential reduction in amenity and/or air quality as a result. Reserves the right to comment further once transport modelling is completed].</p>			<p>238</p>	<p>Hinckley and Bosworth Borough Council</p>	

<p>[The development will result in an unacceptable impact upon traffic safety:</p> <ul style="list-style-type: none"> Existing speeding traffic on Leicester Road and the A447; There is a lack of pedestrian crossings on Leicester Road; The pedestrian crossing outside Frances Way needs to be enhanced to encourage people to walk to Sence Valley Park; The A447 is used by HGVs and large vehicles; Traffic calming measures are needed on Leicester Road and the A447.] 	<p>The local highways authority (Leicestershire County Council) does not have any objections to the principle of development. However, as the plans for the site get more detailed, the developer will be required to carry out a road safety audit as part of a future planning application; this will look at existing road safety in the local area and the implications on road safety of the proposed development. The developers would need to mitigate any road safety impacts to a suitable standard and to the satisfaction of the local highways authority.</p>	<p>No change</p>	<p>72; 95; 420; 433; 435; 498; 567; 571; 597;</p>	<p>Helen Burrows; Lucy Cave; Gary Downing; Carol Metcalf; Kevin Morrell; Adam Chambers; Gary Webb; Emma Harris; Sue Bull;</p>
<p>[Existing public transport in Ibstock is poor].</p>	<p>The site assessments underpinning the consultation document confirms that Ibstock is served by the half hourly 15 bus service. Whilst the destinations served by this bus are fairly limited, it does provide a frequent connection to the Coalville Urban Area, which is the top tier of the Council's settlement hierarchy. There are bus stops on Leicester Road and more than half the site is within a 400m radius of existing bus stops. All of the site is within 800m of a bus stop. It is</p>	<p>No change</p>	<p>72; 571; 597;</p>	<p>Helen Burrows; Emma Harris; Sue Bull;</p>

	anticipated that S106 contributions towards public transport will be required as part of any future planning application.			
[Queries whether the proposed allocation could address existing parking issues in the village which will otherwise be exacerbated by more development. On-street parking in Ibstock is a major issue]	The proposed development would need to provide sufficient off-road parking spaces to serve the proposed dwellings (as determined by the highways authority) and is likely to provide a drop off/pick up point for the proposed primary school. The site's location is not considered suitable to provide a car park to serve the local centre (unlike the Money Hill development in Ashby for example).	No change	435; 645	Kevin Morrell; Michael Deacon;
[Impact upon existing public right of way identified]	Parts (2)(d) and (e) of the draft policy referenced the "Retention and enhancement of the National Forest Way within a vegetated buffer" and the "Retention and enhancement of the existing public right of way (Q93) between Frances Way and the National Forest Way".	No change. The details for retaining and enhancing the public right of way will be dealt with as part of the planning application.	192; 414	LLAF; Emily Massey
Items such as improvements to footpaths and public right of way will be a simple case of paving them with macadam	Officers have discussed this issue with the Council's Urban Designer/Principal Planning Officer who felt that whilst developers often prefer to provide rolled gravel (also the preference	The Council's Urban Designer has confirmed that the treatment of new footpaths is an important design issue and will be considered in the	425	Phil James

	of NWLDC in aesthetical terms) the local highways authority often objects to this, primarily on maintenance grounds.	updated Design Guide (currently being prepared), including whether any specific treatment for sites in the National Forest is appropriate.		
Access /proposed link road				
As per the [Local Highways Authority’s] previous SHELAA comments, IN5 policy concerns were raised in respect of any proposed site access to the A447.	Policy IN5 of the Leicestershire Highways Design Guide seeks to restrict new vehicular access points on to roads with a speed limit of 40mph or more. However, the County Council is proposing to revise this policy and consulted on changes in 2024. This would see the adoption of a more risk-based approach and take into account traffic volumes, measured speeds, personal injury collisions, proximity to sensitive receptors etc. Further discussions with the highways authority have confirmed that they would not rule out an access on to the A447 and the site promoters are now working on demonstrating that a suitable access is achievable.	No change at present, the policy wording may need revisiting to cover the possibility that an access on to the A447 is not possible, although the issue may be resolved by the time of the Reg 19 consultation.	341	Leicestershire County Council (highways)
[Concern that the proposals will result in more traffic through the Bakers Grove /Frances Way housing development]	Whilst the access details will be determined at the planning application stage, the draft policy requirement is for an access on to	No change	596; 597;	Mark Short; Sue Bull;

	the A447 rather than Frances Way.			
[Support for link road / Objection to only one access from Leicester Road]	Noted, two access points for the site are still proposed.	No change	410; 435; 652	Deborah Hardy; Kevin Morrell; Duncan Watts
[Link road will lead to rat run]	[The intention of providing a link road is to take traffic travelling north off the mini roundabouts. The road will be designed to discourage speeding. Further assessment of the proposals will be done as part of any future planning application (see below)	No change	425;	Phil James;
[Link road won't be used by people travelling from the east to Hinckley]	The site promoters will be required to submit a Transport Assessment as part of any future planning application. This will look at the amount of traffic that will be generated by the proposals, where this traffic will go and the impact that this additional traffic will have upon road junctions in the local area.	No change	571	Emma Harris;
[The link road would remove some traffic from the double roundabout on Ashby Road/Melbourne Road]		No change	235	Pegasus Group (Davidsons & Westernrange)
Local services and infrastructure				
General				
[The proposed development will have an adverse impact upon local services and infrastructure in general]	A draft Infrastructure Delivery Plan (Part 2A Infrastructure Schedule) has been prepared to assess the cumulative impact of the proposed site allocations on to existing infrastructure and to	No change	72; 412; 414; 433;471; 512; 583; 645; 646;	Helen Burrows; Robert Pegg; Emily Massey; Carol Metcalf; Andrew Millard; Mark Howes; Nicola Coleman;

	set out how the impact might be mitigated. The Plan has been informed by engagement with infrastructure providers such as the local education authority and NHS Integrated Care Boards. This will feed into a Local Plan Viability Assessment and the Section 106 agreement for any future planning application.			Michael Deacon; Eleanor Littlehales
The sections in the plan relating to infrastructure do not contain enough concrete actions to convince me that infrastructure capacity will be increased to handle the increase in population which the new housing would bring.			596;	Mark Short;
Infrastructure needs to be provided before houses are built and not after. It is not sufficient to promise Section 106 money when the money is never used for the specific facilities that it was allocated for.	The timing of infrastructure provision/Section 106 payments will be agreed on a site by site basis. Viability is a consideration, and the timing of new infrastructure will be triggered when the growth in population hits certain milestones. For example, it would not be logical to build a primary school on this site before any houses have been built, as the need for the school will be generated by an increase in population associated with the construction of new homes.	No change	434; 471;	Andrew Tonkin; Andrew Millard;
Schools				
[Negative impact upon schools in general]	Whilst there is capacity in local schools presently, current forecasts do not yet factor in proposed housing growth across the district. The draft Infrastructure Delivery Plan	Update the policy and/or supporting text to require the provision of a one form entry school, on a site capable of accommodating future expansion to a two form entry school.	413; 418; 428; 442; 571;	Leah Moore; Georgii Goodenough; Lorraine Rajput; Alan Ashcroft; Emma Harris;
[The proposed development does not need a new primary	concludes that a total of 135 new primary pupil places would be		485; 496; 498; 500; 512; 562; 568; 597	Kerry Chambers; Eeden Varney; Adam Chambers; Danielle

<p>school/is a new school necessary?</p> <ul style="list-style-type: none"> • Vacancies at surrounding primary schools; • Lower birth rates • Will adversely impact the existing schools • Will create more traffic] 	<p>generated as a result of this allocation. It has been agreed with the County Council that Ib18 should deliver a 1FE school on a site that is capable of expansion to a 2FE (this means the primary school site needs to be c.2ha in size).</p>			<p>Partner; Mark Howes; Emma Peachey; Mark Peachey; Sue Bull</p>
<p>[The existing schools are not projected to be at capacity in the next six years. A further mainstream school would not benefit the community, especially as a new school in Ellistown would provide additional capacity. There is a need for additional specialist school provision (moderate learning difficulties and social emotional and mental health). Whilst there are a small number of places at St Denys special unit and at Dovebank, many local pupils are having to travel a considerable distance to receive an education if they have significant additional needs.]</p>	<p>The traffic generated by a new primary school will be factored into a Transport Assessment to be submitted as part of the planning application. By locating a school onsite, a proportion of school-related journeys associated with this development would be contained within the site itself.</p> <p>Discussions with the county council about specialist school provision could be accommodated in the district are ongoing.</p>		<p>495</p>	<p>Ibstock Junior School</p>
<p>[Welcome an extra school as the current capacity will not be sufficient for the proposed housing. A all through primary school would be less disruptive for children.]</p>	<p>Noted</p>	<p>See action in row above.</p>	<p>501;</p>	<p>Nicola Marlow;</p>

<p>There is no indication when the proposed school will be built</p>	<p>This will be a matter for the Section 106 legal agreement. As the education authority, Leicestershire County Council's general rule is that a new school should open in the first September before the completion of the 300th dwelling.</p>	<p>No change for the policy, the specific requirements for the site, at the time the application is determined, will form part of the Section 106 agreement.</p>	<p>506;</p>	<p>Michael Gooch;</p>
<p>[Impact upon secondary school]</p>	<p>The draft Infrastructure Delivery Plan concludes that a total of 90 secondary school places would be generated as a result of this allocation and that this demand can be accommodated at Ibstock Community College without the need for expansion.</p>	<p>No change</p>	<p>72; 410</p>	<p>Helen Burrows; Deborah Hardy;</p>
<p>Other infrastructure</p>				
<p>[Negative impact upon healthcare services (GP and dentist)]</p>	<p>The proposed housing allocations in Ibstock, Ellistown and Heather are anticipated to increase patient numbers at the Ibstock and Barlestone Surgery by 11.4% (from October 2023 levels). It is anticipated that an extension or other enhancements to the surgery will be required to accommodate this increased demand and this will be funded by Section 106 contributions]</p> <p>Dental surgeries are not generally funded by Section 106 contributions.</p>	<p>No change, financial contributions will be set out in the S106 agreement before planning permission is granted.</p>	<p>72; 410; 418; 428; 433; 434; 442; 498; 506; 571; 589; 596; 597; 645; 646</p>	<p>Helen Burrows; Deborah Hardy; Georgii Goodenough; Lorraine Rajput; Carol Metcalf; Andrew Tonkin; Alan Ashcroft; Adam Chambers; Michael Gooch; Emma Harris; Russell Mosedale; Mark Short; Sue Bull; Michael Deacon; Eleanor Littlehailes</p>

<p>The plan needs to include specific proposals for achieving the proposed community facilities</p>	<p>The Council has recently commissioned a Playing Pitch Strategy, Built Facilities Strategy (Sport & Community) and an Open Space Strategy. This will include looking at the need for any community type halls in the district.</p>	<p>Await the outcome of these studies which will inform both Policy IF4: Open Space, Sport and Recreation Facilities and the final version of the Infrastructure Delivery Plan and which will have implications for future development proposals across the district.</p>	<p>434;</p>	<p>Andrew Tonkin;</p>
<p>The existing library is non-existent</p>	<p>Unfortunately the community library in Ibstock has now closed. The draft Infrastructure Delivery Plan says that if possible, the Council Council would look to support the ongoing operation of a library to prevent its permanent loss. The County Council may still make requests for developer contributions to fund new library stock required as a result of growth, but it is not currently anticipated that any funding requests will be made for library premises.</p>	<p>No change at present</p>	<p>571;</p>	<p>Emma Harris;</p>
<p>Sewage infrastructure cannot take any more</p>	<p>Utilities companies have a statutory duty to provide water and sewage to all new developments. It is their responsibility to ensure that there is sufficient capacity in the system to accommodate new development, even if this involves</p>	<p>No change</p>	<p>589</p>	<p>Russell Mosedale</p>

	having to undertake improvements to existing infrastructure. If there are capacity constraints, this this may impact the timing of development rather than the principle of development.			
Environmental issues				
[Loss of countryside/green spaces/Negative impact on environment/Risk of coalescence/loss of village identity]	Whilst the draft Local Plan did include some brownfield sites, it is not possible to meet the Council’s future development needs on previously developed land alone. The loss of agricultural land needs to be balanced against the need for housing and the Council’s development strategy.	No change	412; 413; 414; 487; 512; 568; 583; 597; 637; 645; 646	Robert Pegg; Leah Moore; Emily Massey; Mary Lorimer; Emma Peachey; Mark Peachey; Nicola Coleman; Sue Bull; Catherine Lofthouse; Michael Deacon; Eleanor Littlehales
[Mineral assessment required for brick clay, coal and sand & gravel. Coal Mining Risk Assessment required.]	Part (2)(i) of the proposed policy included a requirement for a Minerals Assessment but this omitted brick clay. Only a very small part of the site (c.0.13ha) is in a coal development high risk. It is in the far north-eastern corner of the site, which will be kept free from built development.	Add brick clay to part (2)(i): “Provision of a Mineral Assessment for at or near surface coal, brick clay and sand and gravel.”	341	Leicestershire County Council
No comments from waste perspective.	Noted	No change	341	Leicestershire County Council

<p>[Development of the site would result in a loss of habitat/ have a negative impact upon wildlife species (#597 makes reference to skylarks and owls on the site)]</p>	<p>The comments on the ecological potential of the site are noted. In consultation with the ecologist at Leicestershire County Council, part (2)(f) of the draft policy requires “Existing hedgerows to be retained (except where removal is required to accommodate access) within a five metre vegetated buffer, outside of gardens. As part of any future planning application, the site promoters will be required to undertake detailed habitat survey which will also identify the need for any species surveys. The site assessment underpinning the consultation confirms that surveys for badgers and great crested newts are likely to be required. The site promoters will now also be required to provide a 10% biodiversity net gain as part of the development.</p>	<p>No change</p>	<p>425; 433; 512; 568; 586; 597; 637; 645; 646</p>	<p>Phil James; Carol Metcalf; Emma Peachey; Mark Peachey; Gail Alderson; Sue Bull; Catherine Lofthouse; Michael Deacon; Eleanor Littlehales</p>
<p>Removing existing flora will come under the guise of 'low value or disease' to enable the developer to rip them out.</p>			<p>425;</p>	<p>Phil James;</p>
<p>The site contains a balancing pond of biodiversity value</p>			<p>391; 637;</p>	<p>Hugglescote and Donington le Heath Parish Council; Catherine Lofthouse;</p>
<p>[Development of the site would impact/encroach upon Kelham Bridge Local Wildlife Site</p> <ul style="list-style-type: none"> • Kelham Bridge Nature Reserve is designated as a Local Green Space in the Hugglescote and Donington le Heath Neighbourhood Plan (Policy ENV1). Development proposals that 	<p>The habitat and species surveys referred to above will need to assess offsite impacts as well as onsite.</p> <p>Any onsite/offsite mitigation will be agreed by the ecologist at Leicestershire County Council.</p>	<p>No change</p>	<p>391; 487; 586; 637;</p>	<p>Hugglescote and Donington le Heath Parish Council; Mary Lorimer; Gail Alderson; Catherine Lofthouse</p>

<p>have an adverse effect the Nature Reserve will not be permitted other than in very special circumstances.</p> <ul style="list-style-type: none"> • Kelham Bridge contains some important ponds with a colony of herons and other wildlife. Any development needs to be buffered by at least 400m of trees from these significant areas as they need to be undisturbed. 				
<p>The site runs parallel with the River Sence</p>	<p>Noted</p>	<p>No change – see comments made in relation to flood risk below and offsite ecology above.</p>	<p>391; 637;</p>	<p>Hugglescote and Donington le Heath Parish Council; Catherine Lofthouse;</p>
<ul style="list-style-type: none"> • The site contains an important byway linking Sence Valley to Blackberry Lane and part of the National Forest Way • The National Forest Way would need a buffer of trees either side or a significant width, not just a token effort. 	<p>Noted. Part (2)(d) of the draft policy included the requirement to retain and enhance the National Forest Way within a vegetated buffer but it is accepted that this could be strengthened.</p>	<p>Amend part (2)(d) as follows: Retention and enhancement of the National Forest Way within a vegetated buffer which incorporates National Forest tree planting</p>	<p>487; 586</p>	<p>Mary Lorimer; Gail Alderson;</p>
<p>[The site is historically significant and its historical integrity should be preserved in alignment with the Hugglescote and Donington le Heath Neighbourhood Plan (ENV 2).</p>	<p>The Hugglescote and Donington le Heath Neighbourhood Plan identifies the following in the far north of the site:</p>	<p>Seek the views of the county archaeologist ahead of Regulation 19.</p>	<p>391;</p>	<p>Hugglescote and Donington le Heath Parish Council</p>

