

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

RESPONSES TO PROPOSED ADDITIONAL ALLOCATIONS (MARCH 2025)

HOUSING	SITE NUMBER – C18	SITE NAME – LAND OFF THORNBOROUGH ROAD COALVILLE
---------	-------------------	--

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
AREA OF SEPARATION				
The loss of the Whitwick wedge/Area of Separation that will link Coalville and Whitwick. The community has previously opposed development in these areas and the Council has supported. Not clear as to why the category of this land has been changed from D to B.	<p>In approving the current Local Plan, the previous Local Plan Inspector did not rule out development within the Area of Separation at some future date in the event of increased development needs.</p> <p>A study of the Area of Separation was undertaken in 2023. This judged that this site was category B site whereby the site “forms coherent extension, can be adequately mitigated, is available and promoted but requires third party land for suitable access”.</p> <p>This, together with the development needs up to 2042 are such that it is considered now appropriate that this site be allocated, subject to consideration of all other matters.</p>	No change	17, 27, 56, 203, 213, 214,239, 241, 285, 477	Melanie Goode, Katie Higson and Catherine Gough, Colin Hope, Jamie Peters, Matthew Bennett, Michael Angrave, Margaret Hill, Brienne Bennett, Clifford Mason and Rena Fletcher, Neil Hoult
Loss of identity of Whitwick.	The proposed allocation seeks to maintain a degree of separation between Whitwick and Coalville,	No change	17, 245	Melanie Goode, Jayne Angrave,

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

	whilst also ensuring that sufficient land is allocate for new development. Visibility of the site from surrounding areas will be quite limited having regard to its size and location behind existing buildings.			
Site is poorly related to existing built form and is located within an Area of Separation.	<p>This site is well related for access to services and facilities including employment, shops, schools and public transport. A study of the Area of Separation was undertaken in 2023. This judged that this site was category B site whereby the site “forms coherent extension, can be adequately mitigated, is available and promoted but requires third party land for suitable access”.</p> <p>This, together with the development needs up to 2042 are such that it is considered now appropriate that this site be allocated, subject to consideration of all other matters.</p>	No change	136	Andrew Large Surveyors Limited
HIGHWAYS/TRANSPORT				
The local road network already experiences congestion, particularly at peak times with congestion back from the roundabout of A511 and Thornborough Road. There will be increased dangers for road users and pedestrians. Additional traffic will increase noise and air pollution and	Transport modelling work is being undertaken which will inform the final plan. This will assess the likely impact of individual development upon the highway network, in terms of both safety and congestion, together with considering any necessary	No change	17, 27, 31, 55,56, 108, 117, 128, 203, 213, 214, 216, 239, 240, 245, 247, 264, 284, 285, 374, 375, 380, 406, 477, 478	Melanie Goode, Katie Higson and Catherine Gough, Mr and Mrs Conti, Paul Rowe, Colin Hope, Matthew Williams, Amy

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

demand for parking, which together with other development nearby, will affect the health and safety of residents.	mitigation that may be required. The modelling work will inform the decisions of the Council when finalising the plan.			Collis, Nicola Horne, Jamie Peters, Matthew Bennett, Michael Angrave, Bethany O'Donnell, Margaret Hill, Brienne Bennett, Jayne Angrave, Shelley Rennocks, Stephen Caulfield, Grace Proctor, Clifford Mason and Rena Fletcher, Julie Staniforth, Dean Staniforth, Richard Dawson, Claire Caulfield, Neil Hoult, Linda Hoult
This site is approximately 350m from the railway and near to Coalville and Swannington crossings. There is potential to impact on the safe operation of these crossings by increasing pedestrian and vehicular traffic in the area which will require careful assessment. It is likely that Network Rail would have concerns in respect of this allocation should it come forward and mitigation measures	As no specific evidence has been provided regarding this matter it is not considered appropriate to require a specific requirement. However, the potential impact of development on the safety and operation of level crossings and any appropriate mitigation measures would be addressed through Transport Assessments	No change	87	National Rail

