

APPENDIX N

**CONSULTATION RESPONSES SEEKING ALLOCATION OF LAND OFF TORRINGTON
AVENUE/HALL LANE, WHITWICK (C19A)**

RESPONSES TO PROPOSED ALLOCATIONS

HOUSING	SITE NUMBER: C19a	SITE NAME: LAND OFF TORRINGTON AVENUE /HALL LANE, WHITWICK
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>Criticise methodology used to assess sites, noting that not all sites have been assessed whilst some, including their own site, have been incorrectly assessed in terms of geographical extent. Furthermore, the proposed approach fails to give proper weight to the significance of outcomes in the SA and does not appear to have compared sites between different levels of the hierarchy. The approach fails to explore exhaustively allocating sites in more sustainable higher order locations. As a result, the approach is considered not to be a balanced or thorough assessment of available sites as required by the NPPF. Moreover, the proposed approach results in less land being allocated in the Principal Town than required in the spatial strategy.</p> <p>The current approach to identifying policy requirements, does not take into account the implications for site capacity, viability or deliverability of requiring 10% biodiversity net gain.</p>	<p>For the reasons set in the Committee report (paragraphs 7.42), it is considered that it would be appropriate to allocate this site. However, the County Highway Authority have concerns regarding a single point of access from Torrington Avenue. Instead, it is suggested that it would be "more appropriate to access via the Stephenson Way element of C19". Therefore, any allocation would need to be subject to a requirement to achieve this.</p> <p>The approach to calculating the potential contribution to housing numbers from individual sites, is based on an assumed density of</p>	<p>That land off Torrington Avenue/Hall Lane (see Appendix V) be proposed to be allocated for around 242 dwellings subject to being developed in conjunction with land off Stephenson Way Coalville (C19b) and:</p> <ul style="list-style-type: none"> (A) Securing vehicular access from Stephenson Way through to Hall Lane; and (B) The remainder of the AoS north of the former mineral railway (excluding that occupied by Coalville Rugby Club) being retained as undeveloped land in perpetuity; and (C) The design of any development taking into account the proximity to Coalville 	243	Avison Young o/b/o Jelson Homes

<p>Question approach to calculating housing requirements, particularly in respect of Money Hill Ashby de la Zouch and also question whether an average of 294 dwellings each year will be delivered at South-East Coalville up to March 2031.</p> <p>Plan does not include a housing trajectory as required in the NPPF and nor is any information included to support assumptions made regarding deliverability and/or developability or timescales for development.</p> <p>Question assumptions made about a number of sites.</p> <p>Land Off Torrington Avenue Site of 5.5ha in a sustainable location with good access to services and facilities. Site is current part of Area of Separation whose purpose is to stop the coalescence of Coalville and Whitwick. A 2010 Settlement Fringe Analysis did not rule out some development, subject to some mitigation. The previous Local Plan Inspector did not rule out development at some future date in the event of</p>	<p>development. No evidence has been put forward to demonstrate that the assumptions made are incorrect. The build rate at South-East Coalville has increased significantly in recent years, with an average of 225 completions over the past four years and more areas are now coming forward.</p> <p>A housing trajectory will be required for the Regulation 19 plan.</p>	<p>Rugby Club such that there would be no adverse impact upon the operation of the Rugby Club consistent with the principle of the Agent of Change</p>		
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<p>increased development needs; that time is considered to be now. The current AoS study fails to assess the harm (if any) that would arise from development of this site. It is considered that some limited development at the edge of the AoS would allow for a new urban edge to be created. A masterplan has been prepared together with a Vision Document which shows that about 100 dwellings could be accommodated on the site whilst still maintaining separation between Coalville and Whitwick.</p>				
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