<p>The northern section of the proposed allocation site has a potential Roman cropmark situated in it but it is not clear how this asset has been considered in the site assessment work or whether the Council’s archaeological curators have provided advice as part of the assessment work. From the information available, it is not clear whether the site could be developed or delivered in the way the Council anticipates.</p>	<ul style="list-style-type: none"> • MLE21443 Enclosure cropmark north of Blackberry Lane • MLE4549 Roman pottery kilns north of Blackberry Lane <p>The site promoter’s archaeologist has advised that these features are of local to regional importance because they contribute to the understanding of the Roman occupation of the local landscape/Roman roadside settlement to the south/south-west (which would not be developed). They have advised on a programme of mitigation. The development of this site will need to satisfy the county archaeologist, but they did not comment on the Reg 18 Plan. Nonetheless, this issue should not preclude the principle of allocating Ib18.</p>		357	Historic England
<p>[The site adjoins a pig farm which could result in the proposed development being exposed to odour, noise, dust and flies. NPPF para 193 states that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them],</p>	<p>The site promoters have confirmed that the pig farm use has ceased. The landowners are converting barns at Blackberry Farm to light commercial uses and it was a requirement of the land deal that the pig farm would cease use.</p>	No change	404	Environment Agency

<p>[Development will have to consider its impact on the operations of Ibstock Brickworks].</p>	<p>The Council's Environmental Protection team has confirmed to policy officers that over the past three years, the Council has had one odour complaint, five dust complaints and one noise complaint relating to Ibstock Brick; considered to be a relatively small number of complaints. The activities at Ibstock Brick are controlled by a permit preventing emissions outside of their boundary. An Environmental Protection officer has confirmed that they would <i>not</i> require a dust or noise survey as part of any planning application.</p>	<p>No change</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>[Increase in pollution/negative impact on the environment:</p> <ul style="list-style-type: none"> • Noise and dust during the construction phase • Development may experience noise and dust from Ibstock Brick • More litter in the area • Light and noise pollution 	<p>Whilst there will be some noise during the construction phase, works will take place during prescribed hours and housebuilders often have their own construction code of conduct within which they work.</p> <p>Unfortunately littering is a behavioural problem, although litter bins can be provided on the site as part of the open space provision.</p>		<p>412; 418; 425; 433; 583; 597</p>	<p>Robert Pegg; Georgii Goodenough; Phil James; Carol Metcalf; Nicola Coleman; Sue Bull</p>
<p>[The site floods/ The development would increase flood risk elsewhere]</p>	<p>Whilst the site is in Flood Zone 1, land to the north (associated with the River Sence) is in Flood</p>	<p>No change, a flood risk assessment and drainage strategy will be</p>	<p>597; 645; 646;</p>	<p>Sue Bull; Michael Deacon; Eleanor Littlehales</p>

	<p>Zones 2 and 3 and there is a risk of surface water flooding on the site. As the site area is greater than 1ha, as part of a future planning application the promoters would need to submit a Flood Risk Assessment and a sustainable drainage strategy. The assessment will need to establish whether a proposed development is likely to be affected by future flooding and/or whether it would increase flood risk elsewhere. It would need to identify mitigation measures to deal with any effects or risk, to the satisfaction of the lead local flood authority (Leicestershire County Council).</p>	<p>required as part of any future planning application</p>		
<p>Principle of development / type / scale of development</p>				
<p>[Part of the site is in the parish of Hugglescote and Donington le Heath:</p> <ul style="list-style-type: none"> • This has not been properly noted • This part of the site should be removed] 	<p>The site has been extended by c.9ha since it was originally submitted to the Council's call for sites. This additional land is in the parish of Hugglescote and Donington le Heath. Hugglescote and Donington le Heath has a made Neighbourhood Plan which covers the period up to 2031.</p> <p>It is not unusual for development sites to extend from one parish or even local authority boundary to another. The piece of land is in</p>	<p>No change</p>	<p>391; 637;</p>	<p>Hugglescote and Donington le Heath Parish Council; Catherine Lofthouse</p>

	<p>closer proximity to the built up edge of Ibstock than the built up edge of Hugglescote or Donington le Heath. If developed, the site would be an extension of Ibstock and the fact that this additional land is not in Ibstock parish is not reason alone for discounting it as such.</p>			
<p>[The housing isn't needed/the scale is too big/there has been too much development in Ibstock/the population of Ibstock will increase/lose its identity]</p>	<p>The Council has identified a need for 686 homes per year in the district. Growth is being directed to the most sustainable settlements in the district; Ibstock is a Local Service Centre and an appropriate location for more housing.</p>	<p>No change</p>	<p>411; 418; 428; 506; 568; 583; 584; 586; 589; 645;</p>	<p>Jodie Williamson; Georgii Goodenough; Lorraine Rajput; Michael Gooch; Mark Peachey; Nicola Coleman; Stephen Alderson; Gail Alderson; Russell Mosedale; Michael Deacon;</p>
<p>[The proposed development is large and on the outskirts of the village – will residents of the development integrate with the existing village? To combat this, instead of providing a primary school and community facility on site, the existing facilities should be maximised]</p>	<p>Residents at the proposed allocation site will likely use existing shops, healthcare services, secondary school etc. Vice versa, existing residents may use the school or public open space facilities on the new site. This provides the opportunity for people to meet and interact.</p>	<p>No change</p>	<p>435;</p>	<p>Kevin Morrell;</p>
<p>[The Council fails to insist on the right sort of housing. Need for more starters homes / homes for low earners to purchase]</p>	<p>A percentage of affordable housing will be required as part of the proposals. Draft policies H4:Housing Types and Mix and</p>	<p>No change</p>	<p>442</p>	<p>Alan Ashcroft;</p>

	H5: Affordable Housing will seek a mix of homes. Progress on these policies (and the outcome of the Reg 18 consultation) will be reported to a later date of the Local Plan Committee.			
The type of development you propose does not provide a level of employment in proportion to the land being used.	The site is close to employment opportunities in Ibstock and the Coalville Urban Area (including Hugglescote and Bardon).	No change	580;	Karl Piggot;
Other				
Part (1)(c) of the policy [self and custom housebuilding] is an unnecessary duplication of Policy H7. The inclusion of self-build plots within a site of this size needs to be carefully considered in terms of the practical issues it can create.	The point on duplication is noted. On the basis that officers anticipated that local residents may only be interested in the site allocations consultation document, they wanted to make clear to residents what is likely to be required / provided as part of the overall development.	There is the opportunity to delete duplications of other Local Plan policies at the Regulation 19 stage.	235	Pegasus Group (Davidsons & Westernrange)
[The following parts of the draft policy are covered by other policies so do not require duplication unless there are site specific factors: <ul style="list-style-type: none"> • (1)(b) (affordable housing), • (1)(f) (public open space) • (1)(f) (SuDS) • (2)(c) (pedestrian and cycle routes) • (2)(g) (biodiversity net gain) • (2)(h) (National Forest planting) • (2)(k)(S106 contributions)] 	The comments on self-build will be dealt with when Policy H7 is presented to Local Plan Committee.			

APPENDIX D – IBSTOCK (Ib18)

<p>[Would welcome the opportunity to discuss the Council's aspirations for [extra care housing] so that a site specific requirement can be included in the policy rather than cross referencing Local Plan Policies H4 and H11, which may unintentionally undermine the specific opportunity here.]</p>	<p>Noted. Officers have since advised the site promoters that the Infrastructure Delivery Plan notes that there is growing demand for extra care housing in the district.</p>	<p>The policy will be revisited when the outcomes of Policy H4 and H11 have progressed.</p>	<p>235</p>	<p>Pegasus Group (Davidsons & Westernrange)</p>
<p>[The proposed allocation has the potential to devalue existing properties]</p>	<p>The devaluation of property is not a material planning consideration.</p>	<p>No change</p>	<p>433</p>	<p>Carol Metcalf</p>

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: VARIOUS	ALTERNATIVE HOUSING SITES IN IBSTOCK
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>[Land to the rear of 111a High Street (Ib20) should be allocated for 46 dwellings:</p> <ul style="list-style-type: none"> • The site is within easy walking distance of facilities and services • The site was previously allocated for development (in the adopted 2002 Local Plan) • The local highways authority now accepts the principle of the site access (drawing included with representations). • The site is well-related to the existing built form of Ibstock. • The impact on the Conservation Area (removal of a section of brick wall to accommodate the access) could be overcome by providing a carefully considered replacement brick wall (using reclaimed brick if possible) (3D visuals provided with representations.) 	<p>The historic Local Plan allocation did not come forward due to land ownership and highways issues. The Council’s Conservation Officer has reviewed the proposals for the site access. Whilst he would prefer that the access to the site was not through the Conservation Area, he has advised that a policy requirement for the access to the site <i>“to avoid or minimise harm to the Conservation Area and other designated heritage assets as far as possible”</i> should be incorporated into any future allocation. He also recommended that the access to High Street is taken out of the allocation red line boundary, to enable the consideration of an alternative access (possibly on to Hextall Drive). Policy officers feel this suggestion needs to be balanced against the fact that an access on to High Street would provide a more direct route to the local centre for pedestrians.</p>	<p>Propose the allocation of Land to the rear of 111a High Street (Ib20) for around 46 dwellings, subject to further consultation. Any future policy should incorporate the recommended policy wording from the Council’s Conservation Officer regarding the site access. However, because an access on to High Street would encourage walking to the local centre, at this stage it is not recommended that the red line is altered.</p>	211	Pegasus Group (Davidsons)

APPENDIX D – IBSTOCK (ALTERNATIVE SITES)

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<p>[Land south of Water Meadow Way (Ib31) should be considered for allocation:</p> <ul style="list-style-type: none"> • The site is in a sustainable location and in close proximity to local facilities and services. • The site is deliverable as Jelson owns the site and the land needed for access. • The site is visually well contained.] <p>[The site promoters have since submitted a capacity plan which shows the northern field free from development and an indicative residential area of around 100 dwellings on the southern two fields].</p>	<p>Officers have now <u>assessed</u> this site. Whilst the site is available for development, in close proximity to facilities and services and visually well-contained to the south and east there are areas of flood risk and a candidate Local Wildlife Site impacting the north of the site. Whilst the submitted capacity plan show that these areas would be kept free from built development, access over to the site would still need to cross areas at risk of flooding. Furthermore, the southern edge of Ibstock is currently contained by the brook; this site would break that barrier and development on the two southern fields would add to a sense of separation.</p>	<p>No change</p>	<p>243</p>	<p>Avison Young (Jelson Homes)</p>
<p>[Land at Curzon Street (Ib24) should be allocated for c.135 dwellings:</p> <ul style="list-style-type: none"> • Further development should be accommodated in Ibstock. • The site is in close proximity to local facilities and services. • There are no insurmountable technical or environmental constraints. 	<p>The site assessment underpinning the consultation concluded the following about this site: “Whilst accessibility is scored as good, it would not apply to the whole of the site. The site extends some 600m back from Curzon Street which would provide the only point of vehicular and paved/lit pedestrian access. The</p>	<p>No change</p>	<p>656</p>	<p>Define Planning and Design (Rosconn Strategic Land)</p>

APPENDIX D – IBSTOCK (ALTERNATIVE SITES)

	<p>highways authority is not currently satisfied that a safe and suitable access could be provided as it would result in a crossroads with Spring Road opposite the site. The site is also in an area of higher visual sensitivity.”</p> <p>No information was submitted as part of the representations that would cause officers to change this assessment.</p>			
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APPENDIX E – KEGWORTH CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER:K12	ALTERNATIVE HOUSING SITES IN KEGWORTH		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>[Concerns about HS2 and the deliverability of Land adjoining Ashby Road and Land adjacent to the Computer Centre and J24:</p> <ul style="list-style-type: none"> • These sites were first granted planning permission over 10 years ago • The HS2 route is still safeguarded meaning the delivery of these sites is uncertain] 	<p>Concerns regarding the delivery of these committed sites in Kegworth are valid at the present time. There have been no changes in circumstances with HS2 in the c.12 months since the proposed housing allocations were presented to Local Plan Committee. It would be reasonable to revisit the housing strategy for Kegworth.</p>	<p>See response to Land south of Ashby Road (K12) below.</p>	232	Stantec UK (Caddick Land)
<p>[Land south of Ashby Road, Kegworth (K12) should be allocated:</p> <ul style="list-style-type: none"> • The site can provide up to 140 dwellings. • It is well located to meet the housing needs of those that live and work in the northern part of the district. • The site is a reserve allocation in the adopted Local Plan so has previously been found as a suitable and deliverable site. 	<p>The delivery of homes in Kegworth over the course of the plan period has not been as impacted by HS2 as Measham (397 (net) dwellings constructed since the start of current plan period in 2011). However, officers agree with the points made about the suitability of the site for housing. The point about the site's delivery in the short-term is particularly valid given the scale of sites proposed elsewhere in the north of the District (Castle Donington/Isley Woodhouse) and the fact that it</p>	<p>Propose the allocation of Land south of Ashby Road, Kegworth (K12) for around 140 dwellings, subject to further consultation on the basis that there is ongoing uncertainty about HS2/the delivery of committed sites in Kegworth, the fact the Council needs to find more housing sites, that Kegworth is a Local Service Centre, that this site is already a reserve site in the adopted Local Plan and it is a smaller site which could contribute towards housing supply in the short term.</p>	232	Stantec UK (Caddick Land)

APPENDIX E – KEGWORTH (ALTERNATIVE SITES)

<ul style="list-style-type: none"> • It is a smaller site which could be delivered in the short term. • There has been limited growth in Kegworth in the past 20 years • The promoters are intending to deliver Build to Rent homes and affordable housing which could mitigate against the growth in houses in multiple occupation (HMOs)] 	<p>is not impacted by HS2 safeguarding.</p>			
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APPENDIX F – MEASHAM CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: VARIOUS	ALTERNATIVE HOUSING SITES IN MEASHAM		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>[Concerns about the delivery of Measham Waterside:</p> <ul style="list-style-type: none"> • The HS2 route is still safeguarded, and it is premature for the Council's housing strategy to rely on sites such as Measham Waterside. • Even if the HS2 safeguards are lifted, alternative rail links are being considered which could affect the delivery of sites such as Measham Waterside. • The outline planning permission prevents the submission any further reserved matters applications. The applicant for the approved reserved matters was not a housebuilder, meaning a new full planning application may be required. • If a new planning application is required then there would be additional requirements such as Biodiversity Net Gain 	<p>Concerns regarding the delivery of Measham Waterside are valid at the present time. There have been no changes in circumstances with HS2 in the c.12 months since the proposed housing allocations were presented to Local Plan Committee. It would be reasonable to revisit the housing strategy for Measham.</p>	<p>See response to Land at Leicester Road/Ashby Road (M11) below.</p>	<p>193</p>	<p>Pegasus Group (Hallam Land Management)</p>

<p>which could impact the site's viability/deliverability.</p>				
<p>[Land off Leicester Road, Ashby Road (M11) should be allocated for development or as a minimum, carried forward as a reserve allocation:</p> <ul style="list-style-type: none"> • The site is a reserved allocation and has been deemed sound in the adopted Local Plan. • A planning application has been submitted to the Council (18/00498/OUTM) – the proposals have been deemed acceptable by a wide range of statutory consultees. • Measham Waterside was intended to meet housing needs up to 2031, M11 provides the opportunity to meet needs beyond this period. • There is a danger that this settlement will see no growth over the current plan period as it has over the previous one, without the positive allocation of a deliverable site. 	<p>The site assessment accompanying the consultation noted the River Mease was the main matter still to be resolved in the planning application. The recommendations to Local Plan Committee on 15 November 2023 (that this site should <i>not</i> be allocated) was on the basis of HS2 being cancelled, increasing the deliverability of Measham Waterside. However, there have been no further updates from the government and the safeguarded route is still in place. The Council also now has to find more housing sites over an extended plan period. Officers acknowledge that there has been comparatively limited growth in Measham; 288 homes (net) have been built between 2011 (the start of the Local Plan period) and 2024. Since the adoption of the Local Plan in 2017, there have been 135 net completions.</p>	<p>Propose the allocation of Land off Leicester Road/Ashby Road (M11) for around 300 dwellings, subject to the outcome of further consultation, on the basis that there is ongoing uncertainty about HS2/Measham Waterside, the fact we need to find more housing sites, the amount of homes built in Measham in the current Local Plan period, that Measham is a Local Service Centre and this site is already a reserve site in the adopted Local Plan.</p>	<p>193</p>	<p>Pegasus Group (Hallam Land Management)</p>

<p>[Land at Abney Drive (M14) should be allocated for housing:</p> <ul style="list-style-type: none"> • The site could deliver c.199 dwellings. • It is an immediate development opportunity that could contribute to the five year housing land supply and would not be held up by significant infrastructure requirements. • A planning application for 150 dwellings is pending determination (18/01842/FULM). • There are no technical constraints to prevent development and benefits comprise affordable housing, publicly accessible open space, improvements to biodiversity, provision of homes in walking distance to key services and the creation of jobs through construction and related supplies.] 	<p>The site assessment accompanying the consultation noted that a full application has been submitted but that there were several technical matters that need resolving. In policy terms, there are no overriding constraints to the development of this site; the main issue is the cumulative scale of development proposed for Measham. The Council has to find more housing sites over an extended plan period and as set out above, it is material that there has been comparatively limited growth in Measham since the start of the adopted Local Plan period.</p>	<p>Propose the allocation of Land at Abney Drive (M14) for around 150 dwellings, subject to the outcome of further consultation, on the basis that there is ongoing uncertainty about HS2/Measham Waterside, the fact the Council needs to find more housing sites over an extended plan period, the amount of homes built in Measham in the current Local Plan period.</p>	<p>150</p>	<p>Savills (David Wilson Homes East Midlands)</p>
<p>[Land north of Bosworth Road (M18) should be allocated for development.</p> <ul style="list-style-type: none"> • The site is within walking distance of local facilities and services • It does not have any insurmountable technical 	<p>A site assessment for this site has now been completed.</p> <p>The comments are noted, however there are other available sites which better relate to the existing built form of Measham and the scale of this</p>	<p>No change</p>	<p>187</p>	<p>Define Planning & Design (Bloor Homes)</p>

