

APPENDIX F – LAND SOUTH OF PARK LANE, CASTLE DONINGTON (CD9)

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RESPONSES TO ADDITIONAL PROPOSED ALLOCATIONS (MARCH 2025)

HOUSING	SITE NUMBER: CD9	SITE NAME: LAND SOUTH OF PARK LANE, CASTLE DONINGTON			
MAIN ISSUES RAISED		COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of Development					
[The additional proposed sites will compound the cumulative urbanisation of the Northern Parishes]		Noted, although the reasons for allocating the site were set out at paragraph 4.34 of the consultation document.	No change	101	Long Whatton & Diseworth Parish Council
[Strongly object to this site, as a standalone site it is not suitable for housing being so remote from the rest of Castle Donington. It is only being considered due to the proposed allocation of CD10, which the Parish Council objects to]		Officers agree that this would not be suitable as a standalone site. The reasons for allocating the site were set out at paragraph 4.34 of the consultation document	No change	336	Castle Donington Parish Council
Site is an extension of a favourable site within the 2024 consultation, and it is therefore considered an appropriate method to fulfil the housing requirement		Support is noted	No change	136	Andrew Large Surveyors
Access Issues					
[The proposed allocations in the northern parishes are poorly served by public transport. There is no genuine choice of transport modes- residents of would be reliant on the private car. The majority of those travelling to the airport already travel by car which adds to congestion on the highway network and contributes to carbon emissions.]		There is a requirement for CD10 to provide bus access / contribute towards a bus service. This would provide bus access to CD9.	Add requirement for masterplan combining CD10/CD9 Also see below recommendation for infrastructure contributions.	101	Long Whatton & Diseworth Parish Council

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Safe and suitable access would be achievable, however suitable pedestrian connectivity would be required. Ideally, the site would be included within a wider masterplan that includes the adjacent site CD10. RAG Rating: Green	Noted. Agreed that the site should provide pedestrian connectivity and that it should be included as part of a wider masterplan with CD10.		150	Leicestershire County Council (Highways Authority)
[Not confident that a safe and suitable crossing across the relief road can be achieved]	This is something that would need to be worked up by the promoters and agreed by the highways authority.	No change at present	336	Castle Donington Parish Council
Infrastructure				
No site-specific waste safeguarding issues. There are likely to be cumulative effects with site CD10, however, due to CD10's size and proximity to CD9. This will include upon the capacity of existing waste management infrastructure which should be given consideration.	It is agreed that the site should be considered not cumulatively with CD10. Waste services is considered as part of the Council's Infrastructure Delivery Plan, which is currently being updated to reflect the addition of the additional housing allocations.	See below.	150	Leicestershire County Council (Planning Authority)
[If the future development of CD9 is solely reliant upon CD10 to be considered "sustainable", then CD9 should contribute financially to the infrastructure our clients' site provides, including any education and highways works required to deliver development. This is not acknowledged in the current draft policy for CD9. The following should be added to part 2 of the policy: <i>"Contribution to the reasonable costs of infrastructure located at CD10, as</i>	Noted. It is the Council's preference that the CD9 is considered cumulatively with CD10. Contributions from CD9 would need to meet the three legal tests set out in the CIL Regulations: <ul style="list-style-type: none"> necessary to make the development acceptable in planning terms; 	Add policy wording on infrastructure contributions at Regulation 19 stage.	198	Mather Jamie (Clowes Development (UK) Ltd, Wilson Enterprises and Redrow Homes)

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<i>necessary, including any offsite infrastructure as required.”]</i>	<ul style="list-style-type: none"> • directly related to the development; and • fairly and reasonably related in scale and kind to the development. 			
Where is the planning for infrastructure such as doctors, schools, dentists? Or roads, the state of Park Lane is awful. What are the number of people, children envisaged and what are the extra facilities and people being provided for them? Building houses does not build communities. Hold developers to account to build communities, not just houses. Schools, leisure facilities, health hubs, social hubs, transport links, green spaces, active travel provision, reduction of car dependency and so much more ... Create the community vision before you even start to think about building even more houses in an overstretched community. We are a village full of history, how do we hold on to that history and values when all everyone does is complain about the current infrastructure.	The Council's Infrastructure Delivery Plan, is currently being updated to reflect the the additional housing allocations, this will confirm the mitigation required for existing infrastructure/the provision of new infrastructure as appropriate. Any infrastructure requirements need to meet the above three tests as set out above.	No change subject to the outcome of the Infrastructure Delivery Plan.	393	Lisa Hyatt
[35 dwellings at CD9 would result in an increase of 85 patients for Castle Donington Surgery: a 1% increase its the register. The ICB recognises that further work will need to take place to consider the cumulative effect of these	These comments are noted. This information will feed into an update of the Council's Infrastructure Delivery Plan which is currently being undertaken. This will consider the cumulative	No change subject to the outcome of the Infrastructure Delivery Plan.	487	Leicester, Leicestershire & Rutland Integrated Care Board

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proposed sites alongside sites that have already been approved]	impact of all the proposed housing allocations on healthcare and any necessary mitigation.			
Environmental Issues				
No major concerns. Priority must be taken to retaining and utilising the drainage ditch abutting Park Lane. Pedestrian access to the site will therefore need some consideration without paving over and culverting the ditch – footway on the allocation site side of the hedge and ditch could be considered.	Noted	Confirm how this would impact the need for the widening of Park Lane (a requirement of CD10)	150	Leicestershire County Council (Lead Local Flood Authority)
The allocation is not within a Minerals Safeguarding Area.	Noted	No change	150	Leicestershire County Council (Planning Authority)
[Will require pre-determination evaluation (trial trenching), followed by appropriate mitigation secured by condition upon any future planning permission.]	Noted, this is something that will be dealt with at planning application stage.	No change	150	Leicestershire County Council (County Archaeologist)
[CD9 is in the Impact Risk Zone for Attenborough Gravel Pits Site of Special Scientific Interest. Following a precautionary approach, any proposal must provide sufficient evidence that any water discharges arising from the development will not cause significant impact to the relevant designated site]	Noted, the potential impact upon SSSIs is something that is covered by Policy En1 and would be covered as part of any planning application.	No change	345	Natural England