

APPENDIX E

**CONSULTATION RESPONSES TO JACK'S ICES, NORTH OF STANDARD HILL,
COALVILLE (C50)**

RESPONSES TO PROPOSED ALLOCATIONS

HOUSING	SITE NUMBER: C50	SITE NAME: JACKS ICES NORTH OF STANDARD HILL, COALVILLE
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>Given that there are already 400 homes under construction via the adjacent scheme and thousands coming forward as part of south-east Coalville, an additional 108 on top feels excessive. The closest GP surgery, Hugglescote Surgery, is already swamped. Standard Hill is notorious for motorists speeding and the existing footpath is narrow and insufficient for pedestrians and there is also no cycle infrastructure in place. Therefore, children are unlikely to walk to schools and so result in extra traffic on local roads. Residents would be far more open to extra housing if there was already sufficient infrastructure to accommodate it.</p>	<p>At Planning Committee on 11 May 2024, it was resolved to grant planning permission for the development of 100 dwellings, subject to the completion of a S106 Agreement (23/00173/FULM). Therefore, for the purposes of the Local Plan this site should be considered as a commitment, rather than an allocation.</p>	<p>That the site be treated as a commitment. It is already included in the commitments figure at table 2 of the report.</p>	95	Lucy Cave
<p>Notwithstanding that there is an outstanding planning application on the site, it is clearly not capable of accommodating 108 dwellings. If the site is included, it should be adjusted to 100 dwellings.</p>	<p>At Planning Committee on 11 May 2024, it was resolved to grant planning permission for the development of 100 dwellings, subject to the completion of a S106 Agreement (23/00173/FULM). Therefore, for the purposes of the Local</p>	<p>That the site be treated as a commitment. It is already included in the commitments figure at table 2 of the report.</p>	243	Avison Young

	Plan this site should be considered as a commitment, rather than an allocation.			
Support proposed allocation which is subject of planning application for a 100% affordable housing scheme. This should be reflected in viability assessment. As drafted the policy includes unnecessary duplication with other policies.	At Planning Committee on 11 May 2024, it was resolved to grant planning permission for the development of 100 dwellings, subject to the completion of a S106 Agreement (23/00173/FULM). Therefore, for the purposes of the Local Plan this site should be considered as a commitment, rather than an allocation.	That the site be treated as a commitment. It is already included in the commitments figure at table 2 of the report.	296	Pegasus Group
(Highways) Previously expressed concerns in respect of the vertical alignment of Standard Hill to achieve a safe and appropriate form of access. Also concerned about access from the adjoining site in view of capacity. It would be unlikely that any roads within the site would be adoptable given levels issues.	At Planning Committee on 11 May 2024, it was resolved to grant planning permission for the development of 100 dwellings, subject to the completion of a S106 Agreement (23/00173/FULM). Therefore, for the purposes of the Local Plan this site should be considered as a commitment, rather than an allocation.	That the site be treated as a commitment. It is already included in the commitments figure at table 2 of the report.	341	Leicestershire County Council
This site has an ordinary watercourse along its western boundary. There is also a closed landfill on the western side of the site, and which is known to have taken road construction material.	At Planning Committee on 11 May 2024, it was resolved to grant planning permission for the development of 100 dwellings, subject to the completion of a S106 Agreement (23/00173/FULM). Therefore,	That the site be treated as a commitment. It is already included in the commitments figure at table 2 of the report.	404	The Environment Agency

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