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

may be required to address any safety impact which would be at the developer's expense.	as part of any planning application.			
Need to be able to demonstrate that a safe and appropriate access can be achieved (<i>Transport Strategy & Policy and Highways Development Management</i>)	The allocation of this site is subject to the satisfactory outcome from the transport modelling which has been commissioned to assess the impact of the development proposed as part of the Local Plan.	No change	150	Leicestershire County Council
On it's own this site would not be likely to have an impact upon the Specified Road Network, but cumulatively with other sites in the Coalville Urban Area they have a significant impact. This can be addressed through the transport evidence base and discussions.	Noted	No change	161	National Highways
Lack of parking as part of new development will result in overspill to other areas.	The requirements for parking provision are established by Leicestershire County Council as the Highway Authority. These require a minimum of 2 spaces per dwelling, with 3 for properties with 4 or more bedrooms.	No change	245	Jayne Angrave
INFRASTRUCTURE				
Lack of amenities to support the proposed housing with significant impact on services such as doctors, dentists, chemists, schools, shopping, public transport, employment and sewage which are already struggling to cope. Furthermore, the area already experiences some power outages.	Policy IF1 is concerned with the issue of ensuring that new development makes appropriate provision for necessary infrastructure to support growth. This will be secured via S106 Agreements. In accordance with national policy,	No change	17, 27, 28,31, 39, 56, 108, 117, 128, 203, 213, 214, 216, 239, 240, 245, 247, 264, 284, 285, 315, 374, 375, 380, 406, 478	Melanie Goode, Katie Higson and Catherine Gough, Zoe Williams, Mr and Mrs Conti, Terri Kilby, Colin Hope, Matthew

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

Supporting information regarding impact upon infrastructure is out of date. For example, at Whitwick Health Centre. New Swannington School is full, so where will children go?	<p>the nature and scale of any planning obligation required has to be related to the scale and type of development proposed. This will mean that for larger pieces of infrastructure, such as new schools, it will be necessary for a number of developments to contribute towards such infrastructure.</p> <p>An Infrastructure Delivery Plan is being prepared which will identify the type and amount of infrastructure required for the different developments proposed in the Local Plan.</p>			Williams, Amy Collis, Nicola Horne, Jamie Peters, Matthew Bennett, Michael Angrave, Bethany O'Donnell, Margaret Hill, Brienne Bennett, Jayne Angrave, Shelley Rennocks, Stephen Caulfield, Grace Proctor, Clifford Mason and Rena Fletcher, Daniel Wagstaff, Julie Staniforth, Dean Staniforth, Richard Dawson, Claire Caulfield, Linda Hoult
There needs to be more investment within Whitwick and the wider Coalville area.	New housing development will make it easier to attract private investment into the Coalville area as there are more potential customers. The Council is working with landowners and developers to do this. Planning permissions have been given for new developments in the town centre, including leisure facilities.	No change	108, 117	Matthew Williams, Amy Collis

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

Cumulative impact on infrastructure, environment, character and residential together with other nearby development.	The potential impact of this and other development in respect of infrastructure will be considered as part of the transport modelling and the Infrastructure Delivery Plan. The design policy and that in respect of amenity will also consider the broader impacts of any future development as part of the planning application process.	No change	214, 240, 315	Michael Angrave, Brienne Bennett, Danile Wagstaff
Existing sewers cannot cope already.	The draft Infrastructure Delivery Plan notes that Severn Trent Water has indicated that schemes will come forward within the Asset Management Plan 8 period (2025 -2030) to address capacity constraints at Snarrows Wastewater Treatment Works. Any future development will need to ensure that adequate provision is made for drainage of sewage.	No change	216, 247	Bethany O'Donnell, Shelley Rennocks,
<p>The proposed allocations C18, C19a and C19b will impact significantly on two practices at Whitwick Health Centre. The growth would increase registrations in both practices by 13%, resulting in 4234 and 4386 registrations respectively.</p> <p>The ICB also recognises that further work will need to take place to consider the cumulative effect of these proposed sites alongside sites that have already been approved.</p>	Policy IF1 is concerned with the issue of ensuring that new development makes appropriate provision for necessary infrastructure to support growth. This will be secured via S106 Agreements. In accordance with national policy, the nature and scale of any planning obligation required has to be related to the scale and type of development proposed.	No change	487	Leicester Leicestershire and Rutland Integrated Care Board

