

APPENDIX D – LAND SOUTH OF THE GREEN, DONINGTON LE HEATH (C90)

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RESPONSES TO ADDITIONAL PROPOSED ALLOCATIONS (MARCH 2025)

HOUSING	SITE NUMBER: C90	SITE NAME: LAND SOUTH OF THE GREEN, DONINGTON LE HEATH
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
GENERAL COMMENTS ON THE PRINCIPLE OF DEVELOPMENT				
Site is poorly related to existing built form and means of access potentially not deliverable.	The proposed site is adjoined by existing development to the east, with existing development on the opposite side of The Green. At this stage there is no reason to believe that access cannot be achieved subject to receiving further details.	No change	136	Andrew Large Surveyors Limited
The area has already provided new housing that exceeds its quota. Further housing will adversely impact the character of the area and affect the quality of life of the residents.	The new Local Plan will cover the period up to 2042 and there is a significant need for additional land for housing with a requirement for 686 dwellings each year. It is considered that the site is suitable for housing development, subject to complying with the policies of the plan, including consideration of any impact upon the existing character of the area.	No change	188, 218, 219, 221	Hannah Beckitt, Lorraine Cross, Alice Bucklow, Mr Stevens

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The SHELAA identifies this allocation as being outside of the possible area for development.	The SHELAA is part of the evidence base for the local plan. Whilst this site was not put forward for inclusion in the SHELAA this does not mean that it is not acceptable, as the Council is required to consider all sites put forward for development.	No change	188	Hannah Beckitt
<p>This area was comprehensively assessed, including an environmental inventory, between March 2018 and February 2019. The Hugglescote and Donington-le-heath Neighbourhood Plan identifies a number of reasons why this allocation is outside of the area for development.</p> <p>The Neighbourhood Plan is due to be reviewed which will take some time. However, nothing has changed in terms of biodiversity, deciduous woodland priority habitat within the boundary (as designated by Natural England), presence of wildlife corridor and permeable habitats. This area should be treated as countryside and the policies of the Neighbourhood Plan remain relevant.</p>	<p>The Hugglescote and Donington le Heath Neighbourhood Plan only covers the period to 2031. The new Local Plan covers the period to 2042 and must identify sufficient land for housing if the plan is to be considered 'sound' at Examination.</p> <p>The Neighbourhood Plan does not specifically identify this site as being of natural environment significance or an important open space or as part of a wildlife corridor.</p>	No change	188	Hannah Beckitt
Appreciate the Council is under pressure to meet the new housing requirements, but this area of land should be protected.	The new Local Plan will cover the period up to 2042 and there is a significant need for additional land for housing. In identifying	No change	219	Alice Bucklow

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	preferred sites the Council has had regard to and assessed a wide range of sites. Only sites which on balance are considered suitable have been proposed to be allocated.			
Brownfield sites in Coalville should be built on, for example, High Street and the old St Johns Ambulance site.	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	221	Mr Stevens
CHARACTER OF THE AREA				
Donington le Heath will become a town joining with Ibstock and Ellistown and should instead remain a small, peaceful village.	This site slopes up towards the former railway line which provides a logical boundary. Due to the topography, the site cannot be viewed from either Ibstock or Ellistown.	No change	73, 218	Jayne Staines, Lorraine Cross
Loss, and lack, of consideration given to important views i.e. views from N62 including landscape and church. In addition, the site contributes to the rural setting of Donington le Heath.	Policy Env 7 of the Hugglescote and Donington le Heath Neighbourhood Plan identifies a number of areas which are considered	No change	188, 217	Hannah Beckitt, Rebecca Stories

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	important to the rural setting of Donington le Heath. The policy refers to “proposals which would significantly harm the rural setting” as not being supported. No evidence has been presented to show that this would be the case and so an allocation, at this stage, is considered to be appropriate. In the event of a planning application being submitted, this policy will be an important consideration as the Neighbourhood Plan forms part of the Development Plan.			
Development appears disconnected from the village, particularly in terms of pedestrian and transport links. There is the risk of creating an isolated estate.	A direct pedestrian link is required from the site to both Richmond Road and Perkins Close which will provide connections to the wider area.	No change	217	Rebecca Stories
HIGHWAYS				
Roads are at capacity and congested from existing vehicles use, many of which go too fast. Richmond Road and surrounding roads are too narrow and are used as a cut through to the likes of Ibstock. Development would exacerbate congestion, and roads will not be able to cope with the additional traffic and congestion, for example at the Donington Arms junction. Additional	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	No change	73, 188, 217, 219, 221, 479	Jayne Staines, Hannah Beckitt, Rebecca Stories, Alice Bucklow, Mr Stevens, Stephen Gosling

