

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

RESPONSES TO ADDITIONAL PROPOSED ALLOCATIONS (MARCH 2025)

HOUSING	SITE NUMBER: P7	SITE NAME: Land west of Redburrow Lane, Packington
----------------	------------------------	---

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
Principle of Development				
Support the allocation	Noted.	No change	138	Marrons on behalf Strategic Land Group
Packington is a small village, and the Housing Allocation P4 is considered reasonable.	Given the reduced capacity of P4 an additional allocation is proposed in Packington.	No change	204	Lesley Birtwistle
Packington has exceeded its housing allocation for the adopted plan period. The allocations should either be deleted or reduced in size.	The new Local Plan must identify locations for additional development needed for the coming years	No change	366	Packington Parish Council
P7 is the most appropriate and preferred scheme, subject to access arrangements being addressed.	Noted. Outstanding highway matters are ongoing. It is not yet sufficiently clear whether the site can be accessed safely. Therefore, it is considered beneficial to undertake further work on this matter.	No change at present. Await outcome of further work.	413	Peter Marples
Impact on character of the area				
Site is a logical extension to the village and is well contained by tree cover.	Noted. Part 2b) of the proposed policy requirement seeks the retention of existing hedgerows	No change.	138	Marrons on behalf Strategic Land Group
Encroachment into the countryside and loss of farmland to the detriment of the character of area and community.	The new Local Plan must identify locations for additional development, and	No change	204	Lesley Birtwistle

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

	it does mean, as in this case, allocating some greenfield land for development.			
Packington is in danger of losing its village character and appeal.	The scale of development proposed is considered appropriate for Packington and the new Local Plan must identify locations for future growth.	No change	366	Packington Parish Council
<p>It does not appear that a safe and suitable access could be achieved due to restricted visibility and the recorded vehicle speeds.</p> <p>Concerns about the junction spacing with Redburrow Lane. The speed limit would require reducing, supported by significant frontage development to convey the change in environment. However, this is unlikely given the red line boundary.</p> <p>There is also an existing ditch which may be problematic and needs further consideration.</p> <p>The site has a RAG Rating: Red which suggests that the site is undeliverable.</p>	<p>The site promoter has provided further information to support the allocation and undertaken discussions with the local highway authority.</p> <p>It is not yet sufficiently clear whether the site can be accessed safely. Therefore, it is considered beneficial to undertake further work on this matter.</p>	No change at present. Await outcome of further work.	150	Leicestershire County Council – Transport Strategy and Policy and highways Development Management
Local Highway Authority's (LHA) concerns about visibility resulting from the application of inordinately extensive visibility splays, greater than the requirements set out in the Leicestershire Highway Design Guide			138	Marrons on behalf Strategic Land Group

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

and based on the current national speed limit classification.				
The allocation proposal is based upon relocating the 30mph speed limit further east along Normanton Road, encompassing the entire frontage within the 30mph speed limit and facilitating the delivery of acceptable visibility splays, based on post-development vehicle speeds. Potential gateway features could also assist further reducing speeds on entry to the village and these measures could be agreed at the planning application stage. Seeking solution without frontage development to allow the retention of the frontage hedgerows.				
Highways constraint			136	Andrew Large Surveyors
An additional 30 homes would exacerbate traffic safety issues (number of vehicles, speeding) particularly given there would be limited visibility when emerging from the site.			204	Lesley Birtwistle
High Street suffers congestion and difficulty for cars passing due to parked cars. New development would exacerbate this problem.	Any development would be expected to provide a suitable level of off-street-parking provision and not add to the parking problems. Other outstanding highway matters are ongoing.	No change at present. Await outcome of further work.	204	Lesley Birtwistle
Highway safety concerns, including a road listed in the Leicestershire Road	Noted. Outstanding highway matters are ongoing. It is not	No change at present. Await outcome of further work.	366	Packington Parish Council

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

Safety Partnership as a 'community concern site', with speeding in the village and its use as a cut through to Ashby. Traffic calming measures are being investigated as a means of alleviating these issues.	yet sufficiently clear whether the site can be accessed safely. Therefore, it is considered beneficial to undertake further work on this matter.			
Flooding				
No concerns	Noted	No change	150	Leicestershire County Council (Lead Local Flood Authority)
Many houses/roads in the village suffer from flooding and damage. Development has increased flooding events and a reduction in natural drainage. Climate change and new development will exacerbate this, despite land lying in a low flood risk area.	The site is in Flood Zone 1 and not identified as being at risk from surface water flooding. The lead local flood authority has not objected to the allocation. Therefore, this is not an issue that should affect the principle of development at this stage. Any changes to an approval that require permission will be re-examined against the relevant planning issues for the site. Any breach of condition will be dealt with in accordance with the Councils' Local Enforcement Plan (Planning) 2024	No change	204, 366	Lesley Birtwistle, Packington Parish Council
Flood risk should be addressed before permission is sought. If the site is allocated, permission will be granted whether a satisfactory solution to flooding is found or not. Also how often are changes made to an application from outline to detailed stage. And how often are breaches of condition enforced.			204	Lesley Birthwistle
River Mease				
The site is the River Mease SAC. We reiterate the advice in Policy En2 that all development within the catchment	Noted. It is not necessary to duplicate policies so	No change.	345	Natural England

