

APPENDIX K – MOIRA CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Mo8	SITE NAME: Land off Ashby Road, Moira
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
Principal of Development				
<p>Welcome and support the allocation of Mo8. Several technical investigations have been commissioned to evidence deliverability along with a Vision Document for the site. The site owner and promoter are committed to preparing and submitting a planning application for the site at the appropriate time.</p> <ul style="list-style-type: none"> • Site promoter considers the site could be extended further northwards. • The Policy requirement of 49 dwellings conflicts with the evidence base (SHELAA, 2021 and Moira Housing Sites) which detail a potential site capacity of 93 dwellings. • Propose the site is allocated for 80 dwellings with biodiversity requirements being accommodated immediately to the north on land within the same ownership. • The site is developable, deliverable and is being promoted by a Land Promoter. 	<p>The SHELAA is a high-level assessment of sites which, using the Gross to Net Development Ratio set out in the SHELAA Methodology, sets out the capacity of the whole site. The detailed Site Assessment determined that the frontage part of the site only was suitable for development. The northern part of the site extends into countryside and development on that part of the site would not be in keeping with the settlement pattern. In addition, no further/additional site allocations are considered necessary in Moira to accommodate the district's housing requirements.</p> <p>The Sustainability Appraisal (SA) has been updated, and the site has been re-assessed based on the capacity of 49 dwellings.</p>	No change.	207	SATPLAN (Metacre Ltd (part of Northern Trust Group))

<ul style="list-style-type: none"> • The landowner has been approached by several housebuilders who are seeking to purchase the site. • The site can be delivered in the shorter term (1-3 years). 				
<p>AWTC offers no objection in principle to the proposed development.</p>	<p>Noted.</p>	<p>No change.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>Any objections to the development should be sensibly judged at the planning application stage to ensure there are no potential risks to the safety and welfare of residents.</p>	<p>Noted.</p>	<p>No change. This is an issue that will be addressed at the detailed application stage.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>Highways</p>				
<p>A change in the speed limit from 40 to 30mph before the development (approaching from Ashby) would promote safety. As would S106 monies directed to a pedestrian crossing near the roundabout. Additional S106 requests would be dealt with appropriately at the time of planning.</p>	<p>The issues of road and pedestrian safety including appropriate speed limits would be determined by the Local Highway Authority. No highway safety concerns have been raised at this stage.</p>	<p>No change. Highway safety and requirements for S106 contributions will be addressed at the detailed application stage.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>Comments as the Highways authority:</p> <p>The LHA can find no record of having been previously consulted on this site. There may be concerns over access onto Ashby Road.</p> <p>Comments from a Highway Development Management perspective:</p>	<p>The Local Highway Authority (LHA) were consulted on the site as part of the SHELAA process.</p> <p>Officers from NWLDC have subsequently met with the LHA (including officers from the Highway Development Management team) who collectively agreed that an access to the site would be achievable off Ashby Road.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>

<p>Green - Access likely to be achievable subject to careful positioning and existing 85th percentile speeds.</p>				
<p>Deliverability</p>				
<p>This site capacity of around 49 homes which seems to be based on the 2014 planning application which was disposed of in June 2022. The planning application hints that there are issues around the deliverability of this site. The site is not controlled by a developer or housebuilder. Taking this all into account there is little prospect that this site is deliverable. It should not be taken forward as a draft allocation in the Regulation 19 version of the Plan unless the site owner is able to provide the Council with robust evidence to demonstrate that there are no barriers to delivery.</p>	<p>The site is being actively promoted, and the promoter advises that there is developer interest in the site and that the site is developable and deliverable within the short term.</p>	<p>No change for now but as the plan progresses, stronger evidence demonstrating the deliverability of the site will be needed.</p>	<p>243</p>	<p>Avison Young (Jelson Homes)</p>
<p>Environmental Considerations</p>				
<p>The plan should investigate thoroughly that the potential for flooding would not cause future problems were the development to go ahead.</p>	<p>The site is within Flood Zone 1 – an area with the lowest probability of flooding.</p>	<p>No change.</p>	<p>180</p>	<p>Ashby Woulds Town Council</p>
<p>That the plan investigates thoroughly that spent mining would not cause future problems were the development to go ahead.</p>	<p>Part (2)(g) of the draft policy requires the “Provision of a Coal Mining Risk Assessment”.</p> <p>In terms of Coal Development, the site is within the Development Low Risk area which contains no recorded coal mining legacy risks to the surface. LCC have raised no objection on these grounds.</p>	<p>No change. There is no objection to the principle to the allocation and the Coal Mining Risk Assessment will identify any risks and mitigation needed.</p>	<p>108</p>	<p>Ashby Woulds Town Council</p>

