

## **APPENDIX J – HEATHER CONSULTATION RESPONSES**

## RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: H3	SITE NAME: Land adjacent to Sparkenhoe Industrial Estate, Heather		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<b>Principle of Development/Type of Development</b>				
The Council fails to insist on the right sort of housing. There is a need for more starter homes/homes for low earners to purchase.	A percentage of affordable housing will be required as part of the development.	No change.	442	Alan Ashcroft
<b>Environmental Issues</b>				
<p>Potential impact on the existing public right of way identified.</p> <p>Preference is 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 a suitable diversion or there is a significant adverse effect.</p>	<p>Part (2)(b) of the draft policy references the “Retention and enhancement of the existing public right of way (Q64).”</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
No objections from a waste perspective. The site is located within a Mineral Safeguarding Area for sand and gravel. Given the small scale of the proposal and its location adjacent to	Noted.	Delete the requirement for a Minerals Assessment subject to confirmation from LCC.	341	Leicestershire County Council

<p>existing residential development, future mineral extraction is unlikely. Therefore, no objections are raised.</p>				
<p>The site lies within Flood Zone 1.</p>	<p>Noted.</p>	<p>No change.</p>	<p>404</p>	<p>The Environment Agency.</p>
<p><b>Infrastructure</b></p>				
<p>Infrastructure such as schools, GP surgeries, dentists and shopping facilities need to be provided to support development in the Ibstock and Hugglescote area.</p>	<p>The need to contribute towards the cost of additional infrastructure is recognised in the draft policy. A draft Infrastructure Delivery Plan identifies that this site will be required to contribute towards the provision of:</p> <ul style="list-style-type: none"> <li>• Primary school provision</li> <li>• Special education needs and early years provision.</li> <li>• Policing</li> <li>• Healthcare and</li> <li>• Community Infrastructure (potentially)</li> </ul> <p>The exact level of contributions required from this site will need to be determined as part of future work.</p> <p>The Infrastructure Delivery Plan goes into the following detail: -</p> <p>For primary school provision, this allocation (along with a number of other housing allocations) will be expected to contribute towards the provision of a new one form entry</p>	<p>No change.</p>	<p>442</p>	<p>Alan Ashcroft</p>

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	<p>primary school within Ibstock, on a site to be identified capable of future expansion to a two-form entry school.</p> <p>With respect to healthcare, 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>			
<b>Site Allocation Policy Requirements</b>				
<p>Supports the allocation of H3 but it should be extended to include land to the north with a total capacity of 115 dwellings, to meet the district’s housing requirement. ((Part (1) (a) of the draft policy requirements).</p>	<p>The current proposed housing allocation at H3 would provide an appropriate level of housing in Heather, taking into account the level of services and facilities available in the village and the lack of public transport provision. No further sites are considered necessary in the village to accommodate the district’s housing requirements.</p>	<p>No change.</p>	<p>656</p>	<p>Define Planning &amp; Design Ltd on behalf of Rosconn Strategic Land</p>

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<p>Confirmation that vehicle, pedestrian and cycle access would be provided via Gadsby Road. ((Part (2) (a) of the draft policy requirements).</p>	<p>Noted. The County Highways Authority have not raised any objection to access from Gadsby Road.</p>	<p>No change.</p>	<p>656</p>	<p>Define Planning &amp; Design Ltd (Rosconn Strategic Land)</p>
<p>Concerns raised over the practicalities of delivering Self-build and custom house build on market housing schemes. This requirement should be deleted in favour of specific sites for Self and custom-build housing delivery. ((Part (1) (c) of the draft policy requirements).</p>	<p>These points will be addressed under Policy H7 when presented to a future Local Plan Committee.</p> <p>However, reference to the delivery of self-build and custom housebuilding in this policy is a duplication of draft Policy H7.</p>	<p>Delete Part (1) (c) from the draft policy requirement (and all site policies with the same requirement).</p>		
<p>Part (2) (c) of the draft policy requirements should be reworded to provide flexibility to allow for hedgerow removal to allow for site access and other circumstance that may arise at the detailed design stage. For example,</p> <p>“Retention of existing hedgerows <b>(where possible)</b> with the provision of a 5m buffer zone alongside to be retained as open space <b>where appropriate.</b>”</p>	<p>Agreed with respect to site access. However, the principle of the retention of hedgerows should be retained.</p>	<p>Amend Part (2) (c) of the policy to make clear that some section of hedgerow can be removed to accommodate site access.</p> <p>“Existing hedgerows to be retained <b>(except where removal is required to accommodate access)</b> with the provision of a 5m buffer zone alongside to be retained as open space.”</p>		

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<p>There is no need for additional landscaping to the north and west. The existing landscaping is robust, the site is very well contained and has a limited visual envelope. Appeal decision on the site to the south supports this conclusion.</p>	<p>Agreed with respect to the boundary to the west, which is well screened, limiting the impact of development.</p>	<p>Amend policy requirement Part (2) (d) to remove reference to:- to read:- <i>“Provision of a high-quality landscaping scheme to the northern boundary to help mitigate the visual impacts of development.”</i></p>	<p>656</p>	<p>Define Planning &amp; Design Ltd on behalf of Rosconn Strategic Land</p>
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RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: Various	SITE NAME: ALTERNATIVE HOUSING SITES IN HEATHER			
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME	
<p><b>H1: Land off Newton Road</b></p> <p>This site should be allocated to address the shortfall in housing numbers and inability of strategic sites to deliver housing in the early years.</p> <p>H1 is potentially available and deliverable. The withdrawn application 16/01149/OUTM suggests there are no overriding constraints to the development of this site at an early date in the plan period.</p>	<p>Officers have undertaken a site assessment of H1. Concerns were identified with respect to the relationship of the development with the existing pattern of development and encroachment into the countryside. On this basis this site is not our preferred allocation.</p> <p>The comments are noted, but no information has been provided which would change our assessment of the site. Our position that the site is not allocated remains.</p>	<p>No change.</p>	<p>341</p>	<p>Leicestershire County Council (as landowner)</p>	
<p><b>H2: Swebstone Road</b></p> <p>The housing figure should be higher than that which is proposed.</p> <p>A submitted masterplan suggests a development of approximately 115 dwellings with access of Newton Road, with the provision of affordable homes, open space and biodiversity.</p>	<p>Officers have undertaken a site assessment of H2. Concerns were identified with respect to the scale of the development and its siting and relationship with the existing pattern of development and encroachment into the countryside. On this basis this site is not our preferred allocation.</p> <p>The comments are noted, but no information has been provided which would change our assessment of the site. Our position that the site is not allocated remains.</p>	<p>No change.</p>	<p>245</p>	<p>Evolve Planning (Bloor Homes)</p>	