APPENDIX F – MEASHAM (ALTERNATIVE SITES)

<p>constraints (e.g. flood risk, topographical, contamination, ecological, arboricultural, heritage, landscape and visual)</p> <ul style="list-style-type: none"> • The site could deliver c.300 dwellings <p>The site is under the control of Bloor Homes and is deliverable.]</p>	<p>site is unlikely to be required to meet the needs of this Local Plan.</p>			
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APPENDIX G – APPLEBY MAGNA CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Ap15 and Ap17	SITE NAME: Land at Old End and 40 Measham Road, Appleby Magna
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of Development				
Appleby Magna is capable of delivering additional dwellings. The hierarchy should be amended for Appleby Magna to reflect its relationship with Merica Park, with additional housing growth facilitated within the village.	This matter has been dealt with under the responses to Policy S2.	No change.	130	Fisher German (Richborough)
Support the allocation of Ap15 and Ap17: <ul style="list-style-type: none"> The scale of development proposed is appropriate for Appleby Magna. Ap15 is a logical site and a suitable infill extension to Appleby Magna. 	Noted, however, there is uncertainty over the ability of Ap15 and Ap17 to deliver a comprehensive development, as well as uncertainty over site capacity. When considered as separate sites, Ap15 has a capacity of less than 10 dwellings and there are questions over the ability of Ap17 to deliver 10 dwellings or more. Individually they are not suitable as housing allocations.	Delete housing allocation Ap15 and Ap17. Consideration be given to including sites Ap15 and Ap17 within the Limits to Development. Allocate Ap1 - (Remainder) West of Measham Road, Appleby Magna for around 37 dwellings.	144, 176	Marrons (Clarendon Land and Development), Stantec UK Ltd (Talavera Estates Ltd and Alexander Bruce Estates Ltd)
The allocation is located outside of the currently defined Limits to Development and is contrary to the 2021 Settlement Study.	The amount of housing that needs to be provided for means that it is inevitable that some land that is currently identified as outside the Limits to Development in the adopted	No change with regards to allocating additional housing in Appleby Magna.	502	Lee Bridges

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

	Local Plan will need to be developed. Appleby Magna is a Sustainable Village and suitable for additional housing growth.			
Appleby Magna does not have the services to support an increase in population with the quantum of development proposed too large.	The district is expected to deliver a number of new homes during the plan period. The draft Local Plan proposes a greater number of houses in those settlements with a larger range of services and facilities, with a lower level of development proposed in the Sustainable Villages. In identifying the proposed housing allocation for Appleby Magna, regard has been had to the level of facilities and services in the village.	No change with regards to allocating additional housing in Appleby Magna.	502	Lee Bridges
Deliverability				
Question whether the housing allocation could be delivered comprehensively (as the sites are under different ownership) and the ability of the allocation to deliver the quantum of development and policy requirements proposed in the draft Local Plan.	Noted and agreed.	Delete housing allocation Ap15 and Ap17. Consideration be given to including sites Ap15 and Ap17 within the Limits to Development. Allocate Ap1 - (Remainder) West of Measham Road, Appleby Magna for around 37 dwellings.	130	Fisher German (Richborough)
The site promoters of Ap15/Ap17 are willing to undertake discussions in	Although welcomed, there is no evidence to suggest meaningful discussion has taken place to date with the site promoters/	Delete housing allocation Ap15 and Ap17. Consideration be given to including sites Ap15	144; 176	Marrons (Clarendon Land and Development),

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

respect of the allocation of their site alongside Ap17/Ap15	owners of Ap15. This raises uncertainty over the deliverability of Ap15 and Ap17 as a single housing allocation.	and Ap17 within the Limits to Development.		Stantec UK Ltd (Talavera Estates Ltd and Alexander Bruce Estates Ltd)
Ap15 is in single ownership with no legal or landownership impediments and able to deliver in the first years of the plan.	Noted.	Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.	176	Stantec UK Ltd (Talavera Estates Ltd and Alexander Bruce Estates Ltd)
Ap15/Ap17 is not controlled by a housebuilder or developer, nor has it been subject to any planning application for its development.	Ap15 is in single ownership and is being promoted by a housing development company. Ap17 is being actively promoted by a land promotion agent on behalf of the landowner. No housebuilder is involved at this stage.		243	Avison Young (Jelson Homes)
Highways				
Queries raised relating to site accessibility, ability to meet highway requirements and the potential presence of ransom strips.	The County Highway Authority have not raised any objections to the principle of development. A safe and suitable access could be achievable from Measham Road with consideration given to junction spacing due to other junctions in close proximity.	Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.	130	Fisher German (Richborough)
Appleby Magna cannot accommodate any further large-scale development until the road is widened. Narrow roads prevent fire engines accessing the village.	The County Highway Authority have not raised any objections to the principle of development. The County Highway Authority will need to be satisfied that suitable access can be provided, and any safety concerns addressed.	Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.	441	Richard Jones

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

Site access is not suitable to accommodate additional houses.	The County Highway Authority have not raised any objections to the principle of development. They have advised that a safe and suitable access could be achieved for Ap17 with consideration given to junction spacing due to other junctions in close proximity.	Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.	502	Lee Bridges
Environmental Considerations				
No consideration has been given to the River Mease Catchment and nutrient neutrality. The ability of a site to deliver ahead of the creation of capacity in the River Mease? and not utilise created capacity should form part of the site selection process.	The site is within the River Mease SAC and any development proposals within Appleby Magna will need to comply with draft Policy En2. However, it is acknowledged that reference to the River Mease in this policy is a duplication of draft Policy En2.	Delete part (2)(e) from future site allocation policies. Update draft Policy En2.	130	Fisher German (Richborough)
Query whether there is sufficient space to deliver the necessary on site BNG improvements or the scheme's ability to fund sufficient credits.	Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures, or, as a last resort, through the purchase of statutory biodiversity credits. This level of detail will be dealt with as part of any planning application. However, reference to BNG in this policy is a duplication of draft Policy En1.	Delete part (2)(c) from future site allocation policies.	130	Fisher German (Richborough)
Loss of ecology and biodiversity and BNG needs to be considered. Allocation will	Ap15 is a historic wildlife site. LCC Ecology have previously raised no objection subject to a number of requirements. The		243, 502	Avison Young (Jelson Homes), Lee Bridges

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

impact on a historic wildlife site (Ap15).	historic Local Wildlife Site appears neglected and has lost value. However, reference to BNG in this policy is a duplication of draft Policy En1.			
BNG is a statutory requirement and not a site-specific requirement.	Note and agreed. Reference to BNG in this policy is a duplication of draft Policy En1.		176	Stantec UK Ltd (Talavera Estates Ltd and Alexander Bruce Estates Ltd)
The proposal would result in the net loss of a dwelling, with material and energy losses.	Revised plans have since been received which show the dwelling no longer forming part of Ap17.	Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.	130	Fisher German (Richborough)
Impact of the allocation on heritage assets (Conservation Area) is a consideration.	The Council's site assessment work has had regard to heritage assets. The Council's Senior Conservation Officer has advised no harm would result provided the amount of development would reflect the amount of development at 'Old End'.	Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.	130	Fisher German (Richborough)
Have archaeological issues (including ridge and furrow earthworks field system) been considered, with advice sought from Leicestershire County Council (LCC). Is there a potential impact on capacity and deliverability?	Ridge and Furrow earthworks are a surviving feature of Ap17. LCC advise that this site appears to preserve relatively degraded earthworks and could be managed by way of archaeological recording secured by a condition on any future planning permission.		357	Historic England
No harm would result from these allocations provided the	Noted. In light of the amended site area for Ap17, site	Delete housing allocation Ap15 and Ap17. Consideration	Not applicable	Northwest Leicestershire

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

<p>amount of development would reflect the amount of development on “Old End”. Existing development on Old End has a density of less than ten dwellings per hectare. The proposed development should be made substantially less dense.</p>	<p>constraints and having regard to the character of development to the south, there is some uncertainty over deliverability. Identification of Ap15 and Ap17, comprehensively or independently, as a housing allocation is no longer considered appropriate.</p>	<p>be given to including sites Ap15 and Ap17 within the Limits to Development.</p>		<p>District Council’s Senior Conservation Officer</p>
<p>Potential impact on the existing public rights of way.</p> <p>Preference for the public right of way to remain on its existing route. Any diversion should preferably be through public open space and segregated from estate roads. If this is unavoidable the route should be as direct as possible.</p> <p>The loss of part of the footpath network will not be supported without a suitable diversion or if there is a significant adverse effect.</p>	<p>Where there is a potential impact, site specific policy wording references the retention and enhancement of existing public rights of way.</p> <p>The details for retaining and enhancing the public right of way will be dealt with as part of the planning application process.</p>	<p>Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.</p>	<p>192</p>	<p>Leicestershire Local Access Forum</p>
<p>Development would be adjacent to and within Flood Zone 3 (The eastern edge of Both Ap15 and Ap17 lie within Flood Zone 3). Greenfield development will exacerbate flooding issue. Flood Zone 3 will impact on site capacity.</p>	<p>Noted. Amended plans for Ap17 show an extension of the site area to the east further into Flood Zone 3. Development should be directed away from areas at highest risk of flooding and any future development must have regard to these constraints.</p>	<p>Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.</p>	<p>243, 404, 440,441</p>	<p>Avison Young (Jelson Homes), The Environment Agency, Natalie Pettitt, Richard Jones</p>

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

	Development would need to address and mitigate any flooding impacts. Given the flooding events experienced in Appleby Magna, the Local Lead Flood Authority (LLFA) will pursue significant betterment to greenfield sites or for parts of the site to be dedicated to restoring the flood plain.				
150	<p>The allocation is located within a Lead Local Flood Area (LLFA) of known severe flooding and could have a significant impact on flood risk. The LLFA would welcome designs that include additional flood compensation/mutually beneficial options for the village and the site and early engagement from the developer is requested.</p>	<p>Further advice has been sought from the LLFA. This allocation is located adjacent to Meadow Brook. This section of the brook has been identified as key source of flooding to Old End, Blackhorse Hill, Duck Lake and Mawby's Lane, due to the brook being artificially channelised and disconnected from its original floodplain. During high storm events, the water backs up from this point and overtops onto the above referenced roads causing significant property flooding.</p> <p>The LFFA would therefore pursue a significant betterment to greenfield or dedicate parts of the land parcel unfit for development to restoring the flood plain,</p>	<p>Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.</p>	341	Leicestershire County Council
Infrastructure					

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

<p>Appleby Magna suffers from major flooding following rainfall. The Victorian drainage system cannot cope, with properties flooded and sewage in the street. Additional housing would exacerbate these problems.</p>	<p>Severn Trent Water (as with all water authorities) have a duty to provide water and sewage to all new developments under their statutory duty. Therefore, it is their responsibility to ensure that there is sufficient capacity in the system to accommodate new development.</p>	<p>Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.</p>	<p>440</p>	<p>Natalie Pettitt</p>
<p>Health and education infrastructure and facilities is currently unable to cope. New development would place a further burden on infrastructure and services.</p>	<p>The need for the development to contribute towards the cost of additional infrastructure is recognised in the draft policy. A draft Infrastructure Delivery Plan identifies that this site will be required to contribute towards the provision of:</p> <ul style="list-style-type: none"> • Special education needs and early years provision. • Policing and • Community Infrastructure (potentially) <p>The exact level of contributions required from this site will need to be determined as part of future work.</p> <p>LCC have advised that Sir John Moore Church of England Primary has capacity for additional pupils. Secondary school provision is likely to be provided in Swadlincote and existing provision is expected to</p>	<p>Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.</p>	<p>440</p>	<p>Natalie Pettitt</p>

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

	accommodate any additional need for spaces.			
Policy Requirements				
An amended and reduced site area (1.27ha) of Ap17 has been provided. The site extends further to the east but no longer includes the existing residential dwelling.	In light of the reduced and amended site area, including greater encroachment into Flood Zone 3 and having regard to the character of development to the south, there is some uncertainty whether Ap17 alone could deliver 10 or more dwellings.	Delete housing allocation Ap15 and Ap17. Consideration be given to including sites Ap15 and Ap17 within the Limits to Development.	144	Marrons (Clarendon Land and Development)
Ap15 has been partially built out on its eastern part with 4 detached dwellings, 2 of which are self-build properties. Therefore, the policy requirement for self-build has already been addressed.	Ap15 is a separate entity to the adjacent site delivered previously. Self-build requirements are set out in draft Policy H7. However, reference to the delivery of self-build and custom housebuilding in this policy is a duplication of draft Policy H7.	Remove the self-build requirement from all draft site allocations policy requirements.	144	Marrons (Clarendon Land and Development)
Agree the provision of affordable housing, public open space and SuDS along with requirements set out in criterion 2a to g	Noted	Notwithstanding this, officers have concerns about the deliverability of Ap15/17 as a single site and recommend its deletion from the Plan as a housing allocation.	144	Marrons (Clarendon Land and Development)
There are no S106 contributions specific to this site.	These comments (from the promoters of Ap15) reinforce officer concerns that Ap15/Ap17 will not be delivered as a comprehensive development.	Delete housing allocation Ap15 and Ap17. Consideration be given to including sites Ap15 and Ap17 within the Limits to Development.	176	Stantec UK Ltd (Talavera Estates Ltd and Alexander Bruce Estates Ltd)
Policy should address those circumstances if Ap15 and Ap17 come forward independently.				

APPENDIX G – APPLEBY MAGNA (AP15 AND AP17)

The size of Ap15 it would not warrant the provision of affordable housing and public open space.		Allocate Ap1 - (Remainder) West of Measham Road, Appleby Magna for around 37 dwellings		
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RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Various	SITE NAME: ALTERNATIVE HOUSING SITES IN APPLEBY MAGNA
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>Land West of Measham Road (Ap1)</p> <ul style="list-style-type: none"> • A further allocation will provide choice and competition in the market. • Further development is needed in Appleby Magna due to its proximity to Mercia Park. • Site is used as a construction compound so biodiversity impact will be minimal. • BNG generated through development and its landscaping. • Infrastructure exits to support development i.e. connections to services, SuDS and access road. 	<p>Officers have undertaken a site assessment of Ap1 on the basis of a site capacity of around 37 dwellings. Its comparatively poorer access to the primary school is noted but the site is well located to the residential development to the south and set back from the main highway so as to reduce its overall visual impact on the street scene.</p> <p>The site promoter has since confirmed that the site owner is a local housing developer and land agent and reconfirmed their view that the site is deliverable. An alternative housing allocation is needed in Appleby Magna, given the proposal to deletion housing allocation Ap15 and Ap17.</p> <p>Having considered other potential housing sites in the village and their merits, Ap1 is the preferred alternative allocation. It is better related to the settlement and would 'round off' the existing residential development to the south.</p>	<p>Allocate Ap1 (Remainder) West of Measham Road for around 37 dwellings and prepare accompanying planning policy.</p>	<p>177</p>	<p>Copesticks Ltd (Westinghouse Investments)</p>

APPENDIX G – APPLEBY MAGNA (ALTERNATIVE SITES)

<p>Land at Top Street (Part of Ap6):-</p> <ul style="list-style-type: none"> • Further growth is required in Appleby Magna to maintain its sustainability, vitality & viability and to provide homes to meet housing need • Masterplan shows 50 homes; • Benefits include the delivery of a flood alleviation scheme to reduce frequency/severity of floods in the village, open space, SuDS, pedestrian/cycle links • Sensitive design to manage impact on heritage assets • Agreements in place with housebuilder to facilitate development • Site is available and deliverable, within the next 5 years 	<p>Officers have undertaken a site assessment of Ap6 on the basis of a site capacity of 165 dwellings. In terms of access to services it is noted that this site is within a good walking distance of the local primary school, as well as formal and informal recreation provision. However, concerns were raised over the prominence of the site and impact on heritage assets.</p> <p>The site promoter has since submitted a representation for part of Ap6 (Land between Church Street and Top Street) suggesting a capacity of 50 dwellings alongside other suggested benefits.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains. There are still outstanding concerns including the prominence of the site when entering the village and potential impacts on heritage assets.</p>	<p>No change.</p>	<p>256</p>	<p>Evolve Planning (Cameron Homes)</p>
<p>Land East and West of Measham Road (Ap13a, Ap13b & Ap13c)</p> <ul style="list-style-type: none"> • There is a need to increase housing delivery in the district. • An illustrative masterplan shows the provision of 70-85 dwellings on Ap13a. No built development on Ap13b and Ap13c and these 	<p>Officers have undertaken a site assessment for each of these sites. A capacity of 115 dwellings was considered in respect of Ap13a. However, concerns were raised over the suitability of these sites in terms of the scale of development, relationship with the existing</p>	<p>No change</p>	<p>130</p>	<p>Fisher German (Richborough)</p>

APPENDIX G – APPLEBY MAGNA (ALTERNATIVE SITES)

