

APPENDIX I – ELLISTOWN CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: E7	SITE NAME: Land between Midland Road and Leicester Road, Ellistown		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of Development				
The Neighbourhood Plan is being reviewed and this involves looking to allocate E7 (and EMP24) as an 'area of separation' to maintain a distinct separation between Ellistown and Hugglescote.	Noted. As the Neighbourhood Plan does not allocate any new sites for housing, the decision was made by the Council to propose E7 as a housing allocation. Depending on the timescales there is the potential that the Neighbourhood Plan (NP) could be in conflict with the Local Plan if the latter is adopted before the NP review is completed.	No change.	131	Ellistown and Battleflat Parish Council.
Ellistown has already taken its fair share of housing in the district and over development has been experienced in this area.	Noted. The Local Plan has to ensure that sufficient housing provision is made to meet the future needs of the district. This does mean allocating sites in sustainable locations, in line with the settlement hierarchy and development strategy. Ellistown is a Sustainable Village and well related to Coalville so is deemed appropriate for additional housing growth.	No change.	131	Ellistown and Battleflat Parish Council
Support the allocation of E7. The site is in single ownership and can deliver housing in the short term. Development will be informed by a master planning exercise and include public open space, SuDS,	Noted.	No change.	280	Marrons (Richborough)

APPENDIX I – ELLISTOWN (E7)

suitable access onto Midlands Road, retention of PROW and landscaping.				
There is an opportunity to allocate a larger site should it be necessary as a result of an increase in housing numbers. A concept plan has been provided to support this.	No further/additional site allocations are considered necessary in Ellistown to accommodate the district's housing requirements.	No change.	280	Marrons (Richborough)
Loss of countryside with the settlements merging.	Policy requirements include a scheme designed to maintain the separation between the settlements of Ellistown and Hugglescote, as well as the provision of a high-quality landscape scheme to minimise the impact of development on the wider area and countryside.	No change.	413	Leah Moore
Object to new housing. Current new build houses are not occupied.	The need for new housing nationally is significant as recognised in national policy. The Council is expected to meet an identified housing need during the plan period. For the housing market to operate effectively there always needs to be a certain amount of vacancy to allow for what is referred to as churn.	No change.	645	Michael Deacon
Highways				
Concerns have been raised over the ability to provide a safe and suitable access as well as the lack of a link road between Midland Road and Leicester Road. In particular reference has been made to highway safety and capacity issues at the double mini roundabout, how these impacts can be mitigated and	Access to the site is shown to be from Midland Road only. The exact nature of any highway improvements or works have yet to be agreed although the County Highway Authority have advised that a safe and suitable access should be achievable for a development of the scale proposed. No specific requirements for the mini	No change.	131, 243, 487, 645	Ellistown and Battleflat Parish Council, Avison Young (Jelson Homes), Mary Lorimer and Michael Deacon

APPENDIX I – ELLISTOWN (E7)

<p>the lack of land available here to facilitate highway improvements.</p>	<p>roundabout have been raised to date.</p> <p>As the plans for the site reach a detailed stage, the developer will be required to carry out a road safety audit as part of a future planning application; this will look at existing road safety in the local area and the implications on road safety of the proposed development. The developers would need to mitigate any road safety impacts to a suitable standard and to the satisfaction of the local highways' authority.</p>			
<p>Vehicle speeds entering and leaving the village on Midland Road are shown to be higher than anticipated. We suggest the creation of a gateway to the village i.e. increase speed limit between Hugglescote and Ellistown. This approach is shown to decrease driver's speed.</p>	<p>Access to the site is shown to be from Midland Road. The exact nature of any highway improvements or works have yet to be agreed although the County Highway Authority have advised that a safe and suitable access should be achievable.</p> <p>As the plans for the site reach a detailed stage, the developer will be required to carry out a road safety audit as part of a future planning application; this will look at existing road safety in the local area and the implications on road safety of the proposed development. The developers would need to mitigate</p>	<p>No change.</p>	<p>131</p>	<p>Ellistown and Battleflat Parish Council.</p>

