

APPENDIX B – LAND OFF TORRINGTON AVENUE, WHITWICK (C19A)

RESPONSES TO PROPOSED ADDITIONAL ALLOCATIONS (MARCH 2025)

HOUSING	SITE NUMBER – C19a	SITE NAME – LAND OFF TORRINGTON AVENUE COALVILLE		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
AREA OF SEPARATION				
Object to the loss of the Whitwick wedge/Area of Separation which the community has previously opposed development in these areas and the Council has supported. Development will link Coalville and Whitwick and result in urban sprawl. The remainder will be likely to be built on eventually. Requiring a Legal Agreement to be signed will only provide protection for 5-years	<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. The 2023 Area of Separation study concluded that this site was potentially suitable as it provided a coherent extension to the existing built for. 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> <p>The retention of the remaining open land as publicly accessible open space is a key policy requirement, without which development would not be considered acceptable.</p>	No change	13, 25, 44, 65, 70, 74, 102, 120, 121, 125, 135, 144, 151, 159, 168, 176, 178, 183, 187, 194, 202, 206, 225, 226, 229, 231, 244, 239, 285, 371, 378	Matthew Watson, T and G Waltham, Katie Smallwood, Franklyn Northage, Jamie Smallwood, Andy Varnam, Nicola White, Debbie Newbold, Jayne Cockburn, Charlie Starbuck, Claire Chambers, James Hensman, Angela Moore, A Mephram, Laura Leigh, Martin Argyle, Oliver Martin, Katarzyna Lewko, Andy Buckingham, Claire Bingham, Shirley Mordecai,

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				Sandra Blyth, Anne Garrigan, Christine Walker, T Woolman, Derrick Holmes, Nikki Lynas, Margaret Hill, Clifford Mason and Rena Fletcher, John Gardner, Viv Newman
Loss of identity of Whitwick, it will no longer be a village and it will not be as attractive a place to live.	The proposed allocation seeks to maintain a degree of separation between Whitwick and Coalville, whilst also ensuring that sufficient land is allocate for new development.	No change	25, 29, 33,133,135, 169, 187, 194, 210, 226, 265, 301	T and G Waltham, Bernadette Whelton, Danielle O'Mara, Helen Deacon, Claire Chambers, Jane Thatcher, Andy Buckingham, Claire Bingham, Pamela Moore, Christine Walker, Andrew Palmer, Tom Fletcher
Site is poorly related to existing built form and is located within an Area of Separation.	This site is well related for access to services and facilities. A study of the Area of Separation was undertaken in 2023. This judged that this site was category A site whereby the site "forms coherent extension with suitable	No change	136	Andrew Large Surveyors Limited

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	<p>access, can be adequately mitigated and is available and promoted”</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>			
HIGHWAYS/TRANSPORT				
<p>The local road network already experiences congestion, particularly at peak times with congestion on the A511 and the various junctions, including Stephenson Way, Hall Lane, Hermitage Road and Meadow Lane. There will be increased dangers for road users and pedestrians in the area generally and more specifically on Torrington Avenue. There will also be increased traffic during construction of any development. Concern that Green Lane would become a main entrance to any future development but that it is not suitable. A link road from Hall Lane to Stephenson Way will create a 'rat run'.</p>	<p>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 mitigation that may be required. The modelling work will inform the decisions of the Council when finalising the plan.</p>	<p>No change</p>	<p>8, 13, 15, 23, 24, 25, 29, 33, 36, 38,40, 43, 44, 49, 50, 52, 53, 55, 58, 65, 66,70, 74,102, 117,120, 121, 123, 126,133, 135, 144, 151, 169,174, 176, 178,180, 185, 187,189, 190, 192, 194, 196, 199, 202,206, 210, 212, 216, 222,223, 224, 225, 226, 229, 231, 239, 246, 264,265, 301, 346, 371, 378, 380, 420</p>	<p>Mavis Smithard, Matthew Watson, David Whelton, Aaron Moore, Emma Moore, T and G Waltham, Bernadette Whelton, Danielle O'Mara, Claire Page, Lewis Smart, Jacqui Smart, Oliver Meadows, Katie Smallwood, Kai Osborne, Rachael Smith, Cara Garrigan, Neil Rounce, Paul Rowe, Donna Palmer, Franklyn</p>