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<p>are to provide public open space and BNG</p> <ul style="list-style-type: none"> • Can deliver an on-site nutrient neutrality solution and not reliant on water capacity at treatment works. • Well related to existing services and facilities. • Proximity to Mercia Park, a source of employment. • Can provide a high-quality development. • Landscape sensitivity is affected by the presence of the M42 and medium visual sensitivity in respect of residential development. • No technical constraints, including in terms of highways, ecology, to prevent development. • Benefits comprise retention and enhancement of landscape, provision of SuDS, open space, play areas, fitness trail, biodiversity, mix of housing types. 	<p>settlement and encroachment into the countryside.</p> <p>The site promoter has submitted a representation for Ap13a, Ap13b and Ap13c, suggesting a capacity of 70-85 dwellings on Ap13a with the remaining parcels providing for a mix of open space use, sustainable drainage and BNG.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains. There are still outstanding concerns including the relationship with the existing settlement and encroachment into the countryside, on a prominent location within Appleby Magna.</p>			
<p>Church Street (Ap3 including Ap14)</p> <ul style="list-style-type: none"> • A further allocation will provide choice and competition in the market. • Ap3 & Ap14 are in the same ownership. 	<p>Officers have undertaken a site assessment of Ap3 (including Ap14) on the basis of a site capacity of 117 dwellings. In terms of access to services it is noted that this site is within a reasonable walking distance to the local primary school, and good walking distance to formal and informal recreation provision. However, concerns were raised over</p>	<p>No change.</p>	<p>177</p>	<p>Copesticks Ltd on behalf of Westinghouse Investments</p>

APPENDIX G – APPLEBY MAGNA (ALTERNATIVE SITES)

<ul style="list-style-type: none"> • Further development is needed in Appleby Magna due to its proximity to Mercia Park. • Site has good access to, and approximately 1km from Mercia Park • Benefits comprise design to minimise impact on heritage assets, landscaping provision, affordable housing provision, open space and land for an extension to the cemetery. 	<p>the overall scale of the site and impact on heritage assets.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains. There are still outstanding concerns including the scale of the site and impact on heritage assets within close proximity.</p>			
<p>Land east of Appleby Magna (Ap16) should be allocated for development.</p> <ul style="list-style-type: none"> • Site is capable of delivering between 100-500 dwellings. • The site could be sub divided into smaller development sites to meet local housing need if required. Or it could be developed as a whole. • The site is in close proximity to Mercia Park and could provide dwellings for the potential workforce. • Development of this significant site would allow for the provision of additional infrastructure and services and improve sustainability. 	<p>Officers have undertaken a site assessment of Ap16 on the basis of a site capacity of 424 dwellings. In terms of access to services it is noted that parts of the site are within a reasonable walking distance to the local primary school informal recreation and good walking distance to informal recreation. However, concerns were raised over the scale of the site, the level of encroachment into the countryside and the impact on the rural setting of the village. The comments and submission are noted, including the opportunity to subdivide the site, but our position that the site is not allocated remains. There are still outstanding concerns, including scale of development, physical relationship with the village and encroachment into the countryside</p>	<p>No change.</p>	<p>193</p>	<p>Pegasus Group (Hallam Land Management)</p>

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APPENDIX H – DONISTHORPE CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: D8	SITE NAME: Land off Ramscliff Avenue, Donisthorpe		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
Principal of development				
<p>IWA objects to the housing allocation site D8 for 32 dwellings. The IWA identifies that part of the site is where a former railway line ran. Utilising this existing railway line has been identified as an option for an alternative route of the Ashby Canal. As such the site should not be developed but retained as an alternative route for the Ashby Canal. The alternative 'railway route' for the Ashby Canal should be protected as supported by Draft Policy IF7, at least until a detailed route options study can be funded and concludes otherwise.</p> <p>A reduced site capacity leaving space for the canal would be an acceptable compromise. Alternatively, the 2021 SHELAA lists 7 other potential sites in Donisthorpe which could provide all or part of the allocation.</p>	<p>The site is owned by Leicestershire County Council, it is understood that they intend to market the site for development in its entirety.</p> <p>LCC have advised that it is still their intention to sell the land for development for housing. In addition, LCC have advised that they have informed the Ashby Canal Association of their position.</p> <p>The alternative sites in Donisthorpe have been assessed as part of the Site Assessment process. Site D8</p>	<p>No change proposed to the housing site allocation in Donisthorpe.</p>	33	Inland Waterways Association (IWA), Lichfield Branch
<p>Object to the proposed allocation of site D8 as it would result in a potential alternative route of the Ashby Canal being lost.</p> <p>Propose that a corridor be allowed along the western extent of the site to permit the canal route to cross the site from the Ashby Woulds trail. This was previously suggested as an</p>	<p>was deemed the most appropriate site to allocate in Donisthorpe on of their position.</p>	<p>No change.</p>	190	Ashby Canal Trust

<p>alternative route for the canal allowing use of the existing bridge on Church Street.</p> <p>A possible canal route is suggested (image provided), which would allow for 12-18 dwellings on site D8, accessed from Ramscliff Avenue whilst enabling the restored Ashby Canal to connect to the authorised length to Measham, and on to the restored length from Donisthorpe to Moira. All routes for the canal should remain options at this stage and there is opportunity for a mutually beneficial solution.</p>				
<p>The proposed allocation of D8 is strongly supported. The site is in the sole ownership of the County Council and is considered to be suitable, available and deliverable; deliverability having previously been demonstrated by a previous outline consent 04/01162/OUT (now lapsed) and confirmed by the initial due diligence work that has been undertaken to date in respect of those matters detailed in the draft policy. Work is ongoing in respect of access, design, foul and storm water strategy and land stability. Whilst the site is being promoted by the County Council rather than a housebuilder it is the County Council's normal practice to bring sites to the market immediately on the grant of an outline planning permission. This model has a successful track record having previously brought forward sites within NWL notably at Snibston Discovery Park and Heather Lane, Ravenstone.</p>	<p>Noted and it is recognised that LCC have done this at Snibston Discovery Park and at Heather Lane, Ravenstone.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>

Land Stability				
Object to the proposed allocation of D8. The supporting text to the policy requires the submission of evidence which demonstrates that land stability and contamination will not be prohibitive of future development. D8 should not be allocated as the Local Authority is not assured the site can be delivered. Contrary to NPPF para. 35(c). Issues of land stability should be resolved prior to the site being proposed for allocation. The site has been subject to a previous planning application for residential development which has not come forward in a timely manner further questioning the sites deliverability.	The sites in Donisthorpe have been assessed as part of the Site Assessment process. Site D8 was deemed the most appropriate site to allocate in Donisthorpe. The draft policy for the site requires at (2)(a) evidence to demonstrate that land stability and contamination will not be prohibitive to development.	No change at present	100	CT Planning (JF & BM Gray)
ODAPC is broadly supportive, but potential developer will need to demonstrate this ground is inert.	The landowner, Leicestershire County Council, has advised that work is ongoing in respect of land stability. Further information would help demonstrate that the site is deliverable.	No change.	175	Oakthorpe, Donisthorpe and Acresford Parish Council
The site is owned by Leicestershire County Council. The County has secured planning permission for its redevelopment on two previous occasions in the early 2000's, however, those consents lapsed without development coming forward. The site has also been filled with inert waste. Therefore, we have concerns about whether this site is demonstrably deliverable or developable.		No change.	243	Avison Young (Jelson Homes)
The site is identified as being underlain by an 'active' landfill, according to Environment Agency records. The landfill is referred to as Church Road Landfill Site (Leicestershire CC) (A07: Industrial Waste Landfill (Factory curtilage)), License no: EA/EPR/VP3796FA. As well as sites with on-going operations, an	Further enquiries were made as per the EA's comments. The EA advised that " <i>The site is still classed as an 'active' landfill due to the operator having not fulfilled the requirements to surrender</i>	No change. The landowners are aware of the Environment Agency Licence in place, and they have advised that they are	404	The Environment Agency

<p>'active' landfill is also the term used for a site which has ceased operations but the license for which has not been surrendered by the operator. In response to a 2004 planning application the Environment Agency did refer to a landfill being on site. We recommend that further enquiries are made to the Environment Agency regarding the status of this site prior to it being considered as a site for redevelopment.</p>	<p><i>their Permit by not providing us with regular gas monitoring results".</i> The site had been visited by an officer from the EA who reported that it was clear no operations had taken place for some time.</p>	<p>endeavouring to terminate the EA licence before seeking to market the site.</p>		
<p>The land at the back of Ramscliff Avenue has a problem with trapped methane gas. Cisco have tested for gas in several bore holes in the field. The bore hole in the field at the bottom of my garden was tested and showed that 87 percent of methane gas was present. A bore hole in the garden was tested and had a negative result and I think to build in the field would be very dangerous for the village</p>			643	Mark Farn
Highways				
<p>Consider access off Church Street rather than through Ramscliff Avenue itself, as this highway is simply too narrow to safely accommodate construction traffic and the eventual increase in resident traffic.</p>	<p>The draft Policy (2)(b) requires the provision of a safe and suitable access from Ramscliff Avenue. Previous advice from the Local Highway Authority stated that access from Church Street would not be permitted. The Local Highway Authority have not raised any safety concerns at this stage in respect to the principle of an access of Ramscliff Avenue.</p>	<p>No change. Detailed design, addressing safety and visibility will be addressed at the detailed planning application stage.</p>	175	Oakthorpe, Donisthorpe and Acresford Parish Council
<p>The access to the site would cause massive problems on Ramscliff Avenue.</p>			643	Mark Farn

Infrastructure				
<p>This development should only proceed once Severn Trent have resolved their current Treatment Works capacity issues. ODAPC does not support the use of cesspits, even on a temporary basis.</p>	<p>The site is within the River Mease SAC and proposals will need to comply with draft Policy En2 of the Local Plan which sets out where new development will be allowed until such a time wastewater is pumped out of the River Mease Catchment.</p>	<p>No change.</p>	<p>175</p>	<p>Oakthorpe, Donisthorpe and Acresford Parish Council</p>

Environmental Considerations				
<p>Potential impact on the existing public rights of way (amber).</p> <p>Preference for the public right of way to remain on its existing route. Any diversion should preferably be through public open space and segregated from estate roads. If this is unavoidable the route should be as direct as possible.</p> <p>The loss of part of the footpath network will not be supported without a suitable diversion or there is a significant adverse effect.</p>	<p>This would be a matter for the planning application. Part (2)(d) of the draft policy referenced the “provision of a pedestrian link to the adjoining public right of way P63”.</p>	<p>No change. The details for retaining and enhancing the public right of way will be dealt with at the detailed planning application stage.</p>	<p>192</p>	<p>Leicestershire Local Access Forum (LLAF)</p>
<p>The site is within a Mineral Safeguarding Area for Coal. Coal Mining Risk Assessment and Minerals Assessment required for new development.</p>	<p>Noted. The policy is proposed to be updated accordingly.</p>	<p>The site is within the Minerals Safeguarding Area for Coal. As such the following criteria are proposed to be added to the policy, “(x) Provision of a Mineral Assessment for at or near surface coal”. And “(x) Provision of a Coal Mining Risk Assessment”.</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>No comments from waste safeguarding perspective.</p>	<p>Noted.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>

The site lies within Flood Zone 1.	Noted.	No change.	404	The Environment Agency
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RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: n/a	SITE NAME: OTHER HOUSING SITES IN DONISTHORPE
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>D2 – Chapel Street, Donisthorpe</p> <ul style="list-style-type: none"> • There is an identified shortfall in housing land identified in the consultation document which needs to be addressed. • Donisthorpe has been assessed ahead of the other Sustainable Villages due to the availability of facilities and services and therefore offers a good location for identifying additional sites to support housing delivery. • The site provides a suitable option for allocation to help deliver housing over the plan period. • The site is well related to the settlement and within walking distance of a range of services and facilities including the village shop and primary school. • Site could provide for a range of options; a small extension to the village of 20 homes (including affordable housing) or if an increased number of homes are needed the site could deliver up to 205 dwellings, 	<p>The site promoter has submitted a representation for site D2 which suggests the site could be developed as a smaller site of around 20 dwellings or a larger site of 205 dwellings alongside other suggested benefits.</p> <p>A site assessment of the site has been undertaken based on a site capacity of around 205 dwellings. The development of 205 dwellings would represent a significant increase in the size of the settlement. Whilst a smaller development might be possible it is not clear whether access could be achieved without the loss of trees fronting onto Chapel Street. The site is also poorly related to services and facilities compared to most other sites in Donisthorpe.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains.</p>	No change.	216	Pegasus (Westernrange)

<p>which would bring significant benefits to the community.</p> <ul style="list-style-type: none"> The site is suitable and deliverable within the plan period. 				
<p>D11 - Land at Talbot Place</p> <ul style="list-style-type: none"> The new Local Plan should allocate a greater number of small to medium sites to deliver housing in the interim whilst the new settlement is established. D11 represents the type of medium site sought by national planning policy to be identified in local plans that will assist in bringing forward homes quickly. The site could be developed in whole or in part and could deliver up to 75 dwellings early in the plan period. The site adjoins the Limits to Development, is in a sustainable location and is well related in size and scale to the built-up area of Donisthorpe. There are no constraints relating to land stability or soil contamination, or any other constraints to development. Development would include additional landscaping, National Forest planting, public open space and biodiversity net gain on site. As well as affordable housing and the provision for onsite self and custom housebuilding. 	<p>The Local Plan proposes to allocate a range of sites including small to medium sized sites.</p> <p>The site promoter has submitted a representation for site D11 which suggests a capacity of up to 75 dwellings alongside other suggested benefits.</p> <p>A site assessment of the site has been undertaken based on a site capacity of around 54 dwellings. However, concerns were raised around the potential for development to extend the settlement back from the road further than the existing linear pattern. This would impact the long views to the south of the site. The site is also some distance from the services and facilities in Donisthorpe.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains.</p>	<p>No change.</p>	<p>100</p>	<p>CT Planning</p>

<p>D15 – Ashby Road, Donisthorpe</p> <ul style="list-style-type: none"> • The site is under option to Walton Homes, a regional housebuilder. • The site could provide for between 10-20 dwellings on 0.6Ha of the northern part of the site via a cul-de-sac arrangement. This number would increase proportionally if the scheme progressed further to the south. • The site can provide for a number of new homes as well as BNG units from the development of the site and potentially BNG offsetting from other housing sites within the district. • The site can provide a range of dwellings including both market and affordable housing is developed beyond the road frontage as well as providing BNG and landscaping areas. • The southernmost 0.3Ha of the site is wooded and this would be retained or enlarged. 	<p>We have now completed a site assessment for this site.</p> <p>A site assessment of the site has been undertaken based on a site capacity of around 47 dwellings alongside other suggested benefits.</p> <p>In terms of access to services it is noted that the site is within a good walking distance of primary education, a convenience shop, public transport and to formal and informal recreation provision. However, there are concerns that the development of the whole of site D15 would be out of keeping with the existing pattern of development to the south of Ashby Road which comprises linear ribbon development. In addition, the Local Highways Authority has concluded that a safe and suitable access 'may be problematic' given the location opposite the primary school and the presence of existing traffic calming and bus stops.</p>	<p>No change.</p>	<p>268</p>	<p>TWB Town Planning Consultants Ltd (Walton Homes)</p>
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APPENDIX I – ELLISTOWN CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: E7	SITE NAME: Land between Midland Road and Leicester Road, Ellistown		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of Development				
The Neighbourhood Plan is being reviewed and this involves looking to allocate E7 (and EMP24) as an 'area of separation' to maintain a distinct separation between Ellistown and Hugglescote.	Noted. As the Neighbourhood Plan does not allocate any new sites for housing, the decision was made by the Council to propose E7 as a housing allocation. Depending on the timescales there is the potential that the Neighbourhood Plan (NP) could be in conflict with the Local Plan if the latter is adopted before the NP review is completed.	No change.	131	Ellistown and Battleflat Parish Council.
Ellistown has already taken its fair share of housing in the district and over development has been experienced in this area.	Noted. The Local Plan has to ensure that sufficient housing provision is made to meet the future needs of the district. This does mean allocating sites in sustainable locations, in line with the settlement hierarchy and development strategy. Ellistown is a Sustainable Village and well related to Coalville so is deemed appropriate for additional housing growth.	No change.	131	Ellistown and Battleflat Parish Council
Support the allocation of E7. The site is in single ownership and can deliver housing in the short term. Development will be informed by a master planning exercise and include public open space, SuDS,	Noted.	No change.	280	Marrons (Richborough)

suitable access onto Midlands Road, retention of PROW and landscaping.				
There is an opportunity to allocate a larger site should it be necessary as a result of an increase in housing numbers. A concept plan has been provided to support this.	No further/additional site allocations are considered necessary in Ellistown to accommodate the district's housing requirements.	No change.	280	Marrons (Richborough)
Loss of countryside with the settlements merging.	Policy requirements include a scheme designed to maintain the separation between the settlements of Ellistown and Hugglescote, as well as the provision of a high-quality landscape scheme to minimise the impact of development on the wider area and countryside.	No change.	413	Leah Moore
Object to new housing. Current new build houses are not occupied.	The need for new housing nationally is significant as recognised in national policy. The Council is expected to meet an identified housing need during the plan period. For the housing market to operate effectively there always needs to be a certain amount of vacancy to allow for what is referred to as churn.	No change.	645	Michael Deacon
Highways				
Concerns have been raised over the ability to provide a safe and suitable access as well as the lack of a link road between Midland Road and Leicester Road. In particular reference has been made to highway safety and capacity issues at the double mini roundabout, how these impacts can be mitigated and	Access to the site is shown to be from Midland Road only. The exact nature of any highway improvements or works have yet to be agreed although the County Highway Authority have advised that a safe and suitable access should be achievable for a development of the scale proposed. No specific requirements for the mini	No change.	131, 243, 487, 645	Ellistown and Battleflat Parish Council, Avison Young (Jelson Homes), Mary Lorimer and Michael Deacon

