

## **APPENDIX C – LAND OFF STEPHENSON WAY, COALVILLE (C19B)**

# APPENDIX C – LAND OFF STEPHENSON WAY, COALVILLE (C19B)

## RESPONSES TO ADDITIONAL PROPOSED ALLOCATIONS (MARCH 2025)

HOUSING	SITE NUMBER: C19b	SITE NAME: LAND OFF STEPHENSON GREEN, COALVILLE
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<b>AREA OF SEPARATION</b>				
<p>Object to building on or the loss of the Green Wedge/Area of Separation. Residents have previously opposed development on this land and when permission was refused were assured that this was a final decision. All of the reasons the application was refused last time are still valid and relevant.</p> <p>The wishes of local people are being ignored, and the protected area is again under threat from development. It is a valuable asset to the local community that separates Whitwick and Coalville and prevents urban sprawl. If developed the space left between Whitwick and Coalville will be insufficient to create a separation between the town and village. Once part of the area of separation is built it will lead to it all being built on.</p>	<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	17, 57, 102, 117, 121, 187, 192, 231, 239, 244, 246, 264, 285, 380	Melaine Goode, Keith and Jill Butler, Mr and Mrs A White, Amy Collis, Jayne Cockburn, Andy Buckingham, Ros Holmes, Derrick Holmes, Margaret Hill, Nikki Lynas, These Willoughby, Stephen Caulfield, Clifford Mason and Rena Fletcher, Richard Dawson

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Loss of identity of Whitwick, it would lose its 'village' and community identity.	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.		17, 187, 239	Melaine Goode, Andy Buckingham, Margaret Hill
<b>HIGHWAYS/TRANSPORT</b>				
The local road network is already congested and can't cope with the current volume of traffic. Incidents on the M1 or A42 cause tailbacks along the A511 and other local roads. Road conditions are dangerous on Stephenson Way. The roundabout at Stephenson Way and Thornborough Road could not support any additional traffic. Hall Lane before Green Lane is problematic due to parked cars on Green Lane. There have been many accidents at the traffic lights on Broomleys Road and at the roundabout near Morrisons. The number and location of the proposed housing will make the situation even worse. Development will increase the amount of traffic on local roads with more junctions on an already stressed part of the A511 and in the centre of Whitwick. The traffic problems and road conditions need addressing before new developments is considered. Increase in traffic numbers increases risks for pedestrians, especially children and older people and also makes it more	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.	No change	17, 28, 55, 102, 117, 121, 187, 192, 216, 231, 239, 244, 246, 264, 285, 380, 420, 479	Melaine Goode, Zoe Williams, Paul Rowe, Jayne Rowe, Laura Rowe, Mr and Mrs A White, Amy Collis, Jayne Cockburn, Andy Buckingham, Ros Homes, Bethanie O'Donnell, Derrick Holmes, Margaret Hill, Nikki Lynas, Therese and Michael Willoughby, Stephen Caulfield, Clifford Mason and Rena Fletcher, Richard Dawson, Andrew Lane,

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difficult for and emergency service vehicles to access the area. The proposed road from the Stephenson Way development to Hall Lane would be used as a 'rat run'. Traffic surveys should be done covering peak times.				Stephen Gosling
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 part of any planning application.	No change	87	National Rail
This site has been considered together with C19a (Land at Torrington Avenue, Whitwick). Safe and suitable site access needs to be provided via A511 Stephenson Way and across the Area of Separation to Hall Lane and/or Torrington Avenue. The sites would need to be suitably integrated in terms of pedestrian access and suitable access strategy. The proposed link between the sites is discussed in the C19a response. Active travel infrastructure will be required within the site and connect to	Noted. Transport modelling work is being undertaken together with the County Council and will inform the final plan.	No change	150	Leicestershire County Council

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existing off-site routes ( <i>Transport Strategy &amp; Policy and Highways Development Management</i> ).				
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. Transport modelling work is being undertaken which will inform the final plan.	No change	161	National Highways
Unconvinced that the Highway Authority found no objection to the proposal.	Transport modelling work is being undertaken which will inform the final plan. This work is being undertaken jointly with the Highway Authority and 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.	No change	264	Stephen Caulfield
<b>INFRASTRUCTURE</b>				
Lack of amenities/infrastructure to support the proposed development with significant impact on services such as doctors, dentists, chemists, schools, public transport which are all already struggling to cope. There is no good shopping area or social facilities	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.	No change	17, 28, 57, 102, 117, 121, 187, 192, 216, 231, 239, 244, 246, 264, 285, 379, 380, 479	Melaine Goode, Zoe Williams, Keith and Jill Butler, Mr and Mrs A White, Amy Collis, Jayne

