

APPENDIX G

CONSULTATION RESPONSES TO LAND AT LILY BANK, THRINGSTONE (C74)

RESPONSES TO PROPOSED ALLOCATIONS

HOUSING	SITE NUMBER: C74	SITE NAME: LILY BANK THRINGSTONE
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
No benefit at all to existing neighbourhoods and residents. Development will result in the loss of open spaces and greenfields, why not build elsewhere?	The Council is required to allocate sufficient sites to meet the future requirements of the district. In doing so it is important to identify a range of sites of different sizes and locations.	No change	98	Lindsey Sawbridge
Support proposed allocation on behalf of landowner. Access can be achieved to meet County Highway Authority requirements. The other various requirements in the proposed policy are also achievable.	Noted There is a recent planning permission on the north-western extreme of the site for three dwellings (24/00272). It is understood that this would not be implemented in the event that site is allocated.	No change	171	Andrew Large Surveyors
Note that there is the potential for a number of Public Rights of Way to be impacted by development of this site.	There are two rights of way which affect this site (N4 and N5). This is reflected in the wording of the draft policy.	No change	192	Leicestershire Access Forum
The potential impact on Grace Dieu & High Sharpley SSSI should be fully considered and sufficient information should provide evidence that the proposal would not damage or destroy	A Preliminary Ecological Appraisal was submitted by the site promoter in June 2024. This was shared with Natural England who subsequently advised that	No change	223	Natural England

<p>the interest features for which the SSSI has been notified.</p>	<p>they “note that no direct impacts to the SSSI are anticipated given the distance of the development from the SSSI boundary. Also due to the lack of functionally connected habitat, indirect impacts are considered unlikely, but will be assessed at the detailed design stage and mitigated for through the implementation of a Construction Environmental Management Plan (CEMP). We look forward to commenting on the planning application consultation when it is submitted”.</p> <p>They go on to advise that Great Crested Newts have been identified on the site and that the site lies within an area where there is an active District Level Licensing scheme in operation. This information has been shared with the site promoter.</p>			
<p>The site is not controlled by a developer, part of the site is in Flood Zone 2/3, and there is uncertainty regarding access to the site. Therefore, site is unlikely to be suitable for residential development.</p>	<p>Whilst there is not a developer identified at this time, the site is being actively promoted by the agent on behalf of the landowner and it is understood that a</p>	<p>No change</p>	<p>243</p>	<p>Avison Young</p>

<p>Even if it is, it is questionable as to it whether it could accommodate 64 homes.</p>	<p>preferred developer has been identified.</p> <p>The site promoter has undertaken both detailed highway and ecological assessment work which have been shared with the appropriate authorities. As such the site is considered to be deliverable and developable as require by the National Planning Policy Framework</p>			
<p>Previous comments as part of SHELAA noted that the speed survey information was out of date and concerns regarding pedestrian and cycle provision.</p>	<p>A detailed pre application highway assessment regarding possible access options was submitted by the agent on behalf of the landowner to the County Highway Authority in January 2024. In the promoter's response to the consultation in February 2024 they appended a copy of the County Highway Authority response to this assessment dated 26 January 2024. This advised that the necessary visibility splays could be achieved.</p> <p>Notwithstanding this, the County Highway Authority has advised that significant upgrades would be required</p>	<p>No change</p>	<p>341</p>	<p>Leicestershire County Council</p>

	<p>to achieve access from Lily Bank. Therefore, its preference would be for the site to be accessed via Griffin Close which adjoins the site to the east.</p> <p>The proposed policy allowed for access from either Lily Bank or via Griffin Close. Therefore, no change required.</p> <p>In terms of pedestrian and cycle provision, the draft policy includes a requirement to provide a direct link to footpath N5 which runs along the eastern boundary of the site. This in turn provides a link to Henson's Lane, Thringstone primary school and to recent development at Griffin Road and hence to Loughborough Road and the bus services which pass along it.</p>			
<p>The Western most side of the site lies within Flood Zone 3 (within the floodplain of the Grace Dieu Brook, a Main River of the Environment Agency). This will remain the case once NaFRA2 goes live. The remainder of the site lies within Flood Zone 1.</p>	<p>The draft policy makes clear that no development will be allowed in the area covered by Flood Zone (3 (and 2) consistent with national policy. The Flood Zone 3 is located at the north western edge of the site. It is estimated to occupy only</p>	<p>No change</p>	<p>404</p>	<p>The Environment Agency</p>

	about 0.3Ha, out of a site area of 3.42ha.			
More development will increase flood risk as land can no longer absorb rainfall. It will also increase demand for school places and GP practices. Development will also lead to loss of wildlife.	The draft policy makes clear that no development will be allowed in the area covered by Flood Zone (3 (and 2) consistent with national policy. The policy also requires that any proposed development incorporate appropriate surface water drainage provision and that contributions be made to additional infrastructure such as education and health provision.	No change	407	Angela Burr
A planning application has already been rejected on the proposed site. Consider that the number of houses proposed is far too high for the site. The site is next to a brook and very low lying. At times of heavy rain the site floods.	The draft policy makes clear that no development will be allowed in the area covered by Flood Zone (3 (and 2) consistent with national policy. The response from the Environment Agency confirms that the remainder of the site is in Flood Zone 1 (i.e. the area at lowest risk of flooding). It is not clear as to which planning application is referred to as being rejected. It is the case that outline planning permission was granted for the demolition of an agricultural building on the	No change	431	Douglas Nicholson

	north-eastern part of the site for 3 dwellings (23/00240/OUTM) and for which reserved matters was approved in August 2024 (24/00272/REM).			
Have serious concerns about accessing the site from Lily Bank, general topography, woodland & hedges, flooding concerns and traffic. Continuation of the site from the recent development would be the best if this site were to become live, otherwise, much more suitable locations would be much more appropriate, the development would suffer with concerns from the noise of the A512.	<p>The County Highway Authority has confirmed that the necessary viability splays can be achieved to access the site from Lilly Bank, although their preference is for access to be achieved via Griffin Close (see response to rep 341 above).</p> <p>The draft policy requires the retention of trees and hedgerows.</p>	No change	478	Rhys Beaver