

**APPENDIX M**

**CONSULTATION RESPONSES SEEKING ALLOCATION OF LAND OFF  
THORNBOROUGH ROAD (C18)**

## RESPONSES TO PROPOSED ALLOCATIONS

<b>HOUSING</b>	<b>SITE NUMBER: C18</b>	<b>SITE NAME: LAND EAST OF THORNBOROUGH ROAD COALVILLE</b>
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<b>MAIN ISSUES RAISED</b>	<b>COUNCIL RESPONSE</b>	<b>ACTION</b>	<b>RESPONDENTS ID</b>	<b>RESPONDENTS NAME</b>
<p>Promote land to the east of Thornborough Road for residential development (SHELAA reference C18). The Site is circa 17 hectares (42 acres) with a net developable area of circa 10.1 hectares (25 acres) and could deliver circa up to 400 dwellings.</p> <p>The Site is under option to David Wilson Homes and offers an immediate development opportunity which could be delivered within the next 5 years.</p> <p>Draft Policy S2 – Settlement Hierarchy (Strategic Policy) recognises that Coalville Urban Area is ‘the primary settlement within the District’.</p> <p>The Site is located within the Area of Separation (AoS) (Policy EN5) between Coalville and Whitwick. This is a local designation. As part of the promotion of the site landscape advice will be sought and it is considered development can be focused on areas</p>	<p>For the reasons set in the Committee report (paragraph 7.46), it is considered that an area of land to the rear of the Whitwick and Coalville Leisure Centre should be allocated for housing. However, for the reasons set out at paragraph 7.54 of the Committee report it is considered that it would not be appropriate to allocate any further land to the east of Thornborough Road.</p>	<p>That land off Thornborough Road (C18) (see Appendix V) be proposed to be allocated for around 105 dwellings in the Regulation 19 version of the plan.</p>	150	Savills

<p>which play a limited role in separating Coalville and Whitwick. It is also considered that landscape buffers and planting could be proposed in order to retain separation between the settlements.</p> <p>The possible need for development in the AoS was recognised at paragraph 5.30 in the report to the NWLDC Local Plan Committee on 17th January 2024 that due to a shortfall of dwellings identified in the Coalville Urban Area that the allocation of sites within the AoS should be considered.</p>				
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