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to draw people to Coalville. There is a lack of employment opportunities and more people in the area will make it harder to get a local job. There is no mention of additional infrastructure being provided. There is no money to provide adequate services. Infrastructure should be provided up front. The existing infrastructure should be properly assessed to ensure it can support and cope with extra demand, not to the detriment of existing residents. The council should concentrate on improving the quality of life of its residents not just increasing the quantity of developments.	<p>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>			Cockburn, Andy Buckingham, Ros Holmes, Bethanie O'Donnell, Derrick Holmes, Margaret Hill, Nikki Lynas, Therese and Michael Willoughby, Stephen Caulfield, Clifford Mason and Rena Fletcher, Lindsey Sawbridge, Richard Dawson, Stephen Gosling
Due to the size of this site, it is likely to have significant cumulative effects with the other allocations and commitments within the vicinity. This will include upon the capacity of existing waste management infrastructure which should be given consideration. No site-specific waste safeguarding issues as safeguarded waste sites are over 1km away (Planning)	Noted. The Infrastructure Delivery Plan which is being prepared will identify the type and amount of infrastructure required for the different developments proposed in the Local Plan.	No change	150	Leicestershire County Council
There are drainage problems in the area. The sewers cannot cope with	The draft Infrastructure Delivery Plan notes that	No change	216, 244, 246	Bethanie O'Donnell, Nikki

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heavy rain and sewerage has come up from manhole covers. Additional development would make this problem worse.	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.			Lynas, Therese Willoughby
The proposal refers to the need for more warehousing/local employment – warehouses do not employ large numbers of staff. If we didn't increase the housing, there would be less need for more employment.	The Local Plan must address the need for both employment land and housing up to 2042. A failure to do so would be likely to result in the plan not being considered sound at Examination. The need for additional housing is not related to just employment, but also other factors such as the number and size of households.	No change	264	Stephen Caulfield
The development of this site together with site C19A (Land at Hall Lane and Torrington Avenue Whitwick) will in combination increase pressure on the local education infrastructure, health and local services, hereby creating additional need; this will lead to an adverse cumulative impact on infrastructure provision.	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	No change	481	Whitwick Parish Council

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	the scale and type of development proposed.			
<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>	<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.</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. The ICB are actively involved in discussions as part of the Infrastructure Delivery Plan.</p>	No change	487	Leicester Leicestershire and Rutland Integrated Care Board
<b>AMOUNT AND TYPE OF HOUSING DEVELOPMENT</b>				
Object to the number of houses planned for the local area (Torrington Avenue, Hall Lane, Broomleys Farm, off Stephenson's Way and Thornborough Road). The combined effect of all the developments would turn a semi-rural community into an urbanised area. There are already major housing developments in the	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, 55, 192, 239, 246, 285	Melanie Goode, Paul Rowe, Jayne Rowe, Laura Rowe, Ros Holmes, Margaret Hill, Therese and Michael Willoughby,



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area some of which are still ongoing (Bardon, Hugglescote, Greenhill, Ashby etc) so why is this site needed?				Clifford Mason and Rena Fletcher
NWL has built more houses than were allocated whilst other areas in Leicestershire have continuously under achieved against their house building targets. Making up the deficit of others is not democratic. Shortfalls from elsewhere should be spread fairly across Leicestershire. Evidence from the ONS suggests levelling out and potential reduction in population during the lifetime of the plan. Instead of trying to hit government targets the will of local residents should be priority.	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	192, 231, 264, 285	Ros Holmes, Derrick Holmes, Stephen Caulfield, Clifford Mason and Rena Fletcher
There is not a housing crisis, more a home ownership crisis. Empty properties should be bought back into use before building new homes. There needs to be tighter laws on Airbnb properties and also restrictions to prevent people buying homes they don't intend to live in.	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
Although more affordable homes are needed, the homes won't actually be affordable. 4 and 5 bed homes will be built as these are more profitable.	Other policies of the plan address the need for new housing development to include provision for affordable	No change	244	Nikki Lynas