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				Northage, Martin Quilley, Jamie Smallwood, Andy Varnam, Nicola White, Amy Collis, Debbie Newbold, Jayne Cockburn, John Williams, Amy Massey, Helen Deacon, Claire Chambers, James Hensman, Angela Moore, Jane Thatcher, Ian Taylor, Martin Argyle, Oliver Martin, Lewis Kent, Adrian Court, Andy Buckingham, Julie Tolley, Andrew Tolley, Ros Holmes, Claire Bingham, Tracy Wileman, Kay Sketchley, Shirley Modecai, Sandra Blyth, Pamela Moore, Molly Thomas, Bethany O'Donnell, Mandy and Gary
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				Baxter, Gary Bonser, Peter Garrigan, Anne Garrigan, Christine Walker, T Woolman, Derrick Holmes, Margaret Hill, Therese and Michael Willoughby, Stephen Caulfield, Andrew Palmer, Tom Fletcher, Ian Marshall and Karen Elburg, John Gardner, Viv Newman, Richard Dawson, Andrew Lane
This site is approximately 750m from the railway and associated level crossing and is a considerable allocation. There is a 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 may be required to address any safety impact which would be at the developer's expense.	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 can be considered as part of the Infrastructure Development Plan and addressed through Transport Assessments as	No change	87	National Rail

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	part of any planning application.			
<p>This site has been considered together with site C19b (Stephenson Green). A single comprehensive site access masterplan including C19b and C46 (Land off Broom leys Road Coalville) is preferred. A joint access with C19b would be more appropriate than single points of access off Hall Lane or Torrington Avenue.</p> <p>The proposed link road should be of a suitable standard to carry buses and also include active travel infrastructure which should link to other active travel routes (<i>Transport Strategy & Policy and Highways Development Management</i>).</p>	<p>Noted. As set out in response to comments from Jelson Homes (166), it is considered that site C46 should also be included with this site and also C19.</p> <p>Noted and this will be addressed as part of a revised policy.</p>	See response to comments from Jelson Homes (160)	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
INFRASTRUCTURE				
There is already considerable development in the locality, including sites off Stephenson Way and Thornborough Road, which together with this site will overwhelm the area. There is a lack of amenities to support the proposed housing with significant impact	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	No change	23, 24, 25, 28, 29,33, 36, 38,39, 40,44, 50,53, 57, 58, 66,70,74, 102, 117, 120, 121, 125, 126, 133, 135,144,	Aaron Moore, Emma Moore, T and G Waltham, Zoe Williams, Bernadette Whelton, Danielle O'Mara,

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<p>on services such as doctors, dentists, chemists, schools, shopping, public transport, employment and sewage which are already struggling to cope. There will also be impact upon supporting infrastructure, including water and electricity supply. The area already experiences some low water pressure. Furthermore, the provision of more drains etc will result in disruption to existing residents.</p>	<p>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. 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>		<p>156, 158,169,176, 178, 180, 183, 185, 187, 189, 190, 192,194, 196, 202, 210, 212, 216, 223, 225, 226, 231, 239, 244, 264, 266, 285, 301, 346, 371, 380, 481</p>	<p>Claire Page, Lewis Smart, Terri Kilby, , Jacqui Smart, Katie Smallwood, Rachael Smith, Neil Rounce, Keith Butler, Donna Palmer, Martin Quilley, Jamie Smallwood, Andy Varnam, Nicola White, Adrian Court, Amy Collis, Debbie Newbold, Jayne Cockburn, Charlie Starbuck, Amy Massey, Helen Deacon, Claire Chambers, James Hensman, Kevin Lynas, Elaine Lynas, Jane Thatcher, Martin Argyle, Lewis Kent, Katarzyna Lewko, Andy Buckingham, Julie Tolley, Andrew Tolley,</p>
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				<p>Ros Holmes, Claire Bingham, Tracy Wileman, Shirley Mordecai, Pamela Moore, Molly Thomas, Bethany O'Donnell, Gary Bonser, Anne Garrigan, Christine Walker, Derrick Holmes, Margaret Hill, Nikki Lynas, Stephen Caulfield, Andrew Palmer, Clifford Mason and Rena Fletcher, Tom Fletcher, Ian Marshall and Karen Elburg, John Gardner, Richard Dawson, Whitwick Parish Council</p>
<p>Existing sewers cannot cope already. New development will make this worse as has happened in the Hugglescote area with the development there.</p>	<p>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</p>	<p>No change</p>	<p>44, 169, 216, 246, 266</p>	<p>Katie Smallwood, Jane Thatcher, Bethany O'Donnell, Therese and Michael</p>