APPENDIX I – ELLISTOWN (E7)

	any road safety impacts to a suitable standard and to the satisfaction of the local highways authority.			
Local roads suffer traffic issues such as highway safety (HGVs, accidents and on street parking) congestion and insufficient road infrastructure. Additional development will exacerbate these issues, and local roads will not be able to cope. A link road will not solve these problems.	<p>A link road is not proposed as part of E7. However, the County Highway Authority does not have any objections to the principle of development for 69 dwellings. Comments provided conclude that a safe and suitable access should be achievable.</p> <p>As the plans for the site reach a detailed stage, the developer will be required to carry out a road safety audit as part of a future planning application; this will look at existing road safety in the local area and the implications on road safety of the proposed development. The developers would need to mitigate any road safety impacts to a suitable standard and to the satisfaction of the local highways authority.</p>	No change.	131, 413, 414, 487, 513, 567, 571, 645, 646	Ellistown and Battleflat Parish Council, Leah Moore, Emil Massey, Mary Lorimer, Kirsty Marriott, Gary Webb, Emma Harris, Michael Deacon, Eleonor Littlehales
Existing public transport is poor	The site assessments underpinning the consultation document confirms that Ellistown is served by the half hourly 15 bus service and the hourly 26 bus service. Whilst the destinations served by this bus are fairly limited, it does provide a frequent connection to the Coalville Urban Area, which is the top tier of the Council's settlement hierarchy.	No change	571	Emma Harris

APPENDIX I – ELLISTOWN (E7)

	There are bus stops on Ibstock Road/Leicester Road and Midlands Road, approximately 200m to 425m from the site. S106 contributions towards public transport benefits may be required as part of any future planning application.			
Pollution from traffic will affect quality of life and health.	<p>The Local Plan has to ensure that sufficient housing provision is made to meet the future needs of the district. However, this has to be balanced against the impact of development on existing communities. Draft Policy En6 addresses air quality. This will require an air quality assessment and appropriate mitigation measures should a development result in significant adverse impacts upon air quality.</p> <p>This approach will continue to be supported by the adopted Air Quality SPD.</p>	No change.	645	Michael Deacon,
<p>It would be preferable for the following principle to be incorporated into the draft policy particularly (but not necessarily just) in respect of site access arrangements.</p> <p>'Land on the opposite side of Midland Road is proposed for employment and the two sites should be designed to complement</p>	Changes are recommended to EMP24 to reduce the site size and for the site to be accessed from the South Leicestershire Industrial Estate. As such there is less of a need to plan these two sites (E7 and EMP24) together. Therefore, the change suggested is possibly no longer necessary.	No change at present.	341	Leicestershire County Council

APPENDIX I – ELLISTOWN (E7)

each other in terms of both design and infrastructure provision.'				
Environmental Considerations				
Uncertainty if the site will provide opportunity to improve the Green Infrastructure Network.	Policy IF3 of the draft Local Plan expects all major development to contribute to the delivery of new Green Infrastructure that connects to the existing network. This level of detail will be addressed as part of any future planning application.	No change.	131	Ellistown and Battleflat Parish Council.
Site may have an impact on sensitive landscape or townscape characteristics.	One of the policy requirements is the provision of a high quality landscaping scheme to the northern and western boundaries to help mitigate the visual impacts of development.	No change.	131	Ellistown and Battleflat Parish Council.
Site may have the potential to affect a heritage asset(s).	Impact on heritage assets, including designated and non-designated assets, would normally be addressed in detail as part of any planning application. Work undertaken to date does not identify any heritage assets within close proximity of the allocation, including non-designated heritage assets identified in the Ellistown and Battleflat Parish Neighbourhood Plan.	No change.	131	Ellistown and Battleflat Parish Council.
Potential impact on the existing public rights of way. Preference for the public right of way to remain on its existing route. Any diversion should preferably be through public open space and	Where there is a potential impact, the site specific policy wording references the retention and enhancement of existing public rights of way.	No change.	192	Leicestershire Local Access Forum

APPENDIX I – ELLISTOWN (E7)

<p>segregated from estate roads. If this is unavoidable the route should be as direct as possible.</p> <p>The loss of part of the footpath network will not be supported without a suitable diversion or where there is a significant adverse effect.</p>	<p>The details for retaining and enhancing the public right of way will be dealt with as part of the planning application.</p>			
<p>The area suffers flooding and stormwater and sewerage issues, due to inadequate infrastructure. Some roads become impassable. The cemetery, scout hut and Station Road, have flooded multiple times. Raw sewage has discharged into the River Sence.</p> <p>Future development will intensify this problem and new development is likely to suffer from flooding. Essential there are infrastructure improvements to accommodate new development. Environment Agency are aware of and considering these discharges.</p>	<p>The site is located within Flood Zone 1 and there is only a low risk of surface water flooding adjacent to part of the site's southern boundary. The Environment Agency and the Lead Local Flood Authority (LLFA) have not raised objections to this proposed site allocation. As the site area is greater than 1ha, as part of a future planning application the promoters would need to submit a Flood Risk Assessment and a sustainable drainage strategy. The assessment will need to establish whether a proposed development is likely to be affected by future flooding and/or whether it would increase flood risk elsewhere. It would need to identify mitigation measures to deal with any effects or risk, to the satisfaction of the LLFA (Leicestershire County Council).</p> <p>Severn Trent Water (as with all water authorities) have a duty to provide water and sewage to all new developments under their statutory</p>	<p>No change.</p>	<p>391,487, 637, 645, 646</p>	<p>Hugglescote and Donington le Heath Parish Council, Mary Lorimer Catherine Lofthouse, Michael Deacon, Eleonor Littlehales</p>