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traffic will also pose safety concerns for pedestrians, including children.	required. The modelling work will inform the decisions of the Council when finalising the plan.			
Further consideration is required to be given to record 85th percentile speeds to inform visibility and to pedestrian access and connectivity (Transport Strategy & Policy and Highways Development Management).	The site promoter's highway consultant has advised that based on work undertaken in respect of the adjoining land that was recently built by the promoter that they do not consider that this is likely to be an issue. In any event, an assessment will be undertaken in support of a planning application.	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
The Draft Local Plan states 'safe access would need to be established onto Richmond Road.' Suggest this should read 'The Green' where there is an existing access adjacent to the new site via Perkins Close	The County Highway Authority has not suggested that an access from Richmond Road is unacceptable. However, further discussion will take place with the Highway Authority and the promoter regarding access points.	No change	188	Hannah Beckitt
The footfall from the additional houses could lead to a safety hazard on Richmond Road – the right of way	The draft policy requires the provision of footpath links to both Richmond Road and Perkins Close. An	No change	188	Hannah Beckitt

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comes out close to a blind bend with no footpath on this side of the road.	illustrative scheme submitted by the site promoter includes additional footway on Richmond Road to a crossing point towards The Green.			
Pedestrian links and right of way should be maintained and enhanced.	The draft policy already requires this.	No change	188	Hannah Beckitt
Public footpath (N62) is a well-established route offering access and recreational benefits which provides tranquillity and physical and mental health benefits. Development must not disrupt or downgrade this route.	The draft policy specifically requires that footpath N62 be retained and enhanced as part of any future development.	No change	188, 217	Hannah Beckitt, Rebecca Stories
INFRASTRUCTURE				
Insufficient infrastructure to support new development. The schools and doctors are at capacity and there is pressure on public transport. There is no local hospital to deal with emergencies. No detailed information provided on how services will be expanded to meet increased demand.	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. This will mean that for larger pieces of infrastructure, such as new schools, it will be necessary for a number of	No change	73, 148, 188, 217, 479	Jayne Staines, No name provided, Hannah Beckitt, Rebecca Stories, Stephen Gosling

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	<p>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>			
There are safeguarded waste sites under 900m away (South Leicester Industrial Estate, Ellistown) and under 1km away respectively. This should be something to be aware of, as any allocation should be in line with LMWLP Policy W9 and not prejudice the operation of these sites. Any future planning permission would need to be in line with the 'agent of change' principle from paragraph of 200 NPPF, requiring the applicant to provide mitigation before the development has been completed where a sensitive use is introduced (<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.	No change	150	Leicestershire County Council
New services at the South East Coalville development are too far away to serve this proposal.	This site is too small to provide services of its own, so it will be necessary for any service needs to be met elsewhere. These will be addressed as part of the Infrastructure Delivery Plan.	No change	188	Hannah Beckitt
Infrastructure is not provided upfront prior to the development	The timing of the provision of new infrastructure will depend upon the severity	No change	479	Stephen Gosling

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	and timing of any impact. This will be addressed as part of the process of determining a planning application.			
LOSS OF COUNTRYSIDE/GREEN OPEN SPACE/NATURAL ENVIRONMENT AND WILDLIFE				
Further loss of fields frequently used by families, elderly, general public and dogwalkers.	Whilst there is a public footpath which crosses the site, the majority of the land is not publicly accessible. Any development will need to incorporate appropriate provision of greenspaces. This will benefit not only residents of the new development, but also residents from nearby areas.	No change	73, 218	Jayne Staines, Alice Bucklow
Loss of greenfield land/hedgerows that provide environmental benefits and wildlife habitat and help to reduce the effects of climate change. This loss would outweigh the benefits of development. The Council does not do enough to protect the wildlife and natural environment.	All new developments will be required to make provision for biodiversity net gain consistent with national policies and with policy En1.	No change	73, 188, 217, 218, 219, 221, 479	Jayne Staines, Hannah Beckitt, Rebecca Stories, Lorraine Cross, Alice Bucklow, Mr Stevens, Stephen Gosling
The village has already lost its allotments.	Noted,	No change	73	Jayne Staines
Significant harm to biodiversity should be avoided and existing wildlife and green infrastructure must be protected. Areas of open space have already been lost to development.	All new developments will be required to make provision for biodiversity net gain consistent with national policies and with policy En1.	No change	188	Hannah Beckitt