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	housing, as well as different sized market housing.			
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
<b>FLOODING</b>				
The area is subject to flooding. Flooding issues have been worse since land off Broom Leys Road was developed. Development of the site will reduce the amount of land available to absorb rainwater and prevent flooding. This issue will only get worse with the effects of climate change.	<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 parts of the site are identified as being at a risk of surface water flooding. This issue is considered in response to comments from Leicestershire County Council (150).</p>	<p>No change</p> <p>As per response to representation from Leicestershire County Council (150)</p>	28, 55, 117	Zoe Williams, Paul Rowe, Jayne Rowe, Laura Rowe, Amy Collis
Significant surface water flow paths through the site flowing from the south-east to the north-west which may impact on the deliverability of the number of units. Given this site forms a large proportion of the additional housing allocation, it is recommended that further work is undertaken to assess the impact surface water flood	Noted. The revised policy for this site (and C19a) 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

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<p>risk will have on the proposals with a particular focus on exceedance flow routing. 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. Safe access / egress is available (<i>Lead Local flood Authority</i>)</p>				
<b>IMPACT ON BIODIVERSITY</b>				
<p>There will be a detrimental impact on the wildlife and biodiversity in the area. There are nesting rare birds (skylarks) that will be displaced. The removal of hedgerows could result in all bird species disappearing from the area.</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 biodiversity net gain consistent with national policies and with policy En1.</p>	<p>No change</p>	<p>102, 117, 121, 187, 192, 231, 246, 264, 285, 380, 479</p>	<p>Mr and Mrs A White, Amy Collis, Jayne Cockburn, Andy Buckingham, Ros Holmes, Derrick Holmes, Therese and Michael Willoughby, Stephen Caulfield, Clifford Mason and Rena Fletcher, Richard Dawson, Stephen Gosling</p>
<p>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</p>	<p>Draft policy En1(Nature Conservation/Biodiversity net gain) requires that development avoid an adverse impact upon sites of nature</p>	<p>No change</p>	<p>345</p>	<p>Natural England</p>

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development will not cause significant impact to the designated site.	conservation value, including Sites of Special Scientific Interest.			
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 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.	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 development will also be required to provide additional tree planting consistent with policy En3.	No change	481	Whitwick Parish Council
<b>AGRICULTURAL LAND</b>				
Loss of farmland.	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 (about 13 hectares). Therefore, if the site was to be assumed as all being Grade 3a (and it might	No change	231, 264	Derrick Holmes, Stephen Caulfield

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	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.			
<b>AIR QUALITY</b>				
Pollution and poor air quality are already an issue. The increase in volumes of traffic will increase air pollution. There will be increased pollution and noise impact during both the building and occupied phases of development. There is no reassurance in the plan about how dust, pollutants or emissions from vehicles will be controlled.	<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	187, 216, 239, 246, 264, 285	Andy Buckingham, Bethanie O'Donnell, Margaret Hill, Therese Willoughby, Stephen Caulfield, Clifford Mason and Rena Fletcher

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<b>BROWNFIELD AND LAND STABILITY</b>				
There are brownfield sites elsewhere in the NWLDC area. Brownfield sites should be built on before greenfield sites.	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, 244	Melaine Goode, Nikki Lynas
Proximity to the Thringstone Fault (geological fault). Also understood that the coal mines stopped short of the area due to this 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. Any prospective developer will need to satisfy themselves in respect of any land stability issues.	No change	246	Therese and Michael Willoughby
<b>IMPACT ON HEALTH AND WELLBEING</b>				
Residents' health, mental wellbeing and quality of life will suffer if open green spaces are lost to development.	Draft Policy AP2 addresses the potential impact of all new development on the amenity of existing residents and would be applied to any subsequent	No change	102, 239, 264, 379	Mr and Mrs A White, Margaret Hill, Stephen Caulfield, Lindsey Sawbridge

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	planning application for development on the site.			
<b>NATIONAL FOREST</b>				
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
<b>GREEN SPACES/FOOTPATHS</b>				
Development will result in the loss of greenspace/nature area. The area next to the A511 is a valuable green space and a popular and well used walking route. The area is used by local schools and scout groups which will be made more difficult if developed. The effects of climate change means it more important than ever to protect our natural areas.	The draft policy requires the retention and enhancement of two public rights of way which cross this site. As set out in the consultation document, as part of development there will be a requirement to include the provision of publicly accessible open space.	No change	28, 102, 187, 244, 264, 285, 379, 380	Zoe Williams, Mr and Mrs A White, Andy Buckingham, Nikki Lynas, Stephen Caulfield, Clifford Mason and Rena Fletcher, Lindsey Sawbridge, Richard Dawson
<b>ALTERNATIVE FORM OF DEVELOPMENT</b>				
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 off Stephenson Way, subject to the outcome of transport modelling. It is not clear as to what is meant by the reference to a bridge as the proposed policy did not include such a requirement.	No change	17	Melaine Goode,