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

	An Infrastructure Delivery Plan is being prepared which will identify the type and amount of infrastructure required for the different developments proposed in the Local Plan. The ICB are actively involved in discussions as part of the Infrastructure Delivery Plan.			
AMOUNT AND TYPE OF HOUSING DEVELOPMENT				
Already huge housing developments in the area - Bardon, Hugglescote, Greenhill, Ashby etc.	The need for new housing nationally is significant as recognised in national policy. The council has to ensure that sufficient provision is made as part of the plan in order to ensure that it is 'sound'.	No change	17, 404, 478	Melanie Goode, Jay Rocks, Linda Hoult
Cumulative impact on infrastructure, environment, character and residential together with other nearby development.	The potential impact of this and other development in respect of infrastructure will be considered as part of the transport modelling and the Infrastructure Delivery Plan. The design policy and that in respect of amenity will also consider the broader impacts of any future development as part of the planning application process.	No change	214, 240, 315	Michael Angrave, Brienne Bennett, Danile Wagstaff
The Council has the ability to stop developments such as this as is shown in appeal decisions elsewhere.	The need for new housing nationally is significant as recognised in national policy. This needs to be balanced against other considerations. Having regard to the above, the current available evidence does not suggest that there are	No change	245	Jayne Angrave,

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

	adequate reasons as to why this site should not be allocated for development.			
No evidence that the development will deliver affordable housing for local people.	Other policies of the plan address the need for new housing development to include provision for affordable housing, as well as market housing.	No change	245	Jayne Angrave,
FLOODING				
The site and area are subject to flooding, with standing water for much of the year. In addition, Thornborough Road floods which development, together with climate change, will only make worse.	<p>Proposed draft policy AP7 seeks to direct development to areas at least risk of flooding. The site is located within Flood Zone 1, which is the lowest risk area for flooding.</p> <p>Information on the Environment Agency website identifies that a small part the site is identified as being at a risk of surface water flooding. As set out in response to comments from Leicestershire County Council (150), a change is proposed to part (2)(c) of the policy to ensure that the design and layout takes a sequential approach to avoid areas of surface water flooding.</p>	No change	17, 27, 28,31,39,55, 108, 117, 128, 203, 213, 214, 240, 245, 247, 374, 375, 478, 481	Melanie Goode, Katie Higson and Catherine Gough, Zoe Williams, Mr and Mrs Conti, Terri Kilby, Paul Rowe, Matthew Williams, Amy Collis, Nicola Horne, Jamie Peters, Matthew Bennett, Michael Angrave, Brienne Bennett, Jayne Angrave, Shelley Rennocks, Julie Staniforth, Dean Staniforth, Linda Hault, Whitwick Parish Council
Site layout should avoid placing housing in lower parts of the site in order to minimise the risk of flooding. Likely that open space can be	Latest information from the Environment Agency identifies that a small part of the site is at risk of surface water flooding. It is	That part(2) (c) be amended to state: "A design and layout which respects the	150	Leicestershire County Council

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

incorporated into areas of surface water flood risk (<i>Lead Local Flood Authority</i>)	considered that (2) (c) could be amended to address these concerns.	amenity of adjoining residential properties which front onto Thornborough Road <u>and which takes a sequential approach to avoid areas of surface water flooding; and</u> ".		
IMPACT ON BIODIVERSITY				
The impact on wildlife and biodiversity as the site hosts a variety of fauna and flora coupled with the loss of green spaces.	There are not any specific ecological designations which apply to this site. However, all new developments will be required to make provision for biodiversity net gain consistent with national policies and with policy En1.	No change	27, 39, 108, 117, 128, 203, 213, 214, 240, 245, 247, 264,315, 374, 375, 380	Katie Higson and Catherine Gough, Terri Kilby, Matthew Williams, Amy Collis, Nicola Horne, Jamie Peters, Matthew Bennett, Michael Angrave, Brienne Bennett, Jayne Angrave, Shelley Rennocks, Stephen Caulfield, Daniel Wagstaff, Julie Staniforth, Dean Staniforth, Richard Dawson
The proposed site lies within the Site of Special Scientific Interest Impact Risk Zone for Grace Dieu and High Sharpley. Evidence is required that any water discharges arising from the	Draft policy En1(Nature Conservation/Biodiversity net gain) requires that development avoid an adverse impact upon sites of nature conservation	No change	345	Natural England