<p>the lack of land available here to facilitate highway improvements.</p>	<p>roundabout have been raised to date.</p> <p>As the plans for the site reach a detailed stage, the developer will be required to carry out a road safety audit as part of a future planning application; this will look at existing road safety in the local area and the implications on road safety of the proposed development. The developers would need to mitigate any road safety impacts to a suitable standard and to the satisfaction of the local highways' authority.</p>			
<p>Vehicle speeds entering and leaving the village on Midland Road are shown to be higher than anticipated. We suggest the creation of a gateway to the village i.e. increase speed limit between Hugglescote and Ellistown. This approach is shown to decrease driver's speed.</p>	<p>Access to the site is shown to be from Midland Road. The exact nature of any highway improvements or works have yet to be agreed although the County Highway Authority have advised that a safe and suitable access should be achievable.</p> <p>As the plans for the site reach a detailed stage, the developer will be required to carry out a road safety audit as part of a future planning application; this will look at existing road safety in the local area and the implications on road safety of the proposed development. The developers would need to mitigate</p>	<p>No change.</p>	<p>131</p>	<p>Ellistown and Battleflat Parish Council.</p>

	any road safety impacts to a suitable standard and to the satisfaction of the local highways authority.			
Local roads suffer traffic issues such as highway safety (HGVs, accidents and on street parking) congestion and insufficient road infrastructure. Additional development will exacerbate these issues, and local roads will not be able to cope. A link road will not solve these problems.	<p>A link road is not proposed as part of E7. However, the County Highway Authority does not have any objections to the principle of development for 69 dwellings. Comments provided conclude that a safe and suitable access should be achievable.</p> <p>As the plans for the site reach a detailed stage, the developer will be required to carry out a road safety audit as part of a future planning application; this will look at existing road safety in the local area and the implications on road safety of the proposed development. The developers would need to mitigate any road safety impacts to a suitable standard and to the satisfaction of the local highways authority.</p>	No change.	131, 413, 414, 487, 513, 567, 571, 645, 646	Ellistown and Battleflat Parish Council, Leah Moore, Emil Massey, Mary Lorimer, Kirsty Marriott, Gary Webb, Emma Harris, Michael Deacon, Eleonor Littlehales
Existing public transport is poor	The site assessments underpinning the consultation document confirms that Ellistown is served by the half hourly 15 bus service and the hourly 26 bus service. Whilst the destinations served by this bus are fairly limited, it does provide a frequent connection to the Coalville Urban Area, which is the top tier of the Council's settlement hierarchy.	No change	571	Emma Harris

	There are bus stops on Ibstock Road/Leicester Road and Midlands Road, approximately 200m to 425m from the site. S106 contributions towards public transport benefits may be required as part of any future planning application.			
Pollution from traffic will affect quality of life and health.	<p>The Local Plan has to ensure that sufficient housing provision is made to meet the future needs of the district. However, this has to be balanced against the impact of development on existing communities. Draft Policy En6 addresses air quality. This will require an air quality assessment and appropriate mitigation measures should a development result in significant adverse impacts upon air quality.</p> <p>This approach will continue to be supported by the adopted Air Quality SPD.</p>	No change.	645	Michael Deacon,
<p>It would be preferable for the following principle to be incorporated into the draft policy particularly (but not necessarily just) in respect of site access arrangements.</p> <p>'Land on the opposite side of Midland Road is proposed for employment and the two sites should be designed to complement</p>	Changes are recommended to EMP24 to reduce the site size and for the site to be accessed from the South Leicestershire Industrial Estate. As such there is less of a need to plan these two sites (E7 and EMP24) together. Therefore, the change suggested is possibly no longer necessary.	No change at present.	341	Leicestershire County Council

each other in terms of both design and infrastructure provision.'				
Environmental Considerations				
Uncertainty if the site will provide opportunity to improve the Green Infrastructure Network.	Policy IF3 of the draft Local Plan expects all major development to contribute to the delivery of new Green Infrastructure that connects to the existing network. This level of detail will be addressed as part of any future planning application.	No change.	131	Ellistown and Battleflat Parish Council.
Site may have an impact on sensitive landscape or townscape characteristics.	One of the policy requirements is the provision of a high quality landscaping scheme to the northern and western boundaries to help mitigate the visual impacts of development.	No change.	131	Ellistown and Battleflat Parish Council.
Site may have the potential to affect a heritage asset(s).	Impact on heritage assets, including designated and non-designated assets, would normally be addressed in detail as part of any planning application. Work undertaken to date does not identify any heritage assets within close proximity of the allocation, including non-designated heritage assets identified in the Ellistown and Battleflat Parish Neighbourhood Plan.	No change.	131	Ellistown and Battleflat Parish Council.
Potential impact on the existing public rights of way. Preference for the public right of way to remain on its existing route. Any diversion should preferably be through public open space and	Where there is a potential impact, the site specific policy wording references the retention and enhancement of existing public rights of way.	No change.	192	Leicestershire Local Access Forum

<p>segregated from estate roads. If this is unavoidable the route should be as direct as possible.</p> <p>The loss of part of the footpath network will not be supported without a suitable diversion or where there is a significant adverse effect.</p>	<p>The details for retaining and enhancing the public right of way will be dealt with as part of the planning application.</p>			
<p>The area suffers flooding and stormwater and sewerage issues, due to inadequate infrastructure. Some roads become impassable. The cemetery, scout hut and Station Road, have flooded multiple times. Raw sewage has discharged into the River Sence.</p> <p>Future development will intensify this problem and new development is likely to suffer from flooding. Essential there are infrastructure improvements to accommodate new development. Environment Agency are aware of and considering these discharges.</p>	<p>The site is located within Flood Zone 1 and there is only a low risk of surface water flooding adjacent to part of the site's southern boundary. The Environment Agency and the Lead Local Flood Authority (LLFA) have not raised objections to this proposed site allocation. As the site area is greater than 1ha, as part of a future planning application the promoters would need to submit a Flood Risk Assessment and a sustainable drainage strategy. The assessment will need to establish whether a proposed development is likely to be affected by future flooding and/or whether it would increase flood risk elsewhere. It would need to identify mitigation measures to deal with any effects or risk, to the satisfaction of the LLFA (Leicestershire County Council).</p> <p>Severn Trent Water (as with all water authorities) have a duty to provide water and sewage to all new developments under their statutory</p>	<p>No change.</p>	<p>391,487, 637, 645, 646</p>	<p>Hugglescote and Donington le Heath Parish Council, Mary Lorimer Catherine Lofthouse, Michael Deacon, Eleonor Littlehales</p>

	duty. It is their responsibility to ensure that there is sufficient capacity in the system to accommodate new development, even if this involves having to undertake improvements to existing infrastructure. If there are capacity constraints, this may impact the timing of development rather than the principle of development.			
Located within Flood Zone 1.	Noted.	No change.	404	The Environment Agency
Development should be of a high-quality design and designed to maintain the visual and physical separation between Ellistown and Hugglescote, with landscaping to mitigate the impact on the countryside.	Policy requirements include a scheme design to maintain the separation between the settlements of Ellistown and Hugglescote, as well as the provision of a high-quality landscape scheme to minimise the impact of development on the wider area and countryside. The Council currently seek well-designed places through the application of a Good Design Supplementary Planning Document (SPD) and is in the process of updating this document.	No change.	391	Hugglescote and Donington le Heath Parish Council
Loss of actively farmed land.	The new Local Plan must identify locations for the additional development needed for the coming years. This does mean, as in this case, allocating some greenfield land for development.	No change.	513, 645	Kirsty Marriott, Michael Deacon
Detrimental loss of green areas and wildlife habitat.	The new Local Plan must identify locations for the additional development needed for the coming years. This does mean, as in this	No change.	567, 645, 646	Gary Webb, Michael Deacon, Eleonor Littlehales

	case, allocating some greenfield land for development and as such there is the potential for impact on wildlife. Draft Policy En1 sets out how the council will seek to conserve and enhance biodiversity.			
Local services and infrastructure				
General				
Insufficient services and infrastructure in place to support existing population and increase.	The need to contribute towards the cost of additional infrastructure is recognised in the draft policy. A draft Infrastructure Delivery Plan (Part 2A Infrastructure Schedule) has been prepared to assess the cumulative impact of the proposed site allocations on to existing infrastructure and to set out how the impact might be mitigated. The Plan has been informed by engagement with infrastructure providers such as the local education authority and NHS Integrated Care Boards. This will feed into a Local Plan Viability Assessment and the Section 106 agreement for any future planning application.		442, 471, 487, 571, 645	Alan Ashcroft, Andrew Millard, Mary Lorrimer, Emma Harris, Michael Deacon
New infrastructure should be provided prior to new housing being built. Council tax resources are not sufficient to provide suitable levels of services.	The timing of infrastructure provision/Section 106 payments will be agreed on a site-by-site basis. Viability is a consideration, and the timing of new infrastructure will be triggered when the growth in population hits certain milestones.		442, 471	Alan Ashcroft, Andrew Millard

Schools				
<p>Negative impact upon schools including their capacity</p>	<p>A draft Infrastructure Delivery Plan identifies that this site will be required to contribute towards the provision of primary school provision, Special education needs and early years provision. For primary school provision. This will include a contribution towards the provision of a new one form entry primary school within Ibstock, on a site to be identified capable of future expansion to a two-form entry school.</p> <p>The exact level of contributions required from this site will need to be determined as part of future work.</p>	<p>No change</p>	<p>413, 442, 487, 571</p>	<p>Leah Moore, Alan Ashcroft,, Mary Lorimer, Emma Harris</p>
Healthcare				
<p>Negative impact upon healthcare services (GPs and Dentist) including their capacity</p>	<p>This allocation (along with other housing allocations) is anticipated to increase patient numbers at the Ibstock and Barlestone Surgery by 11.4% (from October 2023 levels). It is anticipated that an extension or other enhancements to the surgery will be required to accommodate this increased demand, and this will be funded by Section 106 contributions.</p> <p>Dental surgeries are not generally funded by Section 106 contributions</p>	<p>No change.</p>	<p>413, 442, 471, 571, 645</p>	<p>Leah More, Alan Ashcroft, Anrew Millard, Emma Harris, Michael Deacon</p>

Other Infrastructure				
The existing library is non-existent	Ibstock Community Library has now closed. There remains a library in nearby Coalville.	No change.	571	Emma Harris
Negative impact on open space	Development will be expected to provide an area of on-site public open space provision and is specified as a policy requirement.	No change	487	Mary Lorimer
Housing Type				
New development should provide starter homes and for those on low income. Rather than proving expensive housing.	A percentage of affordable housing will be required as part of the development.	No change.	442	Alan Ashcroft

APPENDIX J – HEATHER CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: H3	SITE NAME: Land adjacent to Sparkenhoe Industrial Estate, Heather		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of Development/Type of Development				
The Council fails to insist on the right sort of housing. There is a need for more starter homes/homes for low earners to purchase.	A percentage of affordable housing will be required as part of the development.	No change.	442	Alan Ashcroft
Environmental Issues				
<p>Potential impact on the existing public right of way identified.</p> <p>Preference is for the public right of way to remain on its existing route. Any diversion should preferably be through public open space and segregated from estate roads. If this is unavoidable the route should be as direct as possible.</p> <p>The loss of part of the footpath network will not be supported without a suitable diversion or there is a significant adverse effect.</p>	<p>Part (2)(b) of the draft policy references the “Retention and enhancement of the existing public right of way (Q64).”</p> <p>The details for retaining and enhancing the public right of way will be dealt with as part of the planning application.</p>	No change.	192	Leicestershire Local Access Forum
No objections from a waste perspective. The site is located within a Mineral Safeguarding Area for sand and gravel. Given the small scale of the proposal and its location adjacent to	Noted.	Delete the requirement for a Minerals Assessment subject to confirmation from LCC.	341	Leicestershire County Council

<p>existing residential development, future mineral extraction is unlikely. Therefore, no objections are raised.</p>				
<p>The site lies within Flood Zone 1.</p>	<p>Noted.</p>	<p>No change.</p>	<p>404</p>	<p>The Environment Agency.</p>
<p>Infrastructure</p>				
<p>Infrastructure such as schools, GP surgeries, dentists and shopping facilities need to be provided to support development in the Ibstock and Hugglescote area.</p>	<p>The need to contribute towards the cost of additional infrastructure is recognised in the draft policy. A draft Infrastructure Delivery Plan identifies that this site will be required to contribute towards the provision of:</p> <ul style="list-style-type: none"> • Primary school provision • Special education needs and early years provision. • Policing • Healthcare and • Community Infrastructure (potentially) <p>The exact level of contributions required from this site will need to be determined as part of future work.</p> <p>The Infrastructure Delivery Plan goes into the following detail: -</p> <p>For primary school provision, this allocation (along with a number of other housing allocations) will be expected to contribute towards the provision of a new one form entry</p>	<p>No change.</p>	<p>442</p>	<p>Alan Ashcroft</p>

	<p>primary school within Ibstock, on a site to be identified capable of future expansion to a two-form entry school.</p> <p>With respect to healthcare, this allocation (along with other housing allocations) is anticipated to increase patient numbers at the Ibstock and Barlestone Surgery by 11.4% (from October 2023 levels). It is anticipated that an extension or other enhancements to the surgery will be required to accommodate this increased demand, and this will be funded by Section 106 contributions.</p> <p>Dental surgeries are not generally funded by Section 106 contributions.</p>			
Site Allocation Policy Requirements				
<p>Supports the allocation of H3 but it should be extended to include land to the north with a total capacity of 115 dwellings, to meet the district’s housing requirement. ((Part (1) (a) of the draft policy requirements).</p>	<p>The current proposed housing allocation at H3 would provide an appropriate level of housing in Heather, taking into account the level of services and facilities available in the village and the lack of public transport provision. No further sites are considered necessary in the village to accommodate the district’s housing requirements.</p>	<p>No change.</p>	<p>656</p>	<p>Define Planning & Design Ltd on behalf of Rosconn Strategic Land</p>

<p>Confirmation that vehicle, pedestrian and cycle access would be provided via Gadsby Road. ((Part (2) (a) of the draft policy requirements).</p>	<p>Noted. The County Highways Authority have not raised any objection to access from Gadsby Road.</p>	<p>No change.</p>	<p>656</p>	<p>Define Planning & Design Ltd (Rosconn Strategic Land)</p>
<p>Concerns raised over the practicalities of delivering Self-build and custom house build on market housing schemes. This requirement should be deleted in favour of specific sites for Self and custom-build housing delivery. ((Part (1) (c) of the draft policy requirements).</p>	<p>These points will be addressed under Policy H7 when presented to a future Local Plan Committee. However, reference to the delivery of self-build and custom housebuilding in this policy is a duplication of draft Policy H7.</p>	<p>Delete Part (1) (c) from the draft policy requirement (and all site policies with the same requirement).</p>		
<p>Part (2) (c) of the draft policy requirements should be reworded to provide flexibility to allow for hedgerow removal to allow for site access and other circumstance that may arise at the detailed design stage. For example, “Retention of existing hedgerows (where possible) with the provision of a 5m buffer zone alongside to be retained as open space where appropriate.”</p>	<p>Agreed with respect to site access. However, the principle of the retention of hedgerows should be retained.</p>	<p>Amend Part (2) (c) of the policy to make clear that some section of hedgerow can be removed to accommodate site access. “Existing hedgerows to be retained (except where removal is required to accommodate access) with the provision of a 5m buffer zone alongside to be retained as open space.”</p>		

<p>There is no need for additional landscaping to the north and west. The existing landscaping is robust, the site is very well contained and has a limited visual envelope. Appeal decision on the site to the south supports this conclusion.</p>	<p>Agreed with respect to the boundary to the west, which is well screened, limiting the impact of development.</p>	<p>Amend policy requirement Part (2) (d) to remove reference to:- to read:- <i>“Provision of a high-quality landscaping scheme to the northern boundary to help mitigate the visual impacts of development.”</i></p>	<p>656</p>	<p>Define Planning & Design Ltd on behalf of Rosconn Strategic Land</p>
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RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Various	SITE NAME: ALTERNATIVE HOUSING SITES IN HEATHER			
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
<p>H1: Land off Newton Road</p> <p>This site should be allocated to address the shortfall in housing numbers and inability of strategic sites to deliver housing in the early years.</p> <p>H1 is potentially available and deliverable. The withdrawn application 16/01149/OUTM suggests there are no overriding constraints to the development of this site at an early date in the plan period.</p>	<p>Officers have undertaken a site assessment of H1. Concerns were identified with respect to the relationship of the development with the existing pattern of development and encroachment into the countryside. On this basis this site is not our preferred allocation.</p> <p>The comments are noted, but no information has been provided which would change our assessment of the site. Our position that the site is not allocated remains.</p>	No change.	341	Leicestershire County Council (as landowner)	
<p>H2: Swebstone Road</p> <p>The housing figure should be higher than that which is proposed.</p> <p>A submitted masterplan suggests a development of approximately 115 dwellings with access of Newton Road, with the provision of affordable homes, open space and biodiversity.</p>	<p>Officers have undertaken a site assessment of H2. Concerns were identified with respect to the scale of the development and its siting and relationship with the existing pattern of development and encroachment into the countryside. On this basis this site is not our preferred allocation.</p> <p>The comments are noted, but no information has been provided which would change our assessment of the site. Our position that the site is not allocated remains.</p>	No change.	245	Evolve Planning (Bloor Homes)	