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	capacity constraints at Snarrows Wastewater Treatment Works. Any future development will need to ensure that adequate provision is made for drainage of sewage.			Willoughby, Andrew Palmer
There needs to be more investment within Whitwick and the wider Coalville area. Lack of shops in Coalville and jobs will force younger people out of the local 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	117, 120, 126, 244	Amy Collis, Debbie Newbold, Amy Massey, Therese and Michael Willoughby
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. 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.	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

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	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	36, 265, 371	Claire Page, Andrew Palmer, John Gardner
Housing requirement of 680 houses per year is unacceptable, particularly as the area has seen a large increase in housing stock in recent years. Evidence from the ONS suggests levelling out and potential reduction in population during the lifetime of the plan. The district should only take its fair share of new development and not have to address shortfall from Leicester City because they failed to allocate enough land. Housing should be more evenly distributed across Leicestershire.	The need for new housing nationally is significant as recognised in national policy and the requirements set down by the government. 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	133, 192, 193, 231, 264, 285,	Helen Deacon, Ros Holmes, Matthew Box, Derrick Holmes, Stephen Caulfield, Clifford Mason and Rena Fletcher,
No strong evidence of local need that justifies this level of development. Current developments are not selling as expected.	The need for new housing nationally is significant as recognised in national policy. This need is up to 2042, not just the immediate need. New	No change	183, 246	Katarzyna Lewko, Therese and Michael Willoughby

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	build rates have maintained a consistent level in recent years, which would suggest that properties are selling.			
Empty properties should be brought back in to use, rather than being allowed to stand empty. Similarly, properties should not be allowed to convert too Airbnb with nobody in them most of the time.	For the housing market to operate effectively there always needs to be a certain amount of vacancy to allow for what is referred to as churn. As at the 2021 Census the vacancy rate was estimated to be 3.5%, compared with a national rate of 5.4%. The issue of Airbnb properties is beyond the control of the Local Plan.	No change	244	Nikki Lynas
Developing this site will ensure that the number of new homes required are provided, whilst still maintaining an area of open land between Coalville and Whitwick. Development could help congestion in the area.	Noted.	No change	332	Richard Thorpe
FLOODING				
The site and area are subject to flooding, development will only exacerbate this. There is potential to impact upon existing nearby properties.	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. Information on the Environment Agency website identifies that parts of the site are identified as being at a risk	No change See response to comments from Leicestershire County Council (150)	28,33, 39,55, 117, 185, 193, 226, 301, 371, 378	Zoe Williams, Daneille O'Mara, Terri Kilby, Paul Rowe, Amy Collis, Adrian Court, Matthew Box, Christine Walker, Tom Fletcher, John Gardner, Viv Newman

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	of surface water flooding. As set out in response to comments from Leicestershire County Council (150), the revised policy for this site (and C19b) will need to be amended to ensure that the design and layout takes a sequential approach to avoid areas of surface water flooding.			
Significant surface water flow paths through the site flowing from the south-east to the north-west. Flow paths are wide and may impact on the deliverability of the number of units. A sequential approach to site layout may enable areas of highway and public open space to be strategically located to encompass the surface water flow paths (<i>Lead Local Flood Authority</i>)	Noted. The revised policy for this site (and C19b) will need to be amended to ensure that the design and layout takes a sequential approach to avoid areas of surface water flooding.	That the issue of surface water be addressed as part of ongoing work and through a revised policy to ensure that the design and layout takes a sequential approach to avoid areas of surface water flooding	150	Leicestershire County Council
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	8, 24, 25, 29, 33, 39, 40, 44, 49, 50, 52, 58, 65, 66, 70, 74, 113, 117, 121, 125, 133, 135, 144, 151, 156, 158, 169, 174, 176, 178, 183, 185, 187, 192, 194, 196, 199, 202, 206, 210,	Mavis Smithard, Emma Moore, T and G Waltham, Bernadette Whelton, Danielle O'Mara, Terri Kilby, Jacqui Smart, Katie Smallwood, Kai Osborne, Rachael Smith,