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

development will not cause significant impact to the designated site.	value, including Sites of Special Scientific Interest.			
Development of this site would lead to the permanent and irreversible loss of biodiversity and geodiversity, as well as greenfield land.	As set out at paragraph 3.22 of the consultation document, proposed development will need to comply with policy En1 (Nature Conservation/Biodiversity net gain), including biodiversity net gain consistent with national policies.	No change	481	Whitwick Parish Council
AGRICULTURAL LAND				
Loss of agricultural land which is used for crops and grazing.	Best and Most Versatile (BMV) agricultural land is defined as Classes 1,2 and 3a. Natural England's Provisional Agricultural Land Classification map record the site as being Grade 3. It is not clear, therefore, whether or not BMV would be affected. Generally speaking, 20 or more hectares is generally considered to be significant, the term used in the NPPF. This is more than the proposed site. Therefore, if the site was to be assumed as all being Grade 3a (and it might not), the loss would not be significant. The NPPF advises that it is necessary to consider the loss of agricultural land against other policy considerations. In this instance the loss of agricultural	No change	27, 315, 374, 375, 478	Katie Higson and Catherine Gough, Daniel Wagstaff, Julie Staniforth, Dean Staniforth, Linda Hoult

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

	land has to be weighed against the need for new housing.			
AIR QUALITY				
Pollution and poor air quality are already an issue as a result of traffic and pose a risk to the health of local people. This development, together with others nearby, will make this worse including during construction. How will dust and pollution be managed across concurrent development sites?	<p>As set out in the consultation document, all proposed allocations will require an Air Quality Assessment as part of any future planning applications.</p> <p>Major developments, such as this site, will need to be supported by a Construction Dust Assessment. Conditions will be attached to any planning permission to control the times that construction activity can take place in order to protect the amenity of existing residential areas.</p>	No change	27, 39,128, 213, 216, 239, 240, 285, 478	Katie Higson and Catherine Gough, Terri Kilby, Nicola Horne, Matthew Bennett, Bethany O'Donnell, Margaret Hill, Brienne Bennett, Clifford Mason and Rena Fletcher, Linda Hoult
BROWNFIELD AND LAND STABILITY				
There are brown field sites elsewhere in the NWLDC area.	The draft Local Plan included an allowance for sites in Coalville Town Centre to deliver 200 dwellings from previously developed land. In addition, it is proposed to redevelop the former Hermitage Leisure Centre for housing. Other previously developed land is currently being redeveloped for housing, including the former Snibston Discovery Park and Workspace 17.	No change	17, 27, 128, 477, 478	Melanie Goode, Katie Higson and Catherine Gough, Nicola Horne, Neil Hoult, Linda Hoult
Proximity to fault line	There are no known reasons as to why development along the	No change	213, 214, 241, 245	Mattherw Bennett, Michael Angrave,

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

	line of the Thringstone fault would not be appropriate. The Coal Authority has not identified any issues in respect of land stability with this site in its response. Any prospective developer will need to satisfy themselves in respect of any land stability issues.			Brienne Bennett, Jayne Angrave,
Concerns regarding land stability due to previous mine workings and potential to result in subsidence to existing properties.	The Coal Authority has not identified any issues with this site in its response.	No change	374, 375	Julie Staniforth, Dean Staniforth
IMPACT ON HEALTH AND WELLBEING				
Loss of amenity and tranquillity with increased noise and loss of privacy. Impact upon the mental health of local residents if all you can see are a sea of houses	Draft Policy AP2 addresses the potential impact of all new development on the amenity of existing residents and would be applied to any subsequent planning application for development on the site.	No change	39, 213, 214, 240, 245, 315	Terri Kilby, Matthew Bennett, Michael Angrave, Brienne Bennett, Jayne Angrave, Daniel Wagstaff,
NATIONAL FOREST				
The supporting text should refer to the site's location in the National Forest.	Noted	That the supporting text include reference to the site's location in the National Forest.	165	The National Forest Company
Development of this site situated in the National Forest would also have a negative impact on landscape as the site is large in size.	Any development will be required to provide additional tree planting consistent with policy En3. Therefore, there is no need to include anything in the specific site allocation policy.	No change	481	Whitwick Parish Council

