

APPENDIX L – OAKTHORPE CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING		SITE NUMBER: Oa5		SITE NAME: Land at School Lane, Oakthorpe	
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
Environmental Issues					
Allocation should only proceed once Severn Trent has resolved their current Treatment Works capacity issues. The Parish Council do not support the use of cesspits, either on a permanent or temporary basis.	The site is within the River Mease SAC and proposals will need to comply with draft Policy En2 of the Local Plan. However, reference to the River Mease in the site-specific policy requirements is a duplication of Policy En2.	Delete part (2)(f) from the policy (and all other site policies with the same requirement). Update Policy EN2.	175	Oakthorpe, Donisthorpe and Acresford Parish Council	
Concerns over possible noise levels during construction, particularly as piling for foundations may be needed.	This issue does not preclude the principle of the housing allocation. Noise nuisance can be managed, if necessary, during the construction phase of development.	No change.	175	Oakthorpe, Donisthorpe and Acresford Parish Council	
<p>Potential impact on the existing public rights of way.</p> <p>Preference for the public right of way to remain on its existing route. Any diversion should preferably be through public open space and 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</p>	<p>Part (2)(b) of the draft policy references the “Retention of the existing public rights of way (P71, P72 & P74) in so far as possible, with any diversions made to a convenient route nearby.”</p> <p>The details for retaining and enhancing the public right of way will be dealt with as part of the planning application.</p>	No change.	192	Leicestershire Local Access Forum	

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a suitable diversion or where there is a significant adverse effect.				
The site is within a Mineral Safeguarding Area for coal. Due to the nature of the mineral and the proximity of nearby residential development, there are no objections in this respect.	Noted.	Delete the requirement for a Minerals Assessment subject to confirmation from LCC.	341	Leicestershire County Council
The site is located within a Lead Local Flood Authority (LLFA) area of known severe flooding. Surface water during and post construction will have an impact. Suggest early engagement between ourselves and the developer.	Further advice has been sought from the LLFA who have confirmed that Oa5 is within the catchment of the serious flooding issue on Burton Road, Oakthorpe. The LLFA will seek to ensure any development of this site either provides significant betterment to greenfield or contributes to downstream flood alleviation. They will expect any drainage strategy not to increase flood risk. This will be addressed as part of any planning application.	No change.	341	Leicestershire County Council
Broadly supportive of this allocation but concerns raised regarding flooding and surface water retention. Since the development at Home Farm, during persistent rainfall, raw sewerage overflows from manhole covers.	to ensure any development of this site either provides significant betterment to greenfield or contributes to downstream flood alleviation. They will expect any drainage strategy not to increase flood risk. This will be addressed as part of any planning application. Draft Policy Ap8 seeks the provision of SuDS on all major developments.	No change.	175	Oakthorpe, Donisthorpe and Acresford Parish Council
Concerns raised over the impact on the village's sewerage system and capacity with overflows occurring during periods of persistent rainfall.	Severn Trent Water (as with all water authorities) have a duty to provide water and sewage to all new developments under their statutory duty. It is their responsibility to ensure that there is sufficient capacity in the	No change	175	Oakthorpe, Donisthorpe and Acresford Parish Council

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	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.			
The site lies within Flood Zone 1.	Noted	No change.	404	The Environment Agency
Site Allocation Policy Requirements				
Supports the housing allocation and its policy requirements.	Noted	No change.	140	Andrew Large Surveyors (Tambak Capitol Ltd)
Indicative layout of 47 houses shows land to the south of Oa5 to provide for SuDs, public open space and Biodiversity Net Gain, as per policy requirements.	It is our understanding that both these pieces of land (Oa5 and land to the south) are within the same ownership. The developer has an option over the entirety of this site.	Extend housing allocation Oa5 to include land to the south. (As detailed in Appendix A). Update policy to include the following requirement: <i>“Provision of open space in the southern part of the site.”</i> A parameter plan, to accompany the allocation, could be used to identify the area of open space and the	140	Andrew Large Surveyors (Tambak Capitol Ltd)

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		location of SUDs, BNG, National Forest Planting and public open space.		
Confirmation that access rights are available to the site owner and developer through the adjacent Home Farm development.	The principle of right of access is noted.	No change.	140	Andrew Large Surveyors (Tambak Capitol Ltd)
Access from School Street appears to be difficult on the basis of available corridor width and potential visibility issues.	<p>Note that access from School Street is not a suitable option. The policy requirement for this allocation suggests access to be off Home Farm.</p> <p>Further advice has been sought from the County Highway Authority who have advised that the road that serves Home Farm remains in private ownership and has not been put forward for adoption by the Local Highway Authority. Therefore, any development served off this site would also remain private and would be subject to relevant land ownership. Whilst it is not designed to an adoptable standard it is likely that the private site at Home Farm could accommodate serving additional development. No specific highway safety issues have been raised.</p>	No change. The site promoter has confirmed access rights through the Home Farm development are available to the site owner and potential developer.	341	Leicestershire County Council

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<p>With respect to the capacity of the River Mease, the site promoter suggests a temporary mains drainage solution can be allowed (single package treatment plant) with a transfer to main sewerage when capacity is available. The temporary treatment plant would discharge into stormwater drainage and into a pond.</p>	<p>Noted.</p>	<p>Reference to the River Mease to be removed from the policy as this addressed in draft Policy En2, which any proposal would need to accord with.</p>	<p>140</p>	<p>Andrew Large Surveyors(Tambak Capitol Ltd)</p>
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APPENDIX L – OAKTHORPE (ALTERNATIVE SITES)

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Oa7	SITE NAME: ALTERNATIVE HOUSING SITES IN OAKTHORPE		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>Oa7: Land at School Lane</p> <p>Support the allocation of this site. Representation seeks to address any issues relating to this site and identifies how this allocation would meet policy requirements.</p> <p>An indicative layout shows a housing development of 28 dwellings with the northern part of the site set aside for Biodiversity Net Gain and National Forest Planting.</p>	<p>The Council has undertaken a site assessment of Oa7 on the basis of a site capacity of 86 dwellings. In terms of landscape, access to public transport and facilities, and deliverability, this site is comparable to Oa5. However, concerns were raised with respect to the encroachment of Oa7 into the countryside and its relationship with the settlement pattern.</p> <p>The site promoter has since submitted a representation showing an indicative site layout of only 28 dwellings located in the southern part of the site, with the northern part of the site set aside for Biodiversity Net Gain and National Forest Planting.</p> <p>Notwithstanding these changes, officers remain of the opinion that Oa5 is comparatively better related to Oakthorpe and would consolidate the existing pattern of development. Furthermore, Oa5 proposes a scale of development that would more appropriately contribute to the district's overall housing strategy and requirement.</p> <p>The comments are noted, but our position that the site is not allocated remains.</p>	<p>No change.</p>	<p>140</p>	<p>Andrew Large Surveyors (Tambak Capitol Ltd)</p>