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APPENDIX K – MOIRA CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Mo8	SITE NAME: Land off Ashby Road, Moira
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
Principal of Development				
<p>Welcome and support the allocation of Mo8. Several technical investigations have been commissioned to evidence deliverability along with a Vision Document for the site. The site owner and promoter are committed to preparing and submitting a planning application for the site at the appropriate time.</p> <ul style="list-style-type: none"> • Site promoter considers the site could be extended further northwards. • The Policy requirement of 49 dwellings conflicts with the evidence base (SHELAA, 2021 and Moira Housing Sites) which detail a potential site capacity of 93 dwellings. • Propose the site is allocated for 80 dwellings with biodiversity requirements being accommodated immediately to the north on land within the same ownership. • The site is developable, deliverable and is being promoted by a Land Promoter. 	<p>The SHELAA is a high-level assessment of sites which, using the Gross to Net Development Ratio set out in the SHELAA Methodology, sets out the capacity of the whole site. The detailed Site Assessment determined that the frontage part of the site only was suitable for development. The northern part of the site extends into countryside and development on that part of the site would not be in keeping with the settlement pattern. In addition, no further/additional site allocations are considered necessary in Moira to accommodate the district's housing requirements.</p> <p>The Sustainability Appraisal (SA) has been updated, and the site has been re-assessed based on the capacity of 49 dwellings.</p>	No change.	207	SATPLAN (Metacre Ltd (part of Northern Trust Group))

<ul style="list-style-type: none"> The landowner has been approached by several housebuilders who are seeking to purchase the site. The site can be delivered in the shorter term (1-3 years). 				
<p>AWTC offers no objection in principle to the proposed development.</p>	<p>Noted.</p>	<p>No change.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>Any objections to the development should be sensibly judged at the planning application stage to ensure there are no potential risks to the safety and welfare of residents.</p>	<p>Noted.</p>	<p>No change. This is an issue that will be addressed at the detailed application stage.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>Highways</p>				
<p>A change in the speed limit from 40 to 30mph before the development (approaching from Ashby) would promote safety. As would S106 monies directed to a pedestrian crossing near the roundabout. Additional S106 requests would be dealt with appropriately at the time of planning.</p>	<p>The issues of road and pedestrian safety including appropriate speed limits would be determined by the Local Highway Authority. No highway safety concerns have been raised at this stage.</p>	<p>No change. Highway safety and requirements for S106 contributions will be addressed at the detailed application stage.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>Comments as the Highways authority:</p> <p>The LHA can find no record of having been previously consulted on this site. There may be concerns over access onto Ashby Road.</p> <p>Comments from a Highway Development Management perspective:</p>	<p>The Local Highway Authority (LHA) were consulted on the site as part of the SHELAA process.</p> <p>Officers from NWLDC have subsequently met with the LHA (including officers from the Highway Development Management team) who collectively agreed that an access to the site would be achievable off Ashby Road.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>

<p>Green - Access likely to be achievable subject to careful positioning and existing 85th percentile speeds.</p>				
Deliverability				
<p>This site capacity of around 49 homes which seems to be based on the 2014 planning application which was disposed of in June 2022. The planning application hints that there are issues around the deliverability of this site. The site is not controlled by a developer or housebuilder. Taking this all into account there is little prospect that this site is deliverable. It should not be taken forward as a draft allocation in the Regulation 19 version of the Plan unless the site owner is able to provide the Council with robust evidence to demonstrate that there are no barriers to delivery.</p>	<p>The site is being actively promoted, and the promoter advises that there is developer interest in the site and that the site is developable and deliverable within the short term.</p>	<p>No change for now but as the plan progresses, stronger evidence demonstrating the deliverability of the site will be needed.</p>	<p>243</p>	<p>Avison Young (Jelson Homes)</p>
Environmental Considerations				
<p>The plan should investigate thoroughly that the potential for flooding would not cause future problems were the development to go ahead.</p>	<p>The site is within Flood Zone 1 – an area with the lowest probability of flooding.</p>	<p>No change.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>That the plan investigates thoroughly that spent mining would not cause future problems were the development to go ahead.</p>	<p>Part (2)(g) of the draft policy requires the “Provision of a Coal Mining Risk Assessment”.</p> <p>In terms of Coal Development, the site is within the Development Low Risk area which contains no recorded coal mining legacy risks to the surface. LCC have raised no objection on these grounds.</p>	<p>No change. There is no objection to the principle to the allocation and the Coal Mining Risk Assessment will identify any risks and mitigation needed.</p>	<p>108</p>	<p>Ashby Woulds Town Council</p>

APPENDIX K – MOIRA (Mo8)

<p>The development site is located within a Mineral Safeguarding Area for coal. However, the proposed development is located with residential development sitting to either side and as such the County Council has no objections to the proposed land use of 49 residential properties.</p>	<p>Noted.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>There are no objections from a waste perspective.</p>	<p>Noted.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>Site lies within Flood Zone 1.</p>	<p>Noted.</p>	<p>No change.</p>	<p>404</p>	<p>The Environment Agency</p>

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Various	SITE NAME: ALTERNATIVE HOUSING SITES IN MOIRA		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>Mo10 - Land adjacent to Fire Station, Shortheath Road, Moira</p> <ul style="list-style-type: none"> • The site is developable and deliverable for a mixed-use development and is being promoted by a land promoter. The landowner has been approached by numerous developers, confirming market demand. • The site can be delivered in the short term (1-3 years). • The site is within a short walk of a shop, employment and both formal and informal recreation. • Allocating the site would be a logical extension to the Limits to Development. • The potential impact on the landscape/townscape is acknowledged and can be mitigated through an appropriate landscape buffer and the design and layout of the development. • A number of technical investigations have been commissioned to evidence the sites 	<p>A site assessment of this site has been undertaken based on a site capacity of around 42 dwellings.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains. The site assessment notes that the site is within good walking distance of a shop, employment and recreation. However, there remains concerns around the landscape sensitivity of the site and the number of recreational features in the parcel which makes it unique and rare in the context of the district. The area is characterised by linear housing and development of the would introduce a form of development that would not respond to the prevailing character and would encroach significantly into the countryside, to the detriment of the site and surroundings.</p>	No change.	207	Satplan (Metacres Ltd)

<p>deliverability along with a vision document.</p> <ul style="list-style-type: none"> • A parameters plan has been provided showing indicative details on access, greenspace and the potential developable area. 				
<p>Mo12 – Land at Blackfordby Lane, Moira</p> <ul style="list-style-type: none"> • The site is being promoted by a land promoter for up to 155 dwellings (both market and affordable housing). • If required, the site has the potential to deliver up to 200 homes. • The site comprises 5 distinct but adjoining parcels of land to the east of Blackfordby Lane. • A significant area of public open space is proposed including green infrastructure to ensure the development is climate resilient. • Site is adjacent to the settlement boundary and is in a sustainable location. • The site is not subject to any landscape designations. It does not contain nor is it in close proximity to listed buildings or conservation areas. • An indicative Development Framework plan has been prepared for the site. 	<p>The site promoter has submitted a representation for Mo12 which suggests a capacity of 155 dwellings, possibly up to 200 dwellings alongside other suggested benefits.</p> <p>A site assessment of this site has been undertaken based on a site capacity of around 126 dwellings. The site assessment noted that the site performs well in terms of accessibility to services and facilities. However, concerns were raised around encroachment into the countryside and development resulting in the built-up area of Moira moving closer to Blackfordby, potentially undermining the separation between the two settlements. In addition, the site forms part of the rural approach to the settlement from the north and development of the whole site would be against the prevailing character. It was noted that development of the southern part of the site adjacent to the existing built form maybe more acceptable.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains.</p>	<p>No change.</p>	<p>147</p>	<p>Gladman Developments Ltd</p>

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APPENDIX L – OAKTHORPE CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Oa5	SITE NAME: Land at School Lane, Oakthorpe			
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Environmental Issues					
Allocation should only proceed once Severn Trent has resolved their current Treatment Works capacity issues. The Parish Council do not support the use of cesspits, either on a permanent or temporary basis.	The site is within the River Mease SAC and proposals will need to comply with draft Policy En2 of the Local Plan. However, reference to the River Mease in the site-specific policy requirements is a duplication of Policy En2.	Delete part (2)(f) from the policy (and all other site policies with the same requirement). Update Policy EN2.	175	Oakthorpe, Donisthorpe and Acresford Parish Council	
Concerns over possible noise levels during construction, particularly as piling for foundations may be needed.	This issue does not preclude the principle of the housing allocation. Noise nuisance can be managed, if necessary, during the construction phase of development.	No change.	175	Oakthorpe, Donisthorpe and Acresford Parish Council	
<p>Potential impact on the existing public rights of way.</p> <p>Preference for the public right of way to remain on its existing route. Any diversion should preferably be through public open space and segregated from estate roads. If this is unavoidable the route should be as direct as possible.</p> <p>The loss of part of the footpath network will not be supported without</p>	<p>Part (2)(b) of the draft policy references the “Retention of the existing public rights of way (P71, P72 & P74) in so far as possible, with any diversions made to a convenient route nearby.”</p> <p>The details for retaining and enhancing the public right of way will be dealt with as part of the planning application.</p>	No change.	192	Leicestershire Local Access Forum	

APPENDIX L – OAKTHORPE (OA5)

a suitable diversion or where there is a significant adverse effect.				
The site is within a Mineral Safeguarding Area for coal. Due to the nature of the mineral and the proximity of nearby residential development, there are no objections in this respect.	Noted.	Delete the requirement for a Minerals Assessment subject to confirmation from LCC.	341	Leicestershire County Council
The site is located within a Lead Local Flood Authority (LLFA) area of known severe flooding. Surface water during and post construction will have an impact. Suggest early engagement between ourselves and the developer.	Further advice has been sought from the LLFA who have confirmed that Oa5 is within the catchment of the serious flooding issue on Burton Road, Oakthorpe. The LLFA will seek to ensure any development of this site either provides significant betterment to greenfield or contributes to downstream flood alleviation. They will expect any drainage strategy not to increase flood risk. This will be addressed as part of any planning application.	No change.	341	Leicestershire County Council
Broadly supportive of this allocation but concerns raised regarding flooding and surface water retention. Since the development at Home Farm, during persistent rainfall, raw sewerage overflows from manhole covers.	Draft Policy Ap8 seeks the provision of SuDS on all major developments.	No change.	175	Oakthorpe, Donisthorpe and Acresford Parish Council
Concerns raised over the impact on the village's sewerage system and capacity with overflows occurring during periods of persistent rainfall.	Severn Trent Water (as with all water authorities) have a duty to provide water and sewage to all new developments under their statutory duty. It is their responsibility to ensure that there is sufficient capacity in the	No change	175	Oakthorpe, Donisthorpe and Acresford Parish Council

	system to accommodate new development, even if this involves having to undertake improvements to existing infrastructure. If there are capacity constraints, this may impact the timing of development rather than the principle of development.			
The site lies within Flood Zone 1.	Noted	No change.	404	The Environment Agency
Site Allocation Policy Requirements				
Supports the housing allocation and its policy requirements.	Noted	No change.	140	Andrew Large Surveyors (Tambak Capitol Ltd)
Indicative layout of 47 houses shows land to the south of Oa5 to provide for SuDs, public open space and Biodiversity Net Gain, as per policy requirements.	It is our understanding that both these pieces of land (Oa5 and land to the south) are within the same ownership. The developer has an option over the entirety of this site.	Extend housing allocation Oa5 to include land to the south. (As detailed in Appendix A). Update policy to include the following requirement: <i>“Provision of open space in the southern part of the site.”</i> A parameter plan, to accompany the allocation, could be used to identify the area of open space and the	140	Andrew Large Surveyors (Tambak Capitol Ltd)

APPENDIX L – OAKTHORPE (OA5)

		location of SUDs, BNG, National Forest Planting and public open space.		
Confirmation that access rights are available to the site owner and developer through the adjacent Home Farm development.	The principle of right of access is noted.	No change.	140	Andrew Large Surveyors (Tambak Capitol Ltd)
Access from School Street appears to be difficult on the basis of available corridor width and potential visibility issues.	<p>Note that access from School Street is not a suitable option. The policy requirement for this allocation suggests access to be off Home Farm.</p> <p>Further advice has been sought from the County Highway Authority who have advised that the road that serves Home Farm remains in private ownership and has not been put forward for adoption by the Local Highway Authority. Therefore, any development served off this site would also remain private and would be subject to relevant land ownership. Whilst it is not designed to an adoptable standard it is likely that the private site at Home Farm could accommodate serving additional development. No specific highway safety issues have been raised.</p>	No change. The site promoter has confirmed access rights through the Home Farm development are available to the site owner and potential developer.	341	Leicestershire County Council

<p>With respect to the capacity of the River Mease, the site promoter suggests a temporary mains drainage solution can be allowed (single package treatment plant) with a transfer to main sewerage when capacity is available. The temporary treatment plant would discharge into stormwater drainage and into a pond.</p>	<p>Noted.</p>	<p>Reference to the River Mease to be removed from the policy as this addressed in draft Policy En2, which any proposal would need to accord with.</p>	<p>140</p>	<p>Andrew Large Surveyors(Tambak Capitol Ltd)</p>
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RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Oa7	SITE NAME: ALTERNATIVE HOUSING SITES IN OAKTHORPE
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>Oa7: Land at School Lane</p> <p>Support the allocation of this site. Representation seeks to address any issues relating to this site and identifies how this allocation would meet policy requirements.</p> <p>An indicative layout shows a housing development of 28 dwellings with the northern part of the site set aside for Biodiversity Net Gain and National Forest Planting.</p>	<p>The Council has undertaken a site assessment of Oa7 on the basis of a site capacity of 86 dwellings. In terms of landscape, access to public transport and facilities, and deliverability, this site is comparable to Oa5. However, concerns were raised with respect to the encroachment of Oa7 into the countryside and its relationship with the settlement pattern.</p> <p>The site promoter has since submitted a representation showing an indicative site layout of only 28 dwellings located in the southern part of the site, with the northern part of the site set aside for Biodiversity Net Gain and National Forest Planting.</p> <p>Notwithstanding these changes, officers remain of the opinion that Oa5 is comparatively better related to Oakthorpe and would consolidate the existing pattern of development. Furthermore, Oa5 proposes a scale of development that would more appropriately contribute to the district's overall housing strategy and requirement.</p> <p>The comments are noted, but our position that the site is not allocated remains.</p>	No change.	140	Andrew Large Surveyors (Tambak Capitol Ltd)

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APPENDIX M – PACKINGTON CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER P4	SITE NAME Land south of Normanton Road, Packington			
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Principle of Development					
Supports the allocation of P4 but proposes a capacity of 10 dwellings (indicative layout provided) as opposed to the 18 detailed in the consultation documents.	Noted. Given the irregular shape of the site, officers concur with the proposed reduced capacity of this site.	Retain P4 as a housing allocation but with a reduced capacity of 10 dwellings. Consider the allocation of P7: Land West of Redburrow Lane, subject to the outcome of further consultation and the resolution of highways matters.	65	Stone Planning Services (Peveril Homes)	
Further sites should be allocated in the sustainable villages including Packington. Less sustainable villages have greater allocation numbers than Packington.	Based on the proposed reduction in capacity at P4, there is a shortfall in the level of housing originally proposed in Packington. Further work has been undertaken to identify an additional allocation in Packington.	Retain P4 as a housing allocation but with a reduced capacity of 10 dwellings. Consider the allocation of P7: Land West of Redburrow Lane, subject to the outcome of further consultation and the resolution of highways matters.	116, 118	Strategic Land Group (Mr & Mrs Goodwin), Harry Mugglestone	
Development of this scale may also not be in keeping with the character of the area.	The new Local Plan must identify locations for the additional development needed for the coming years This does mean, as in this case, allocating	No change.	118	Harry Mugglestone	

	some greenfield land for development. The proposed scale of development is considered appropriate having regard to the range of services and facilities available in Packington.			
The allocation of P4 creates a new line of built form, extending the Limits to Development and intruding into the countryside and creating further opportunity for development to encroach either side.	The Council has prepared a proforma and site assessment for P4, which score and assess this site against a range of criteria and planning issues. These conclude P4 is not a visually prominent site in the village, being set away from the highway, with mature landscaping along its boundaries providing opportunity for landscaping to reduce its visual impact.	No change.	173, 368	Andrew Large Surveyors Ltd (Keller Construction Ltd), Mrs Lesley Birtwistle
Highways				
Pevevil Homes have a right of access through the adjacent development to the north.	Noted.	No change.	65	Stone Planning Services (Pevevil Homes)
Lack of evidence to demonstrate the site can satisfactory accessed. Therefore, do not consider the site to be either deliverable or developable.	Pevevil Homes have right of access through the adjacent development. The County Highway Authority have raised no objection to the principle of this approach.	No change.	243	Avison Young (Jelson Homes)
Further development in Packington is inappropriate: <ul style="list-style-type: none"> It is a small village with limited public transport. 	The proposed scale of development is considered appropriate having regard to the range of services and facilities	No change.	368	Mrs Lesley Birtwistle