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

GREEN SPACES/FOOTPATHS				
Erosion of green spaces and network of footpaths and bridleways.	There are not any public footpaths or bridleways which cross the proposed site, although a bridleway does run along the southern boundary of the site. Development of the site will not of itself impact upon the bridleway route. The site is not publicly accessible. New development will be required to include the provision of open space which will be publicly accessible.	No change	39,214, 406	Terri Kilby, Michael Angrave, Claire Caulfield
Loss of countryside	In policy terms, none of the land is currently identified as countryside in the adopted Local Plan, but rather it is an Area of Separation.	No change	284	Grace Proctor
HERITAGE				
Indications of prehistoric archaeology to east and west, together with ridge and furrow. Will require pre-determination evaluation, followed by appropriate mitigation secured by condition upon any future planning permission. The heritage potential is assessed as being medium risk (<i>Archaeology</i>)	As set out at paragraph 3.23 of the consultation document, a Desk Based Archaeology Assessment (followed up with any necessary archaeological site investigation) will be a requirement for most sites including this site.	No change	150	Leicestershire County Council
No concerns to raise in respect of the proposed allocations and harm to designated heritage assets.	Noted	No change	197	Historic England

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

SUPPORT ALLOCATION				
<p>Support the allocation of this site. Note that the site has the potential to accommodate more development if the requirements for green and blue infrastructure were to be accommodated on other parts of C18 which are within the Area of Separation. However, the wording of policy En5 (Area of Separation) should be clarified to make it clear green and blue infrastructure are supported in the Area of Separation. Increased provision from this site would help to address the small shortfall in the Coalville Urban Area.</p> <p>The reference to policy En5 should be deleted as it is repetition and hence unnecessary.</p> <p>Initial assessments (landscape, ecology, tree, and highways) indicate no constraints to delivering additional housing on Site C18.</p> <p>Additional wording is suggested in respect of the requirement relating to a link to the bridleway and boundary treatment to provide greater flexibility by referring to “where possible and practicable”.</p>	<p>The wording of policy En5 will be addressed as part of a later report.</p> <p>Noted</p> <p>The suggested additional wording is not considered to be necessary. If as part of a subsequent planning application it was demonstrated that either of these requirements could not be addressed, then this would potentially be a material consideration. There is no</p>	<p>No change</p> <p>No change</p>	<p>142</p>	<p>Savills o/b/o David Wilson Homes</p>

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

<p>In terms of the overall housing requirement, it is suggested that this should be increased to take account of the need for affordable housing and the fact that the outcome from the Standard Method has resulted in a significant increase in the district specific housing requirement. In addition, the plan period should be extended to 2050 to accord with the NPPF requirement (paragraph 22) that plans which incorporate large scale developments “such as new settlements or significant extensions to existing villages and towns” should look ahead “at least 30 years”.</p>	<p>evidence at this time that either of these requirements are not achievable. The housing requirements are those identified in the Statement of Common Ground with the Leicester and Leicestershire authorities which was based on the Housing and Economic Needs Assessment (HENA). The requirement is higher than that from the government’s standard method which builds in an affordability adjustment. Furthermore, the HENA considered the issue of whether there is a need to uplift the housing need figure for the Housing Market Area. It concluded that there is not a case. This, together with the fact that the housing requirement exceeds the need for affordable housing identified in the HENA points, therefore, to there not being a case to further increase the housing requirement for affordability reasons. The reference in the NPPF to looking ahead at least 30 years is in respect of there being a vision for larger scale developments such as new settlements or significant extensions. It does not require that the whole plan period</p>	<p>No change</p>		
---	--	------------------	--	--