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Increasing the capacity of C19b and C18 would allow for reduced or no development on site C19a. Development on C19a could be reduced in size to the area linked to Hall Lane with one single point of access. This would reduce development in the Area of Separation, reduce impacts on wildlife and would keep traffic on the major roads.	These comments are addressed under both C18 and C19a. In respect of C19b, it is not clear how the capacity of this site could be increased without requiring additional open land, such that the overall impact in terms of the balance between development and open space would be the same.	No change	187, 420	Andy Buckingham, Andrew Lane
<b>SUPPORT ALLOCATION</b>				
Support extending the plan period to 2042. Note that it is likely that Leicester City will have greater unmet need after 2036 and the Local Plan needs to address this. It will also need to ensure a balance with economic growth.	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.	That this site, together with those off Torrington Avenue (C19a) and Broom Leys Farm (C46) be allocated as part of a Strategic Development Area to be the subject of one overall policy, the wording for which will be brought back to a future meeting of this Committee	140	Marrons o/b/o William Davis
Support the Coalville Urban Area as retaining primacy and the need for proportional growth accordingly. A balanced portfolio of sites is required together with avoiding over-reliance on the proposed new settlement and in this respect the Council's approach is supported.	Noted			
Support the allocation of the site, which has significant sustainability	Noted			



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<p>credentials, and are committing to working with the Council to address detailed policy concerns.</p> <p>The retention of the Area of Separation (AoS) must be balanced against the need to meet housing requirements. Therefore, it is agreed that there is a strong strategic case for reviewing the extent of the AoS. Development within the AoS has the potential to secure large areas of publicly accessible green space.</p> <p>Question whether a link road between the A511 and Hall Lane is consistent with the spirit of the AoS as it would exert an urbanising influence on the area. Also have concerns about the requirement for a link road between Stephenson Way and Hall Lane. Further exploration of the transport evidence is required to justify its need. William Davis Homes are happy to work with the council on this issue.</p> <p>Support retaining undeveloped areas as publicly accessible open space and enhancing biodiversity. However, it may be necessary to balance public access with ecological considerations, including the delivery of Dio Diversity Net Gain f at least 10%.</p>	<p>The proposed approach seeks to do this.</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.</p> <p>Noted.</p>			
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Wilam Davis Homes owns most of the site and has commenced preliminary technical work, with plans to submit a planning application in Spring 2026 and begin development in Summer 2028.	Noted.			
<b>OTHER COMMENTS</b>				
More consideration should be given to existing residents, and the design and layout of new homes should be sympathetic to the area. Given the rural nature of the area, generous landscaping would reduce its environmental impact.	The design and layout of any subsequent development will need to accord with all policies of the Local Plan. The proposal seeks to retain most of the Area of Separation as undeveloped open land which is publicly accessible.	No change.	57	Keith and Jill Butler
All planning documentation, surveys, traffic statements etc should be properly scrutinised by an appropriate independent body.	All the evidence base that has been (or will be) prepared to support the plan will be made available to the Planning Inspector who will examine the plan. It is the role of the Planning Inspector to consider whether the plan is sound.	No change	57	Keith and Jill Butler
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. It is acknowledged that the Area of Separation study undertaken in 2023 identifies this part of the Area of Separation as being in category D (Where land is promoted but is considered would have unacceptable effect on the AOS).	No change	136	Andrew Large Surveyors Limited

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	However, 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.			
Previous desk-based assessment and fieldwalking survey suggests 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> )	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, although suggest seeking advice of County curators for archaeological matters.	Noted	No change	197	Historic England
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	Bethanie O'Donnell
Development will adversely affect local property values	The impact upon the price of existing properties is not a material planning consideration.	No change	246	Therese and Michael Willoughby

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The consultation process should be made simpler; this would encourage more people to respond. A leaflet delivered to properties in the local area detailing how to respond would be better. This would give the committee more accurate feedback from local residents.	The approach to consultation has followed that set out in the Statement of Community Involvement.	No change	264	Stephen Caulfield
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