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<p>The development site is located within a Mineral Safeguarding Area for coal. However, the proposed development is located with residential development sitting to either side and as such the County Council has no objections to the proposed land use of 49 residential properties.</p>	<p>Noted.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>There are no objections from a waste perspective.</p>	<p>Noted.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>Site lies within Flood Zone 1.</p>	<p>Noted.</p>	<p>No change.</p>	<p>404</p>	<p>The Environment Agency</p>

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Various	SITE NAME: ALTERNATIVE HOUSING SITES IN MOIRA		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>Mo10 - Land adjacent to Fire Station, Shortheath Road, Moira</p> <ul style="list-style-type: none"> • The site is developable and deliverable for a mixed-use development and is being promoted by a land promoter. The landowner has been approached by numerous developers, confirming market demand. • The site can be delivered in the short term (1-3 years). • The site is within a short walk of a shop, employment and both formal and informal recreation. • Allocating the site would be a logical extension to the Limits to Development. • The potential impact on the landscape/townscape is acknowledged and can be mitigated through an appropriate landscape buffer and the design and layout of the development. • A number of technical investigations have been commissioned to evidence the sites 	<p>A site assessment of this site has been undertaken based on a site capacity of around 42 dwellings.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains. The site assessment notes that the site is within good walking distance of a shop, employment and recreation. However, there remains concerns around the landscape sensitivity of the site and the number of recreational features in the parcel which makes it unique and rare in the context of the district. The area is characterised by linear housing and development of the would introduce a form of development that would not respond to the prevailing character and would encroach significantly into the countryside, to the detriment of the site and surroundings.</p>	No change.	207	Satplan (Metacres Ltd)

APPENDIX K – MOIRA (ALTERNATIVE SITES)

<p>deliverability along with a vision document.</p> <ul style="list-style-type: none"> • A parameters plan has been provided showing indicative details on access, greenspace and the potential developable area. 				
<p>Mo12 – Land at Blackfordby Lane, Moira</p> <ul style="list-style-type: none"> • The site is being promoted by a land promoter for up to 155 dwellings (both market and affordable housing). • If required, the site has the potential to deliver up to 200 homes. • The site comprises 5 distinct but adjoining parcels of land to the east of Blackfordby Lane. • A significant area of public open space is proposed including green infrastructure to ensure the development is climate resilient. • Site is adjacent to the settlement boundary and is in a sustainable location. • The site is not subject to any landscape designations. It does not contain nor is it in close proximity to listed buildings or conservation areas. • An indicative Development Framework plan has been prepared for the site. 	<p>The site promoter has submitted a representation for Mo12 which suggests a capacity of 155 dwellings, possibly up to 200 dwellings alongside other suggested benefits.</p> <p>A site assessment of this site has been undertaken based on a site capacity of around 126 dwellings. The site assessment noted that the site performs well in terms of accessibility to services and facilities. However, concerns were raised around encroachment into the countryside and development resulting in the built-up area of Moira moving closer to Blackfordby, potentially undermining the separation between the two settlements. In addition, the site forms part of the rural approach to the settlement from the north and development of the whole site would be against the prevailing character. It was noted that development of the southern part of the site adjacent to the existing built form maybe more acceptable.</p> <p>The comments and submission are noted, but our position that the site is not allocated remains.</p>	<p>No change.</p>	<p>147</p>	<p>Gladman Developments Ltd</p>