<ul style="list-style-type: none"> Further development would lead to an increase in car use, higher volumes of traffic and parking problems, impacting on highway safety. 	<p>available in Packington. The County Highway Authority have raised no objection to the principle of development. However, as the plans for the site reach the detailed design stage, road safety and parking will need to be considered. Adequate parking provision will need to be provided and any impacts on road safety mitigated to a suitable standard and to the satisfaction of the local highways authority.</p>			
Environmental Considerations				
<p>P4 is located within a Mineral Safeguarding Area for Coal, Sand and Gravel as identified within the Leicestershire Minerals and Waste Local Plan (2019-31). Policy M11 (of the Leicestershire Minerals and Waste Local Plan) outlines that minerals will be protected from permanent sterilisation by other development. Non-mineral development should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.</p>	<p>Further advice has been sought from Leicestershire County Council, who confirmed the site only needs safeguarding for Coal. However, given the site's small scale, its siting adjacent to existing houses and uncertainty if prior extraction would be feasible, it is questionable whether the coal reserves would be worked. As such, Leicestershire County Council raise no objections to the allocation in regards to minerals.</p>	<p>Delete the requirement for a Minerals Assessment subject to confirmation from LCC.</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>No comments from a waste safeguarding perspective.</p>	<p>Noted.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>

<p>P4 is within a Lead Local Flood Authority (LLFA) area of known severe flooding, surface water during and post construction will impact. Request early engagement from the developer with the LLFA.</p>	<p>Further advice has been sought from the LLFA who confirmed that the allocation is located just downstream of properties at very high risk of flooding (due to the ordinary watercourse breaking its banks). P4 is itself not a flood risk and unlikely to contribute directly to the flood risk of properties. On the basis of this advice, it is considered that the allocation of P4 could not be precluded on these grounds.</p> <p>However, should an application for development be submitted, the LLFA would seek to engage with the developer to discuss ways development could assist in reducing flood risk in Packington, for example, opportunity for flood compensation or flood alleviation schemes.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>P4 is located in Flood Zone 1</p>	<p>Noted.</p>	<p>No change.</p>	<p>404</p>	<p>The Environment Agency</p>
<p>Packington experiences severe flooding which current measures fail to address. Further development will exacerbate the flooding experienced. Development should be directed to</p>	<p>The allocation is located within Flood Zone 1 and there is only a low risk of surface water flooding on a small part of the site. It is acknowledged that parts of Packington experience flooding. However, this</p>	<p>No change.</p>	<p>368</p>	<p>Mrs Lesley Birtwistle</p>

areas with lower probability of flooding.	allocation is on land with lower flood risk.			
Policy Requirements				
Suggest a capacity of 10 dwellings rather than the 18 dwellings proposed.	Noted.	Retain P4 as a housing allocation but with a reduced capacity of 10 dwellings.	65	Stone Planning Services (Peveril Homes)
Site can be delivered in accordance with the other draft policy requirements.	Noted along with comments received on the site's capacity.		65	Stone Planning Services (Peveril Homes)
Concerns raised over the site's ability to deliver 18 dwellings and therefore not a suitable allocation.	The site promoter for the proposed housing allocation Land south of Normanton Road (P4) has indicated the site has a reduced capacity of 10 dwellings. Sites with a capacity of 10 or more dwellings, have been considered for allocation in the new Local Plan. (as detailed in the Council's Site Assessment Methodology)		116, 118	Strategic Land Group (Mr and Mrs Goodwin), Harry Mugglestone
Uncertain how a 10% biodiversity net gain could be provided alongside the delivery of new homes.	Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures, or, as a last resort, through the purchase of statutory biodiversity credits. This level of detail will be dealt with as part of any planning application, although reference to BNG in this policy is a duplication of draft Policy En1.	Delete part (2)(d) from the policy (and all other site policies with the same requirement).	116	Strategic Land Group (Mr and Mrs Goodwin)

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Various	SITE NAME: OTHER HOUSING SITES IN PACKINGTON
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>Land adjacent to 17 Spring Lane (P5)</p> <p>Queries initially raised over the site area. However, have since confirmed that the site area is 0.4hectares.</p> <p>Suggest that the site has a capacity of 3-4 dwellings rather than the 12 dwellings suggested by the Council in its SHELAA.</p> <p>Suggest that this site should be included within the Limits to Development for a number of reasons including:</p> <ul style="list-style-type: none"> • Packington is a sustainable village that can support the development of small sites. Development in the village should not entirely rely on allocations. • Well located to the settlement and existing Limits to Development. • Not an isolated site in the countryside. • Not a prominent site with limited visual impact • Low grade agricultural land • Small scale development with limited impact, representing infill development with existing residential 	<p>The Council has assessed this site with a capacity of around 12 dwellings, based on a site area of 0.4 hectares. However, concerns were raised over the suitability of the site as an allocation, in terms of ecology (in particular the boundary hedgerows) and the impact of development on the open and rural character of the countryside. The Council's position remains that the site is not allocated.</p> <p>The site owners have since suggested a capacity of 3 – 4 dwellings, however this is not considered efficient use of land for a site of this size.</p>	<p>The site was previously considered not to meet the criteria for inclusion in the Limits to Development (29 January Local Plan Committee).</p>	<p>83, 118, 120</p>	<p>Sophie Mugglestone, Harry Mugglestone, Lucy Bates</p>

APPENDIX M – PACKINGTON (ALTERNATIVE SITES)

<p>development providing a back drop to this site. Including the proposed change to the Limits to Development under LtD/Pac/01.</p> <ul style="list-style-type: none"> • No technical constraints (highways, flooding, , heritage and ecology, contamination) • development would support local tradesman 				
<p>Land adjacent to 17 Spring Lane and Land to the rear of 55 Normanton Road (P5 and P8)</p> <p>Sites P5 and P8 should be allocated instead of P4.</p> <p>An indicative layout plan shows 23 dwellings, plus allowance for Biodiversity Net Gain, National Forest Planting and buffer zones.</p> <p>Benefits of this sites are identified as:</p> <ul style="list-style-type: none"> • P5 and P8 are under the same ownership. • Site is accessible to a bus service, services and facilities. • Represents an appropriate completion of the development on this side of the village. • Site can be accessed from Grove Close (falls under the same ownerships as P5 and P8) • The owner is a developer and house builder with a good track 	<p>Despite there being some initial uncertainty regarding the ownership of P5, we have since received information that confirms Keller Construction Ltd have entered into an agreement with all the owners of P5 and the owner of P8, with the intention to be legally bound in promoting the land for residential development by Keller Construction Ltd.</p> <p>Notwithstanding, this issue being resolved, there are still some outstanding concerns including the relationship of development with the village, including impact on Spring Lane, relationship with the character of development in the locality, how the site could be accessed and whether an inclusive form of development could be provided, given that it would appear to be accessed off an existing gated development.</p> <p>However, in light of currently unresolved matters relating to P7, it is recommended that further consideration be given to the</p>	<p>Consider as a potential allocation if highways issues at P7 are not resolved.</p>	<p>173</p>	<p>Andrew Large Surveyors Ltd on behalf of Keller Construction Ltd</p>

APPENDIX M – PACKINGTON (ALTERNATIVE SITES)

<p>record of delivering sites quickly within the district.</p>	<p>comprehensive development of P5 and P8. This would be subject to addressing issues such as the suitability of the site access and the relationship of the site with the character of the area and whether it could provide an inclusive form of development. This work is currently ongoing.</p> <p>Therefore, P5 and P8 is to be considered as a potential alternative allocation to P7, only in the event that access issues cannot be resolved with respect to P7 and is subject to the outcome of further consultation and ongoing work with respect to P5 and P8.</p>			
<p>Land West of Redburrow Lane (P7)</p> <p>Supports the allocation of P7 which could deliver a larger and more proportionate number of homes.</p> <p>An indicative layout has been provided which suggests a capacity of 30-35 dwellings, with housing development located on the northern part of the site. Options for the southern part of the site include open space, drainage pond, provision of biodiversity net gain or grazing paddock.</p>	<p>The Council has undertaken a site assessment of P7 on the basis of a site capacity of around 38 dwellings. Overall, this site is considered reasonably located to the available local services and facilities. However, encroachment into the countryside has been raised as an issue although officers have acknowledged this may be addressed in part if only the site frontage were to be developed. In addition, Redburrow Lane, to the east, would provide a defensible boundary to any development of this site.</p> <p>Indicative layouts provided by the site promoters show built development to be located in the northern part of the site with the southern part to be used to</p>	<p>Consider the allocation of P7: Land West of Redburrow Lane, subject to the outcome of further consultation and the resolution of highway matters.</p>	<p>116</p>	<p>Strategic Land Group on behalf of the owners of 'Land West of Redburrow Lane'</p>

APPENDIX M – PACKINGTON (ALTERNATIVE SITES)

	<p>provide for open space, drainage pond and BNG.</p> <p>Having reviewed this information and considered other potential housing sites in the village, P7 is identified as the preferred additional allocation for Packington. However, there are still some outstanding technical matters that require further investigation, including highways issues. This matter is currently ongoing, including input from the County Highway Authority, and a conclusion has not yet been reached.</p>			
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APPENDIX N – RAVENSTONE CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: R12	SITE NAME: Land at Heather Lane, Ravenstone		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Site Access				
[There is a conflict between parts (2)(a) and (2)(b) as the construction of an access from Beesley Lane will require a section of hedgerow to be removed].	A section of hedgerow will require removal to accommodate the construction of an access but should otherwise be retained.	Amend wording of part (2)(b) to make clear that some section of hedgerow can be removed to accommodate the construction of a site access: “Existing hedgerows to be retained (except where removal is required to accommodate access) within a five metre vegetated buffer, outside of gardens.”	99	Allan Reed
[The site does not adjoin the public highway; evidence that the site can be accessed through the adjacent residential development is required]	The site is owned by Leicestershire County Council and there is a right of access from the adjacent development. The local highways authority is now satisfied on this point and has also confirmed that an additional 100 dwellings could be served from this access (i.e. 150 in total when accounting for the 50 existing dwellings).	No change	136; 243;341;	Fisher German (William Davis Homes); Avison Young (Jelson Homes); Leicestershire County Council (highways authority)

Environmental matters				
<p>[An 80 metre high wind turbine is located in the adjacent field, directly to the west. The site experiences flicker, shadow and adverse noise impacts and is unsuitable for residential development].</p>	<p>Whilst the distance between the turbine and the proposed allocation plays a part in determining whether the impact of the turbine is unacceptable, so do factors such as topography, the local environment and nearby land uses (see Planning Practice Guidance for more information).</p>	<p>Add a policy requirement for a noise and turbine impact assessment to part (2) of the policy.</p>	<p>99</p>	<p>Allan Reed</p>
	<p>The turbine is a safe separation distance from the allocation site (i.e. the fall over distance, which is the height of the turbine to the tip of the blade + 10%). However, noise and visual impact can impact beyond this distance.</p>			
	<p>The Council's Environmental Protection team is not aware of any complaints about the impacts of the turbine from existing residents on Beesley Lane. However, as R12 is closer to the turbine, the Environmental Protection team has said they would require a noise / turbine assessment as part of any planning application.</p>			

<p>[The site adjoins a Local Wildlife Site (Miners Wood). Hares, bats, frogs and considerable bird activity are frequently observed on site and a wildlife assessment will be required].</p>	<p>Noted. Paragraph 2.14 of the consultation document set out the technical reports that would be required for most (if not all) of the proposed allocation sites. The list included a Phase 1 Habitat Survey and any necessary species surveys. This will consider both on and off-site impacts on biodiversity. The development would also need to achieve 10% Biodiversity Net Gain.</p>	<p>No change.</p>	<p>99</p>	<p>Allan Reed</p>
<p>[The site is unsuitable for housing because it is in close proximity to a local sewage farm].</p>	<p>Part (2)(g) of the draft policy required “Potential odour impacts on residential amenity [to be] addressed in the scheme’s design.”</p> <p>The Council’s Environmental Protection team is not aware of any existing complaints relating to the waste water treatment works but would require an odour impact assessment to be provided as part of any planning application.</p>	<p>Amend part (2)(g) as follows: “Provision of an odour impact assessment and the mitigation of any potential odour impacts on residential amenity are addressed in through the scheme’s design.”</p>	<p>99</p>	<p>Allan Reed</p>
<p>[The site is unsuitable for housing because it is crossed by electricity pylons]</p>	<p>It is acknowledged that the (small scale) overhead power lines are a site constraint However, it is not a barrier to development of the whole site. The site promoters have</p>	<p>No change</p>	<p>99</p>	<p>Allan Reed</p>

APPENDIX N – RAVENSTONE (R12)

	prepared a masterplan which assumes the overhead lines can be diverted or placed underground.			
[The site should be used for National Forest Planting rather than housing].	National Forest planting will be required as part of the development and there is adequate space to provide this on site.	No change	99	Allan Reed
[Impact on public right of way identified]	The public right of way crosses the far north-western corner of the site; its route would not be impacted by the proposed scale of residential development.	No change	192	Leicestershire Local Access Forum
[A planning application for non-mineral development on this site should be accompanied by a Mineral Assessment in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan 2019-31.]	Part (2)(e) of the draft policy included a requirement for a Minerals Assessment	No change.	341	Leicestershire County Council (planning)
[No comments from a waste safeguarding perspective].	Noted	No change	341	Leicestershire County Council (planning)
It is not clear how the Conservation Area has been considered in the site assessment work. From the information available, it is not clear whether the site could be developed or delivered in the way the Council anticipates.	The site is some 280m from the Conservation Area at its nearest point. Impact on the Conservation Area was not a consideration for the application directly to the north (16/01151/OUTM) which has been built out for 34 dwellings.	No change	357	Historic England

APPENDIX N – RAVENSTONE (R12)

	As a consequence, officers do not have any concerns about the impact of R12 upon the Conservation Area.			
Sites lies within Flood Zone 1	Noted. The site is of such a scale that it would require a Flood Risk Assessment / drainage strategy as part of any future planning application.	No change	404	Environment Agency
Other matters				
[Masterplan work is being carried out which will demonstrate that the site can deliver more than 50 dwellings without extending development further into open countryside than the existing built form].	A masterplan has been prepared and submitted to officers outside of the consultation. It assumes that the overhead lines can be diverted or placed underground and that 85 to 100 dwellings are achievable on site. The site would still incorporate large areas of open space in the western and southern parts of the site.	Increase the capacity of the site to around 85 dwellings.	341	Leicestershire County Council (landowner)
[Whilst not being promoted by a housebuilder, the site is deliverable. It is the County Council's normal practice to bring sites to market immediately on the grant of planning permission].	Noted and it is recognised that LCC has done this at Snibston Discovery Park and at the adjacent Beesley Lane development.	No change	341	Leicestershire County Council (landowner)
[The development of the site for housing is not needed:	The location of future development is informed by the Council's settlement hierarchy. Coalville is at the top of the	No change	99; 486; 584; 586;	Allan Reed; David Lunn; Stephen

APPENDIX N – RAVENSTONE (R12)

<ul style="list-style-type: none"> • The site is agricultural and should be developed for housing as a last resort • R17 will provide an adequate supply of housing to the local area so R12 isn't needed/ • The Coalville area has been overdeveloped / development should be spread around more fairly • Ravenstone is an unsuitable location for more development 	<p>hierarchy and the focus for housing development. R17 is located in Ravenstone Parish but adjoins the Coalville Urban Area. Ravenstone is a Sustainable Village meaning it is deemed suitable for further housing development. The Council cannot meet its housing need on previously developed land alone and greenfield land will need to be utilised.</p>			<p>Alderson; Gail Alderson</p>
<p>[The development of R12 in addition to R17 will place an unnecessary strain on local resources].</p>	<p>Any negative impacts upon local services (e.g. schools, healthcare) will need to be mitigated for the development to be considered acceptable in planning terms. This is often done in the form of financial contributions to existing services, secured by a legal agreement. The Council's Infrastructure Delivery Plan assesses the impact that our proposed allocations would have and the likely mitigation required.</p>	<p>No change</p>	<p>99</p>	<p>Allan Reed</p>

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Various	ALTERNATIVE HOUSING SITES IN RAVENSTONE		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>[Land at Church Lane (R9) would make a meaningful contribution to the Council’s housing requirements:</p> <ul style="list-style-type: none"> • It would deliver 60-67 homes, affordable housing, a range of house types and tenures, open space, homes delivered to the Redrow 8 standard of design and financial contributions. • The significant negative scores in the Sustainability Appraisal can be mitigated] 	<p>As above, officers consider that Ravenstone’s proximity to Coalville mean the potential for additional housing sites should be considered. R9 was previously discounted because there was another site in Ravenstone that would not impact upon the Conservation Area or reduce the gap between Ravenstone and the Coalville Urban Area. However, this site is well-related to facilities and services within Ravenstone and has good access to public transport to Coalville. It is also well-related to the built pattern of Ravenstone. The site would reduce the gap between Ravenstone and Coalville, but it is bound by Piper Lane which provides a logical and defensible boundary to this part of Ravenstone. The Council’s Conservation Officer has made recommendations for the site to minimise the impact upon the Conservation Area.</p>	<p>Propose the allocation of Land at Church Lane, Ravenstone (R9), subject to further consultation. It is proposed that the draft policy allocates the site for 50 dwellings which is consistent with the SHELAA methodology. The policy should also incorporate the recommendations of the Council’s Conservation Officer by requiring the retention of the hedgerow and trees that line Church Lane and incorporating a 45m development-free buffer along Church Lane.</p>	<p>182</p>	<p>Boyer Planning (Redrow Homes)</p>