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

Additional land in C18 could be allocated to address any shortfall as there is potential for 160 to 260 dwellings.	be extended to cover at least 30 years. The allocation of additional land would require the loss of more of the Area of Separation. However, the overall needs can be met elsewhere.	No change		
Increasing the size of this site would potentially allow for reduced development elsewhere, particularly off Torrington Avenue (site C19a)	Increasing the size of this site would be likely to result in access issues as it would load more traffic onto Thornborough Road and hence likely congestion issues in view of the proximity of other development sites. Furthermore, the access to the site is constrained as there is only one point of access. It would also result in the loss of part of the Area of Separation (AoS) that is identified in the AoS study as being a category D parcel, whereas site C19a is judged as being category A and B and hence in terms of the AoS, more suitable for development.	No change	187	Andy Buckingham,
OTHER COMMENTS				
Allocation of the site is not supported by the Sustainability Appraisal which notes lack of suitable access and the fact that site is not considered developable.	Since the Sustainability Appraisal report was prepared new information has come to light, which includes that a developer (David Wilson Homes) is now involved in this site. In terms of the issue of access, the Highway Authority has confirmed that there is no apparent highway reason	No change	56	Colin Hope

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

	for why this site should be excluded, although this will be subject to the outcome of the transport modelling work which is being undertaken.			
A Minerals Assessment should be undertaken in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan (LWMLP). In addition, development should not prejudice the operation of safeguarded waste sites (Coalville Transfer Station and Recycling and Household Waste Sites) in line with Policy W9 of LWMLP. Land stability associated with coal mining works should also be considered (<i>Planning</i>)	As the Minerals and Waste Local Plan is part of the development plan, it is not necessary to include these as specific requirements. However, a cross reference in the supporting text would be appropriate. The issue of land stability is addressed at policy En6 (Land and Air Quality)	That the supporting text includes a cross reference to the need to comply with any requirements in the Minerals and Waste Local Plan.	150	Leicestershire County Council
More people means it will be harder to find jobs.	In addition to housing, the plan identifies land for future employment development which will provide more job opportunities.	No change	216	Bethany O'Donnell
Lack of commitment to sustainable building practices contrary to national and local policies to address climate change.	Other policies of the plan address issues relating to climate change.	No change	245	Jayne Angrave,
No specific reason given	Noted	No change	288	Ellis Williams
The proposed development conflicts with the Council's own objectives, particularly: Objective 1 (Enabling health and wellbeing) – this is one of the few areas of green land left	The site is well placed for access to local services and facilities by walking or cycling which has the potential to bring health benefits to future residents. The site is not currently accessible by public	No change	374, 375	Julie Staniforth, Dean Staniforth

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

<p>Objective 4 (Reducing the need to travel) – no regard to impact on increase in traffic on an already busy road</p> <p>Objective 9 (Conserving and enhancing our natural environment) – development will increase flood risk</p> <p>Objective 11 (Ensuring sufficient infrastructure) – development will remove an area of natural habitat</p>	<p>footpaths or bridleways. New development will include open spaces which will be accessible to all local people, not just residents of the proposed development.</p> <p>The site is well located for access to services and facilities including shops, schools, employment and leisure facilities which are accessible by walking or cycling. The site is also served by public transport.</p> <p>The site is located in Flood Zone 1 which is the lowest level of risk from flooding.</p> <p>Information on the Environment Agency website identifies that a small part of the site is identified as being at a risk of surface water flooding. As set out in response to comments from Leicestershire County Council (150), a change is proposed to part (2)(c) of the policy to ensure that the design and layout takes a sequential approach to avoid areas of surface water flooding.</p> <p>There are not any specific ecological designations which apply to this site. However, all new developments will be required to make provision for</p>			
--	--	--	--	--

APPENDIX A – LAND OFF THORNBOROUGH ROAD, COALVILLE (C18)

	biodiversity net gain consistent with national policies and with policy En1.			
Devaluation of existing properties which enjoy views over opens fields.	The impact upon the price of existing properties is not a material planning consideration.	No change	374, 375	Julie Staniforth, Dean Staniforth