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			212,223, 225, 226, 231,244, 246, 264, 301, 346, 371, 380, 481	Cara Garrigan, Donna Palmer, Franklyn Northage, Martin Quilley, Jamie Smallwood, Andy Varnam, Joe Nicholls, Amy Collis, Jayne Cockburn, Charlie Starbuck, Helen Deacon, Claire Chambers, James Hensman, Angela Moore, Kevin Lynas, Elaine Lynas, Jane Thatcher, Ian Taylor, Martin Argyle, Oliver Martin, Katarzyna Lewko, Adrian Court, Andy Buckingham, Ros Holmes, Claire Bingham, Tracy Wileman, Kay Sketchley, Shirley Mordecai, Sandra Blyth, Pamela Moore,
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				Molly Thomas, Gary Bonser, Anne Garrigan, Christine Walker, Derrick Holmes, Nikki Lynas, Therese and Michael Willoughby, Stephen Caulfield, Tom Fletcher, Ian Marshall and Karen Elburg, John Gardner, Richard Dawson, Whitwick Parish Council
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 development will not cause significant impact to the designated site.	Draft policy En1(Nature Conservation/Biodiversity net gain) requires that development avoid an adverse impact upon sites of nature conservation value, including Sites of Special Scientific Interest.	No change	345	Natural England
Development of the sites will no doubt have a negative effect on landscape as these sites are large in size, and would lead to the permanent and irreversible loss of biodiversity and geodiversity, as development in combination will lead to the permanent and irreversible loss of greenfield land. It will have a negative effect on the	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. Any	No change	481	Whitwick Parish Council

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landscape as these sites are large in size, and would no doubt result in the merging of settlements and loss of identity. This site is also situated in the National Forest.	development will also be required to provide additional tree planting consistent with policy En3.			
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 which measures about 11 hectares. 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 land has to be weighed against the need for new housing.	No change	8, 113, 223, 371	Mavis Smithard, Joe Nicholls, Gary Bonser, John Gardner

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AIR QUALITY				
<p>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> <p>Additional traffic will increase noise and air pollution and demand for parking, which together with other development nearby, will affect the health and safety of residents.</p>	<p>As set out in the consultation document, all proposed allocations will require an Air Quality Assessment as part of any future planning applications. Whilst the Broom Leys Road junction has previously been identified as an Air Quality Management Area this was revoked due to observed improvements in data.</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	<p>8, 25, 29, 33, 39, 49, 52, 53, 66, 125, 126, 133, 135, 169, 180, 187, 189, 210, 216, 226, 239, 244, 265, 285, 346,</p>	<p>Mavis Smithard, T and G Waltham, Bernadette Whelton, Danielle O'Mara, Terri Kilby, Kai Osborne, Cara Garrigan, Neil Rounce, , Martin Quilley, Charlie Starbuck, Amy Massey, Helen Deacon, Claire Chambers, Jane Thatcher, Lewis Kent, Andy Buckingham, Julie Tolley, Pamela Moore, Bethany O'Donnell, Christine Walker, Margaret Hill, Therese and Michael Willoughby, Andrew Palmer, Clifford Mason and Rena Fletcher, Ian Marshall and Karen Elburg,</p>

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BROWNFIELD AND LAND STABILITY				
There are brownfield 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	8, 123, 156, 158, 225,	Mavis Smithard, John Williams, Kevin Lynas, Elaine Lynas, Anne Garrigan
Concerns regarding land stability due to previous mine workings and potential to result in subsidence or flooding.	The Coal Authority has not identified any issues with this site in its response.	No change	33, 135, 194, 202, 301, 378	Danielle O'Mara, Claire Chambers, Claire Bingham, Shirley Mordecai, Tom Fletcher, Viv Newman
Land stability associated with coal mining works should also be considered.	The issue of land stability is addressed at policy En6 (Land and Air Quality)	No change	150	Leicestershire County Council
Proximity to Thringstone fault	There are no known reasons as to why development along the 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.	No change	246	Therese and Michael Willoughby

