

APPENDIX I

**CONSULTATION RESPONSES TO LAND AT COALVILLE LANE/RAVENSTONE ROAD,
COALVILLE (R17)**

RESPONSES TO PROPOSED ALLOCATIONS

HOUSING	SITE NUMBER: R17	SITE NAME: LAND AT JUNCTION OF WASH LANE AND COALVILLE LANE, RAVENSTONE
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>Wash Lane, between the Hoo Ash Roundabout and Ravenstone Crossroads, is horrendously congested at rush hour and adding 300+ cars (assuming each house has 2 cars) is going to create major problems without some kind of improvement to the Ravenstone crossroads to the south of the site. The on-street parking on Wash Lane obstructs the flow of traffic and causes a huge backlog. A solution needs to be found to alleviate congestion as part of the development of this land.</p>	<p>This site is the subject of a current planning application (21/00494/OUTM). The County Highway Authority has advised that the impacts on highway safety would not be unacceptable and the impact on the road network would not be severe. As a result it does not conflict with paragraph 111 of the NPPF, subject to conditions and/or planning obligations.</p>	<p>No change</p>	<p>95</p>	<p>Lucy Cave</p>
<p>Support the proposed allocation, the northern part of which is the subject of a current planning application for up to 105 dwellings (21/00494/OUTM).</p> <p>In terms of the requirement for a pedestrian link through the adjoining land to the east, this cannot be delivered as it requires land outside of the site promoters control. As such, the policy should therefore be rewritten</p>	<p>Noted.</p> <p>It is agreed that criteria (c) should be amended.</p>	<p>That criteria (c) be amended to state”</p> <p>“The provision of a pedestrian link to the eastern boundary of the site to enable connectivity to existing development to the east”.</p>	<p>147</p>	<p>Gladman</p>

<p>as a 'desirable' rather than a strict requirement of the allocation.</p> <p>It is considered that it is likely that more than 153 dwellings could be accommodate do the site.</p>	<p>Some of the remaining part of the site of this may be required to make provision for biodiversity net gain or National Forest planting. Therefore, it would be prudent to not amend the current assumptions.</p> <p>The site are for the total site is about 8.2Ha. Whilst it is possible that this could, therefore</p>			
<p>From a further review of the Council website this states this application has not yet been determined and is awaiting a decision. However, within the Allocation Documents it states that planning has been granted it seems no such decision has yet been formally issued.</p> <p>Question whether all of the site is deliverable, especially that part that is brownfield. If this part is not deliverable then there will be a need to allocate land elsewhere, such as at Church Lane Ravenstone (R9).</p>	<p>Paragraph 4.28 of the draft Local Plan states that "The northern part of the site (currently in agricultural use) is the subject of a planning application for 105 dwellings (21/00494/OUTM)." This remains the case.</p> <p>There is no evidence at this stage to suggest that all of the remainder of this site could not be developed, although it is recognised that some of this may be required for biodiversity net gain or National Forest planting. This is allowed for in the assumption regarding the</p>	<p>No change</p>	<p>182</p>	<p>Boyer Planning o/b/o Redrow Homes</p>

<p>The site falls within the parish of Ravenstone but it is being classed as development within the Coalville Urban Area (CUA).</p> <p>Development of the site will increase the coalescence between Coalville and Ravenstone.</p>	<p>amount of development anticipated.</p> <p>It is the case that the site, together with adjoining land to the east and to the north of Coalville Lane is located within the parish of Ravenstone. However, these areas read in physical terms as part of the Coalville Urban Area.</p> <p>The A447 provides a logical rounding off and limits any further westward extension towards Ravenstone.</p>			
<p>The LHA's previous SHELAA comments highlighted that Access from Wash Lane may be contrary to the Leicestershire Highway Design Guide Policy IN5, 'Our Access to the Road Network Policy'.</p>	<p>This site is the subject of a current planning application (21/00494/OUTM). The County Highway Authority has advised that the impacts on highway safety would not be unacceptable and the impact on the road network would not be severe. As a result it does not conflict with paragraph 111 of the NPPF, subject to conditions and/or planning obligations.</p>	<p>No change</p>	<p>341</p>	<p>Leicestershire County Council (highways authority)</p>
<p>Land at Coalville Lane/Ravenstone Road – the site is in a Mineral Safeguarding Area for both sand & gravel and brick clay so would require a minerals assessment in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan.</p>	<p>Noted</p>	<p>That a requirement be included that a Mineral Assessment be submitted as part of a planning application.</p>	<p>341</p>	<p>Leicestershire County Council (planning authority)</p>

Site lies within Flood Zone 1	Noted	No change	404	The Environment Agency
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