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Presence of spring on site raises concerns about ecological disturbance.	The presence of a spring is noted in the supporting text for the site and is something that will need to be taken in to account in the design and layout of the site. The site promoter has been made aware.	No change	217	Rebecca Stories
FLOODING				
No concerns (<i>Lead Local Flood Authority</i>)	Noted	No change	150	Leicestershire County Council
<p>The site is often waterlogged and the village suffers flooding with surface water flooding causing sewage to flow into the River Sence. Mitigation for surface water run-off is not fool proof and doesn't account for the loss of biodiversity or green infrastructure.</p> <p>Presence of spring on site raises concerns about flooding.</p>	<p>The site is located in Flood Zone 1, the lowest area at risk of flooding from rivers. The latest Flood Map does not indicate that there is any surface water flooding that has been identified.</p> <p>The supporting text acknowledges the existence of a spring which should be taken into account in the design and layout of any development.</p>	No change	188, 217	Hannah Beckitt, Rebecca Stories
SUPPORT PROPOSED ALLOCATION				
<p>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.</p> <p>Support the Coalville Urban Area as retaining primacy and the need for</p>	Noted	No change		Marrons o/b/o Williams Homes

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<p>proportional growth accordingly. A balanced portfolio of site is required together with avoiding over-reliance on the proposed new settlement and in this respect the Council's approach is supported.</p> <p>Support the allocation of this site which benefits from a degree of visual containment, is in a highly sustainable location and which is not subject to any national, regional or local designations. It is suggested that the site is unlikely to have any significant ecological potential.</p> <p>Access is achievable from Richmond Road, with pedestrian links to Richmond Road/The Green as well as to Perkins Close.</p> <p>The site is not at risk of flooding, and a suitable drainage strategy can be implemented.</p> <p>There are no significant technical constraints to the development of this site.</p>				
OTHER COMMENTS				
Loss of value of properties along the Green and Richmond.	The impact upon the price of existing properties is not a material planning consideration.	No change	73	Jayne Staines
Residents on The Green worked together and paid for a survey to stop	The plan needs to identify enough housing up to 2042	No change	73	Jayne Staines

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development at the top of The Green for it then to be passed at appeal. Question the fairness of having to go through this process again.	if it is to be considered as 'sound' at Examination. The need for new housing is significantly higher than was previously the case.			
Concerns raised over the level of consultation/publicity on the proposed allocation. Not all residents in the village are aware of the proposal.	The consultation was advertised on the Council's website and via Parish and Town Councils, whilst those already on the Council's consultation database were contacted directly. Some 380 responses were received to the consultation, of which 84% were from local residents or businesses.	No change	73	Jayne Staines
Eastern portion of site has a 2022 planning consultation (CLE19356) for housing - exploratory investigation is recommended. Will require 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
The supporting text should refer to the site's location in the National Forest, and that the National Forest Way crosses the site.	Noted	No change	165	The National Forest Company
No concerns to raise in respect of the proposed allocations and harm to designated heritage assets.	Noted	No change	197	Historic England

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Noise and disturbance from building works.	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	No change	218	Lorraine Cross
New houses are being occupied with residents from other regions where house prices are ridiculous	The Council has to ensure that sufficient housing is provided to meet the future needs of the area. Some of these needs will be generated locally, for example young people looking for a home of their own or due to relationship break ups, whilst some will be to accommodate people moving from outside of the district.	No change	221	Mr Stevens
There is no logical reason to allow this allocation. It would be down to greed.	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	221	Mr Stevens
Development would not harm the setting of the conservation area or views out of it, although it is suggested that it would have a detrimental impact upon the view out of Donington le Heath. Development would leave field adjoining The Green becoming a non-	Noted	No change		Conservation Officer

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conforming use within a built-up residential area.				
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