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	Any prospective developer will need to satisfy themselves in respect of any land stability issues.			
IMPACT ON HEALTH AND WELLBEING				
Development will impact and disrupt existing residents due to building works, including noise and dust	<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	13, 120, 183, 185	Matthew Watson, Bebbie Newbold, Katarzyna Lewko, Adrian Court
Loss of amenity and tranquillity with increased noise and loss of privacy as a result of new development and more traffic. This will also potentially reduce natural light and overshadowing. These will affect quality of life of existing residents. Impact upon the mental health of local residents if wildlife and open spaces are lost and replaced with 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	23, 39, 58,66, 126, 183, 185, 194, 222, 224,226, 379	Aaron Moore, Terri Kilby, Donna Palmer, Martin Quilley, Amy Massey, Katarzyna Lewko, Adrian Court, Claire Bingham, Mandy and Gary Baxter, Peter Garrigan, Christine Walker,

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				Lindsey Sawbridge
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
GREEN SPACES/FOOTPATHS				
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	23, 371	Aaron Moore, John Gardner
Erosion of green spaces and network of footpaths.	There are not any public footpaths or bridleways which cross the proposed site, although a footpath does run along the western boundary of the site. Development of the site will not of itself impact upon this. 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, 229	Terri Kilby, T Woolman
ALTERNATIVE FORM OF DEVELOPMENT				
Object to the fact that there is to be a road between this area and C19b and that there is to be a bridge over this road "so that the community can visit this green area "	The link road is considered necessary in order to provide adequate access to this site and that site off Stephenson Way (C19b), subject to the outcome of transport modelling. It is not clear as to what is meant by the	No change	17	Melanie Goode

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	reference to a bridge as the proposed policy did not include such a requirement.			
A wide as boundary as possible needs to be retained between this site and C19b. In addition, natural landscaping is required between new and existing properties.	The draft policy requires that new development should be designed so as to respect the amenity of existing properties on Hall Lane, Tiverton Avenue, Perran Avenue and Stainsdale Green. Other policies in the plan require the provision of adequate landscaping.	No change	57	Keith Butler
Increasing the size of development at C19b and C18 would potentially allow for reduced development at this site which would benefit local residents. This would have less impact on local wildlife and enable the protection of more of the Area of Separation.	These comments are addressed under both C18 and C19b.	No change	187	Andy Buckingham,
More limited development with access from Hall Lane only and no link road to Stephenson Way, together with more development at C19b, would be more appropriate.	The link road is considered necessary in order to provide adequate access to this site and that off Stephenson Way, subject to the outcome of transport modelling. Additional development at C19b would require additional land being included or an increase in density of development. It is not clear that either of these could be achieved.	No change	420	Andrew Lane

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COALVILLE RUGBY CLUB				
There will be noise from Coalville Rugby Club which will lead to complaints and the closure of the club	The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Consistent with this principle the proposed policy specifically requires that the design and layout of any proposed development takes in to account the proximity to Coalville Rugby Club.	No change	44, 70	Katie Smallwood, Jamie Smallwood,
<p>Welcomes the inclusion of text that Coalville Rugby Football Club lies adjacent to the proposed site and there is a need for its operations to be protected from the proposed housing development. In order to comply with the NPPF, it is suggested that the following requirements should be included in this draft policy:</p> <p>Details of measures to protect the operation of Coalville Rugby Football Club from any significant adverse effect arising from the siting of this proposed housing development.</p>	Part (e) of the draft policy already includes wording designed to ensure that there is no detrimental impact upon the operation of the rugby club as a result of housing being nearby. Some minor amendments are suggested.	<p>That the revised policy include the following requirement:</p> <p>Any development being designed and measures incorporated to protect of such that there would no adverse impact upon the operation of Coalville Rugby Club as a result of the proximity of proposed dwellings;</p>	96	Sport England
SUPPORT ALLOCATION				
Jelson support the allocation of this site and note that it is considered that the site could accommodate 250 dwellings as set out in the proposed	The contradiction in terms of site capacity is noted and should be 250 dwellings as per the policy.	That this site, together with those off Stephenson Way (C19b) and Broom Leys Farm (C46) be allocated as	166	Avison Young o/b/o Jelson Homes