APPENDIX I – ELLISTOWN (E7)

	duty. It is their responsibility to ensure that there is sufficient capacity in the system to accommodate new development, even if this involves having to undertake improvements to existing infrastructure. If there are capacity constraints, this may impact the timing of development rather than the principle of development.			
Located within Flood Zone 1.	Noted.	No change.	404	The Environment Agency
Development should be of a high-quality design and designed to maintain the visual and physical separation between Ellistown and Hugglescote, with landscaping to mitigate the impact on the countryside.	Policy requirements include a scheme design to maintain the separation between the settlements of Ellistown and Hugglescote, as well as the provision of a high-quality landscape scheme to minimise the impact of development on the wider area and countryside. The Council currently seek well-designed places through the application of a Good Design Supplementary Planning Document (SPD) and is in the process of updating this document.	No change.	391	Hugglescote and Donington le Heath Parish Council
Loss of actively farmed land.	The new Local Plan must identify locations for the additional development needed for the coming years. This does mean, as in this case, allocating some greenfield land for development.	No change.	513, 645	Kirsty Marriott, Michael Deacon
Detrimental loss of green areas and wildlife habitat.	The new Local Plan must identify locations for the additional development needed for the coming years. This does mean, as in this	No change.	567, 645, 646	Gary Webb, Michael Deacon, Eleonor Littlehales

	case, allocating some greenfield land for development and as such there is the potential for impact on wildlife. Draft Policy En1 sets out how the council will seek to conserve and enhance biodiversity.			
Local services and infrastructure				
General				
Insufficient services and infrastructure in place to support existing population and increase.	The need to contribute towards the cost of additional infrastructure is recognised in the draft policy. A draft Infrastructure Delivery Plan (Part 2A Infrastructure Schedule) has been prepared to assess the cumulative impact of the proposed site allocations on to existing infrastructure and to set out how the impact might be mitigated. The Plan has been informed by engagement with infrastructure providers such as the local education authority and NHS Integrated Care Boards. This will feed into a Local Plan Viability Assessment and the Section 106 agreement for any future planning application.		442, 471, 487, 571, 645	Alan Ashcroft, Andrew Millard, Mary Lorrimer, Emma Harris, Michael Deacon
New infrastructure should be provided prior to new housing being built. Council tax resources are not sufficient to provide suitable levels of services.	The timing of infrastructure provision/Section 106 payments will be agreed on a site-by-site basis. Viability is a consideration, and the timing of new infrastructure will be triggered when the growth in population hits certain milestones.		442, 471	Alan Ashcroft, Andrew Millard

APPENDIX I – ELLISTOWN (E7)

Schools				
<p>Negative impact upon schools including their capacity</p>	<p>A draft Infrastructure Delivery Plan identifies that this site will be required to contribute towards the provision of primary school provision, Special education needs and early years provision. For primary school provision. This will include a contribution towards the provision of a new one form entry primary school within Ibstock, on a site to be identified capable of future expansion to a two-form entry school.</p> <p>The exact level of contributions required from this site will need to be determined as part of future work.</p>	<p>No change</p>	<p>413, 442, 487, 571</p>	<p>Leah Moore, Alan Ashcroft,, Mary Lorimer, Emma Harris</p>
Healthcare				
<p>Negative impact upon healthcare services (GPs and Dentist) including their capacity</p>	<p>This allocation (along with other housing allocations) is anticipated to increase patient numbers at the Ibstock and Barlestone Surgery by 11.4% (from October 2023 levels). It is anticipated that an extension or other enhancements to the surgery will be required to accommodate this increased demand, and this will be funded by Section 106 contributions.</p> <p>Dental surgeries are not generally funded by Section 106 contributions</p>	<p>No change.</p>	<p>413, 442, 471, 571, 645</p>	<p>Leah More, Alan Ashcroft, Anrew Millard, Emma Harris, Michael Deacon</p>

APPENDIX I – ELLISTOWN (E7)

Other Infrastructure				
The existing library is non-existent	Ibstock Community Library has now closed. There remains a library in nearby Coalville.	No change.	571	Emma Harris
Negative impact on open space	Development will be expected to provide an area of on-site public open space provision and is specified as a policy requirement.	No change	487	Mary Lorimer
Housing Type				
New development should provide starter homes and for those on low income. Rather than proving expensive housing.	A percentage of affordable housing will be required as part of the development.	No change.	442	Alan Ashcroft