

## **LOCAL PLAN COMMITTEE – WEDNESDAY 29 JANUARY 2025**

### **QUESTIONS AND ANSWER SESSION**

#### **Question from Ms Gayle Baker**

The committee agreed, at the meeting on 16th December to a proposal to build around 1000 homes close to Stevenson's Way, Coalville. At the same time you also agreed that the area of separation between Coalville and East Whitwick would essentially be reduced while maintaining a reasonable area of public green space between the developments.

In my view, the principle of an area of separation should apply equally to the West Whitwick area. The proposed West Whitwick site is a valuable and natural area of separation between Coalville, West Whitwick and Thringstone, which supports abundant wildlife, agriculture and provides access to country walks for local residents. While access to a couple of these footpaths has become more hazardous recently the number of people who walk the paths has increased since the Meadow Barn Cafe, which is a skills centre for adults with learning difficulties, opened. Have the Local Plan Committee fully considered the detrimental effect on the health and wellbeing of residents and the Meadow Barn Cafe of developing this site?

#### **Response from the Chair of the Local Plan Committee**

'The area to the west of Whitwick is not considered to provide separation in the same way as the open area between Coalville and Whitwick, as the latter areas are smaller areas which are surrounded by built development.

Any new development will be required to ensure that existing formal footpaths are integrated into the overall layout and design of the site. In addition, any new development will be required to deliver biodiversity net gain equivalent to at least 10% as required by the Environment Act 2021.

It is not clear as to how new development could be judged to have a detrimental effect upon the Meadow Barn Café. Conversely, an increased number of people nearby could help to ensure that it remains a viable entity.'