APPENDIX N – RAVENSTONE (ALTERNATIVE SITES)

<p>[Land off Ibstock Road (R18) should be considered for allocation:</p> <ul style="list-style-type: none"> • The Council will need to find more suitable sites to meet its housing needs • This site could deliver 65 dwellings • The site is unconstrained save for overhead lines which can be incorporated into open space <p>The site is controlled by a housebuilder and is deliverable]</p>	<p>We have now completed a site assessment for this site.</p> <p>We recognise that our proposed housing strategy needs revisiting and that Ravenstone’s proximity to Coalville is a material consideration. Officers agree that the site has few environmental constraints. However, we have chosen to discount it based upon its relationship to the main built up area of Ravenstone and its comparative distance to facilities, services and public transport. The highways authority has also flagged concerns about access to the site.</p>	<p>No change</p>	<p>136</p>	<p>Fisher German (William Davis)</p>
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**APPENDIX O –CONSULTATION RESPONSES FOR NEIGHBOURHOOD PLAN
SETTLEMENTS WHICH HAVE OR INTEND TO ALLOCATE HOUSING SITES**

APPENDIX O – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

HOUSING		SITE NUMBER: VARIOUS		SITE NAME: SITES IN SETTLEMENTS WITH NEIGHBOURHOOD PLANS	
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Blackfordby					
<p>Land north of Hepworth Road, Woodville (Wd1/Wd2)</p> <ul style="list-style-type: none"> • Site has a capacity of up to 92 dwellings. • The site has limited constraints and part of the site has planning permission. • Limited justification for sieving out Wd2 apart from the fact it is in a Neighbourhood Plan Area. • The draft Local Plan proposes to allocate land until 2040 whereas the Blackfordby Neighbourhood Plan only provides protection from speculative development until 2027 and will become out of date during the period of the draft Local Plan. • The Neighbourhood Plan responds to the current Local Plan and an outdated housing needs assessment. There is a failure to take account of recently available housing data. Nor does it contribute to meeting the housing requirement of 686 dwellings per year (as detailed in the Statement of Common Ground (June 2022)). 	<p>Wd1 has planning permission for 30 self and custom build dwellings. The planning permission has been implemented and these 30 dwellings form part of the Council’s housing commitments in the period up to 2042. Wd2 is in the Blackfordby Neighbourhood Plan Area. An indicative housing figure was provided to the Neighbourhood Plan Group in the preparation of the Neighbourhood Plan, in line with NPPF para.70. The made Blackfordby Neighbourhood Plan has allocated a site for housing and as such, the Local Plan does not currently propose to allocate any further housing sites in the Neighbourhood Plan Area. The purpose of the 29 January 2025 Local Plan Committee is to demonstrate that a range of proposed housing sites have been identified to meet the need of 686dpa + a 10% flexibility allowance. The final report shows that against Option 7b, the Council is proposing an excess of dwellings in the Sustainable Villages. There is no requirement for the</p>	<p>No change.</p>	<p>392</p>	<p>Cora</p>	

APPENDIX O – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

<ul style="list-style-type: none"> Cannot assume that the Blackfordby NP will be updated nor that further sites will be allocated. 	<p>Council to allocate additional sites in the Blackfordby Neighbourhood Plan Area.</p>			
<p>Land north of Blackfordby (By6)</p> <ul style="list-style-type: none"> The site could form a sustainable extension of 800 dwellings to Blackfordby, including education, leisure and a local centre. An initial masterplan has been prepared. It is located close to higher order settlements such as Ashby and Swadlincote. The site is being promoted by a housebuilder and is deliverable. 	<p>The above response applies to this site. In addition, the site is of a significant scale not deemed appropriate for the Sustainable Villages. It would result in the coalescence of Blackfordby with Woodville in South Derbyshire.</p>	<p>No change</p>	<p>219</p>	<p>Marrons (David Wilson Homes)</p>
<p>Breedon on the Hill</p>				
<p>Land at Main Street/Tonge Lane, Breedon on the Hill (Br5)</p> <ul style="list-style-type: none"> Not acceptable not to allocate sites in those settlements where Neighbourhood Plans are being prepared. Nothing in national policy or guidance which sets out that a Local Plan devolves its allocation responsibilities to a Neighbourhood Plan. Whereas it does state that it is not incumbent on Neighbourhood Plans to allocate housing. This approach is not considered robust. The Local Plan should positively allocate sites to ensure 	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Breedon Neighbourhood Plan proposes to allocate around 13 dwellings at Land North of Southworth Road. The Neighbourhood Plan has undergone examination and is awaiting referendum. Planning permission for 18 homes has since been granted at this site and this will form part of the Council's housing commitments.</p> <p>The purpose of the 29 January 2025 Local Plan Committee is to demonstrate that a range of proposed housing sites have been identified to meet the need of</p>	<p>No change.</p>	<p>172</p>	<p>Fisher German (Cora)</p>

APPENDIX O – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

<p>delivery and a consistent operation of its spatial hierarchy. A housing requirement needs to be established for Breedon on the Hill within strategic policies of the Local Plan.</p> <ul style="list-style-type: none"> • Benefits of the above site, with a capacity of around 84 dwellings, are: <ul style="list-style-type: none"> • Proximity to local services and facilities • Good physical relationship with Breedon on the Hill • Well contained and well landscaped with limited impact on the wider area • No adverse impact on heritage assets • No known or ecological matters to preclude its exclusion as an allocation • Under the control of an established housebuilder 	<p>686dpa + a 10% flexibility allowance. The final report shows that against Option 7b, the Council is proposing an excess of dwellings in the Sustainable Villages. There is no requirement for the Council to allocate additional sites in the Breedon on the Hill Neighbourhood Plan Area.</p>			
Diseworth				
<p>Land at Tea Kettle Hall, The Green, Diseworth (Dw3)</p> <ul style="list-style-type: none"> • Supports the proposed allocation of this site in the Pre-Submission Draft Long Whatton and Diseworth Neighbourhood Plan. • The site is immediately available, and the requirements set out in the draft neighbourhood plan policy are achievable. 	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Long Whatton and Diseworth Neighbourhood Plan is at Pre-Submission stage so can only be afforded limited weight. As such, this allocation has not been counted towards the residual housing figure to be found up to 2042. The Council’s housing</p>	<p>No change at present</p>	<p>108</p>	<p>Knights Plc (Mr Heath, Mr Bell and Mrs Bell)</p>

APPENDIX O – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

<ul style="list-style-type: none"> Diseworth is as Sustainable Village. The site is brownfield land, and its development would represent a sustainable form of development on previously developed land. 	<p>commitments and housing trajectory will be updated as part of Regulation 19. As part of this process, the Council will continue to monitor the progress of the Neighbourhood Plan and its proposed housing allocations. This will include reviewing the Limits to Development to incorporate any Neighbourhood Plan allocations (once they have made sufficient progress).</p>			
<p>Land off Grimesgate, Diseworth (Dw5)</p> <p>It is vital that the level of housing is increased in the Sustainable Villages, to reduce reliance on the larger settlements and to support services and facilities in the villages.</p> <p>Question the decision not to allocate within the village of Diseworth. Relying on Neighbourhood Plans risks limiting the benefits to solely housing numbers. Comprehensive allocation through the Local Plan can ensure additional benefits such as housing mix and tenure, delivery of affordable housing and developer contributions. Benefits of the site include:</p> <ul style="list-style-type: none"> No identified technical constraints. Capacity of around 25 dwellings Provision of BNG Public open space retaining ridge and furrow Suitable highway access 	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Long Whatton and Diseworth Neighbourhood Plan is at Pre-Submission stage so can only be afforded limited weight. As such, the proposed allocation at Tea Kettle Hall allocation has not been counted towards the residual housing figure to be found up to 2042. The Council’s housing commitments and housing trajectory will be updated as part of Regulation 19. As part of this process, the Council will continue to monitor the progress of the Neighbourhood Plan and its proposed housing allocations. The purpose of the 29 January 2025 Local Plan Committee is to demonstrate that a range of proposed housing sites have been identified to meet the need of 686dpa + a 10% flexibility allowance. The final report shows that against Option 7b, the</p>	<p>No change at present</p>	<p>188</p>	<p>C. Green Planning (The Cadwallader Family)</p>

APPENDIX O – SUSTAINABLE VILLAGES WITH NEIGHBOURHOOD PLANS

<ul style="list-style-type: none"> • No legal/ownership constraints • Immediately available 	<p>Council is proposing an excess of dwellings in the Sustainable Villages. There is no requirement for the Council to allocate additional sites in Diseworth.</p>			
Long Whatton				
<p>Land South of Hathern Road, Long Whatton (Lw5)</p> <p>We note the comment the district council does not propose an allocation in Long Whatton or Diseworth in light of the Neighbourhood Plan that is currently being prepared, covering these settlements.</p> <p>As this site is allocated within the pre-submission draft version of the Long Whatton and Diseworth Neighbourhood Plan, would welcome the inclusion of this site in the draft Local Plan. This will help ensure Policies S4 (Countryside) and Policy S5 (Residential Development in the Countryside) are not applied to this site and removing conflict between the Local Plan’s strategic policies and the neighbourhood plan, in accordance with para 29 and footnote 16 of the NPPF.</p>	<p>An indicative housing figure was provided to the Neighbourhood Plan Group during their preparation of the Neighbourhood Plan, in line with NPPF para.70. The Long Whatton and Diseworth Neighbourhood Plan is at Pre-Submission stage so can only be afforded limited weight. As such, this allocation has not been counted towards the residual housing figure to be found up to 2042. The Council’s housing commitments and housing trajectory will be updated as part of Regulation 19. As part of this process, the Council will continue to monitor the progress of the Neighbourhood Plan and its proposed housing allocations. This will include reviewing the Limits to Development to incorporate any Neighbourhood Plan allocations (once they have made sufficient progress).</p>	<p>No change at present</p>	<p>161</p>	<p>Mather Jamie (The Whatton Estate)</p>

APPENDIX P –CONSULTATION RESPONSES FOR SITES IN OTHER SETTLEMENTS

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION – OTHER SETTLEMENTS

HOUSING	SITE NUMBER Various	SITE NAME: Various			
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Newbold Coleorton					
<p>Land off Worthington Lane, Newbold Coloerton</p> <p>There is an unidentified shortfall of housing land in the Council's consultation document. This provides an opportunity to review the sustainability of this site and include it as a housing allocation.</p> <p>Benefits of this site are summarised as: -</p> <ul style="list-style-type: none"> • Close to employment and accessibility to a primary school • Good access to bus service stops • It is available and achievable within the plan period. 	<p>Newbold is identified as a Local Housing Needs Village in the draft Local Plan and development in this village is restricted to meeting a Local Need (Policy S3). No housing allocations will be proposed in the Local Housing Needs Villages in accordance with Policy S2.</p>	No change.	206	Pegasus Group (Taylor Wimpey Uk Ltd)	
Oaks in Charnwood					
<p>Land at Oaks Road</p> <p>The allocation of land for residential use.</p>	<p>The site is not of a sufficient size to be considered for allocation. Notwithstanding its size, it is an isolated site in the countryside and its allocation for housing development would be contrary to Policy S2.</p>	No change.	335	Michael Bowley	

APPENDIX Q: OPTIONS FOR DEALING WITH HS2 SAFEGUARDING

Option A – do nothing

For	Against
Avoids need to identify another site (or sites) now.	If at a later date it is decided to retain the route which results in at least one of the three sites no longer being developable, then there would be shortfall in provision.
	In view of cut-off date of December 2026 for submitting the Local Plan for Examination there may not be time to identify a replacement site.
	Potential risk to plan, although unlikely to result in an unsound plan, but would require a modification and hence delay to adoption.

Option B – identify reserve site(s)

For	Against
Provides some certainty in the event that a site (or sites) is required.	Whichever site (or sites) are identified as reserve sites will generate objections and result in uncertainty for residents.
Represents positive planning.	Raises expectation of site promoter(s). Even if the route of HS2 is abandoned this may be an issue at a later date if the site promoter seeks planning permission and argue that the principal of development has already been accepted.

Option C – include a new enabling policy which sets out how the council would seek to address any shortfall in housing provision in the event that HS2 results in the sterilisation of one or more sites

For	Against
Would avoid the need to identify a site (or sites) now	Provides less certainty than option B (but more than option A).
Addresses the ‘how realistic is it that sites will need to be protected?’ issue	Too open as to which site(s) would be required

APPENDIX R: DISTRIBUTION OPTIONS FOR THE POTENTIAL HS2 SHORTFALL

Option 1 – direct to Measham or Kegworth

In order to maintain the balance of agreed provision across the settlement hierarchy the starting point would be whether there are any alternative sites within the settlement within which the affected site is located. This would also be consistent with approach taken in the adopted Local Plan.

There are not any other available sites in Kegworth. There is one alternative site in Measham (Land at Bosworth Road, M18). The capacity of this is not a great as that for the Measham Waterside (311 dwellings compared to 426 dwellings). Therefore, there would still be a need to find sites in another settlement (or settlements) for 366 dwellings (i.e. 677 dwellings less 311 dwellings).

Option 2 – direct to other Local Service Centre (Ibstock)

Under this option all of those dwellings lost to HS2 would be directed to Ibstock which, like both Kegworth and Measham, is identified as Local Service Centre.

There are potential sites available in Ibstock which could potentially address the shortfall. Further details about these sites can be found [here](#) and [here](#). However, there is already a significant amount of housing proposed in Ibstock (496 dwellings – Land at Leicester Road (Ib18) and Land rear of 111a High Street (Ib20)). If the 677 dwelling shortfall from Kegworth and Measham was directed to Ibstock this would mean growth of 1,173 dwellings between 2024 and 42 or 36.84% (currently 15.6%). This would be significantly more growth than in both Measham (18.8%) and Kegworth (9%). This is not considered to be appropriate.

Option 3 – direct to Measham and Ibstock

As noted under option 1 There is an alternative site in Measham with a capacity of 311 dwellings.

As noted under option2 there are potential sites available in Ibstock which could potentially address the shortfall. Further information about these can be found [here](#) and [here](#).

As noted under option 2 there is already a significant amount of housing proposed in Ibstock (496 dwellings). If the 366 dwelling shortfall from Kegworth and Measham was directed to Ibstock this would mean growth of 862 dwellings between 2024 and 2042 or 27.07%. This would be slightly less than the growth in Measham (31.79%) but significantly more than in Kegworth (9%).

Option 4 – direct development to Coalville Urban Area

All available sites in the Coalville Urban Area have already been considered by the Local Plan Committee. There are no other available sites that have not previously been rejected as being unacceptable.

Option 5 – direct to Key Service Centres

There are no other available sites in Castle Donington.

There are two options for Ashby de la Zouch:

- West of Ashby off Moira Road. In terms of capacity, there are two SHELAA sites (A25 and A26) which could accommodate 46 and 493 dwellings respectively. The latter would address the shortfall if it was decided to identify a reserve site in Measham. If it was decided to not identify a reserve site in Measham, then the two sites combined would still be short of what is required (539 compared to 677 dwellings). However,

both sites have previously been considered unacceptable for a number of reasons, including due to likelihood of putting more traffic through town centre. Therefore, how could this approach be justified?

- Packington Nook. If a reserve site at Measham was identified then the issue would be about scale, as Packington Nook is much larger (1,100 dwellings) than the shortfall (366 dwellings). If it was decided to not identify a reserve site in Measham, then this site would still be more than required, but not as significantly (1,100 dwellings compared to 677 dwellings). One concern would be whether having another large site in Ashby would impact on the build out rate at Money Hill although it might be possible to consider seeking to restrict the amount of development from Packington Nook in the plan period to a lesser amount than the capacity to minimise the risk of this occurring.

Directing 366 dwellings to Ashby would mean total additional new allocations in Ashby de la Zouch of 456 dwellings (90 + 366) which would equate to growth of 35.63% (currently 30.04%) for the period 2024-42. If all of the shortfall was directed to Ashby de la Zouch (and in effect allocating a further 1,100 dwellings at Packington Nook resulting in total growth of 1,190 dwellings) then the level of growth would be 46.84%. This would be the largest proportional growth of any settlement.

Option 6 – direct to sustainable villages

If it was decided to identify a reserve site in Measham then the total provision in the sustainable villages would increase to 812 (446 + 366). If it was decided to not identify a reserve site in Measham then the total provision would be 1,123 (446 + 677)

Such a level of provision would be difficult to accommodate in terms of available sites, but also in terms of impact on services and facilities. Furthermore, it would be difficult to argue it would represent a sustainable pattern of development. As such, this is not considered to be an appropriate option.

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