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<p>policy. However, clarification is required in respect of the capacity as Table 1 only refers to 242 dwellings.</p> <p>There are concerns about the approach that the draft policy takes to the masterplanning of the site. In particular, the two sites (C19a and C19b) are distinct, serving different settlements (Whitwick and Coalville), and can be developed independently. Jelson suggests limiting joint planning to connectivity and the management of the Area of Separation.</p> <p>It also questioned whether land at Broom Leys Road (C46) should also be included as part of the joint working.</p> <p>Jelson questions the necessity of a proposed link road between Sites C19a and C19b, citing a lack of evidence from the County Council on its benefits. Furthermore, a road within the Area of Separation would seem</p>	<p>The NPPF supports the use of masterplans (paragraph 77) for significant extensions to existing settlements. Both of these sites are part of large undeveloped area of open land in the centre of the Coalville Urban Area. It is accepted that the two sites will be subject to their own specific layout and design and that they are likely to be developed by different housebuilders. However, it is important that they are designed in the broader context of the wider area, including consideration of the infrastructure necessary to support both new developments.</p> <p>It is agreed that it would be appropriate for the site at Broom Leys Road (site C46) to also be part of any masterplan. To this end it is suggested that site C46 should be incorporated with sites C19a and C19b into a</p>	<p>part of a Strategic Development Area to be the subject to one overall policy, the wording for which will be brought back to a future meeting of this Committee</p>		
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<p>contrary to the Area of Separation objective to keep the land free from development.</p> <p>Support retaining the undeveloped land between the sites as publicly accessible open space but highlights the need to balance recreational use with continued agricultural productivity.</p>	<p>cluster of sites to be the subject of a single policy.</p> <p>The County Highway Authority has advised that a joint access with the Stephenson Way site (C19b) is preferred. The issue of access to this site and the impact on the wider highway network will be considered as part of the transport modelling. This will include understanding the impacts both with and without a link road. Whilst the road would comprise development, it is considered that its impact will not undermine the Area of Separation, particularly as it will all be at ground level, unlike buildings.</p> <p>It is not clear at this stage whether any remaining undeveloped land would be viable for agricultural use. However, it is agreed that it would be an acceptable use in principle. This will be addressed as part of a revised policy</p>			
OTHER COMMENTS				
No specific reason given	Noted	No change	46, 134, 143, 200,	Fleur Mason, Marie Main, William

APPENDIX B – LAND OFF TORRINGTON AVENUE, COALVILLE (C19A)

				Blakemore, Anthony Bateman
Development will impact upon climate change factors, only adding to problems.	Other policies of the plan address issues relating to climate change. For example, reducing carbon emissions and Sustainable Urban Drainage requirements. New development will also need to comply with any national requirements, such as Building Regulations.	No change	50, 156, 158, 244	Rachael Smith, Kevin Lynas, Elaine Lynas, Nikki Lynas,
Development should be located elsewhere in North West Leicestershire where development would be less detrimental to the environment and community and where there is more open space, such as south of Coalville.	Significant development is proposed right across the district with the vast majority of settlements having at least one allocation. Land south of Coalville is already being developed.	No change	66, 144	Martin Quilley, James Hensman,
Crime and anti-social behaviour will increase in the area as there will be more people.	The use of a high standard of design can help to prevent crime. Other policies of the Local Plan, together with a recently published Supplementary Planning Document emphasise the importance of good design in new developments	No change	135, 169	Claire Chambers, Jane Thatcher
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	As the Minerals and Waste Local Plan is part of the development plan, it is not necessary to include these as specific requirements.	No change	150	Leicestershire County Council

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<p>waste sites (Coalville Transfer Station and Recycling and Household Waste Sites) in line with Policy W9 of LWMLP. The size of the site, together with other proposed development, is likely to have a significant cumulative effect upon existing waste management infrastructure (<i>Planning</i>)</p> <p>There is a high potential for Neolithic-Bronze Age and medieval material remains. Will require pre-determination evaluation (trial trenching), followed by appropriate mitigation secured by condition upon any future planning permission. The heritage potential is assessed as being medium risk (<i>Archaeology</i>)</p>	<p>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.</p>	<p>No change</p>		
<p>Devaluation of existing properties.</p>	<p>The impact upon the price of existing properties is not a material planning consideration.</p>	<p>No change</p>	<p>185, 212, 244</p>	<p>Adrian Court, Molly Thomas, Therese and Michael Willoughby</p>
<p>No concerns to raise in respect of the proposed allocations and harm to designated heritage assets, although suggest seeking advice of County curators for archaeological matters.</p>	<p>Noted</p>	<p>No change</p>	<p>197</p>	<p>Historic England</p>
<p>More people means it will be harder to find jobs.</p>	<p>In addition to housing, the plan identifies land for future employment development which will provide more job opportunities.</p>	<p>No change</p>	<p>216</p>	<p>Bethany O'Donnell</p>