

APPENDIX P

**CONSULTATION RESPONSES SEEKING ALLOCATION OF LAND OFF KIRTON ROAD
(C73)**

RESPONSES TO PROPOSED ALLOCATIONS

HOUSING	SITE NUMBER: C73	SITE NAME: LAND OFF KIRTON AVENUE
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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>All potential sites have now been assessed, including as part of the Sustainability Appraisal.</p> <p>This site scores similar to other sites in the Coalville Urban Area in terms of the Sustainability Appraisal. The comments regarding connectivity and impact on the countryside are noted. Notwithstanding these concerns, they are not considered to be sufficient to justify not allocating the site in view of the significant need for more land for housing.</p> <p>The approach to calculating the potential contribution to housing numbers from individual sites, is based on an assumed density of</p>	<p>Land at Kirton Road, Coalville (C73) be proposed to be allocated for around 170 dwellings in the Regulation 19 version of the plan.</p>	<p>243</p>	<p>Avison Young o/b/o Jelson Homes</p>

<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 south of Kirton Road This site is of about 11.5ha and can be accessed via Kirton Road where Jelson control the ransom strip, so this is not a barrier to future development. Question the Council's assessment of the sites performance in respect of Green Infrastructure and Townscape, Landscape and Visual Sensitivity terms. It is suggested that there are significant opportunities to both improve and enhance the existing</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>			
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<p>Green Infrastructure network. In terms of visual impact it is consider that the site would not encroach into the countryside causing harm to the rural backdrop as the site is already physically and visually detached from the wider countryside. The Council's assessment regarding connectivity is also questioned as the site adjoins the urban area and there are no gaps or intervening uses whilst pedestrian routes to existing development are no worse than is typical in such situations, including recent development at Citron Avenue.</p>				
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