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

<p>will be required to demonstrate that it will not cause an adverse effect on the SAC i.e. that it will not contribute additional phosphorous to, or otherwise cause an adverse effect upon, the River Mease SAC, either alone or in combination with other plans or projects. This may be achieved via:</p> <ul style="list-style-type: none"> • Delivering bespoke phosphorous mitigation • Contributing to a strategic mitigation scheme (i.e. Developer Contribution Scheme). <p>Developments in these locations must meet the requirements of the Habitat Regulations.</p>	<p>reference to the River Mease is not required in this policy.</p>			
Environmental Issues				
<p>All allocations should incorporate opportunities for Green Infrastructure. Recommend guidance set out in the Green Infrastructure Framework: Principles & Standards Green Infrastructure Home is considered within each potential allocation. The emerging Leicestershire & Rutland Local Nature Recovery Strategy should also be a consideration.</p>	<p>It is agreed that the incorporation of Green Infrastructure (GI) within development is an important objective, but it is considered that the issue is adequately addressed in draft Policy En1 and does not need to be repeated in individual site allocation policies.</p>	<p>No change</p>	<p>345</p>	<p>Natural England</p>
<p>All allocations should incorporate opportunities for biodiversity enhancement. Any site allocation should clearly set out the BNG requirements for development, including both on-site and where appropriate off-site provision</p>	<p>BNG is dealt with in national policy and guidance, in addition to the requirements of draft Policy En1.</p>	<p>No change</p>	<p>345</p>	<p>Natural England</p>

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

(acknowledged the policy requirements for BNG are set out in policy En1).				
Design/Layout				
Support the absence of a policy requirement restricting built development to the northern part of the site. This approach provides flexibility to respond to the surrounding environment and the proposed allocation of P4 to the west.	Noted.	No change	138	Marrons on behalf Strategic Land Group
Infrastructure				
There will be a need for contributions to enhancements to local schools and other community facilities. All housing sites will be assessed as to whether there is a requirement for additional school places, this would be in relation to negotiating s106 contributions. This may include extending existing schools, remodelling existing schools, allocating land for new schools and creation of new schools.	Noted. The Infrastructure Delivery Plan is in the process of being updated to include the new housing allocations.	No change. Await the outcome of the update to the Infrastructure Delivery Plan.	150	Leicestershire County Council
New development will place a further strain on our oversubscribed infrastructure. Residents are having to use infrastructure elsewhere (Ashby and Measham). Do not select all the land offered in and around Packington	An update to the Infrastructure Delivery Plan will be prepared to assess the cumulative impact of all proposed site allocations on existing infrastructure and to set out how the impact might be mitigated/new infrastructure required. This Plan will be informed by engagement with infrastructure providers, including the local education	No change. Await the outcome of the update to the Infrastructure Delivery Plan.	366	Packington Parish Council
The primary school will need to be extended. It is already oversubscribed with children having to travel outside of the village to school.			204, 366	Lesley Birtwistle, Packington Parish Council
Lack of new doctor surgeries to cope with additional patients.			366	Packington Parish Council

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

	authority and the NHS Integrated Care Boards.			
30 dwellings at P7 would result in an increase of 73 patients, split between the Castle Medical Group and Measham Medical Centre. If all the additional housing sites were allocated this would result in an increase of 1,469 patients (8%) on Castle Medical Group's register and an increase of 2575 patients (16%) on Measham Medical Centre's register. 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.	Noted and this information will feed into an update of the Council's Infrastructure Delivery Plan, which is currently being undertaken, to include the new housing allocations and their impact on health provision.	Await the outcome of the update to the Infrastructure Delivery Plan.	487	Leicester, Leicestershire and Rutland Integrated Care Board
Minerals				
Question the need for a Minerals Assessment for sand and gravel. Given its relatively small scale and proximity to the village of Packington, an assessment is not considered necessary. This would be in line with the approach taken by the county council for the current planning application on the adjacent site (Allocation P4).	Leicester County Council have advised that a Minerals Assessment is required in line with Policy M11 of the Leicestershire Minerals and Waste Local Plan. If this site is confirmed as an allocation the policy requirement for a Mineral Assessment will be retained.	No change	138	Marrons on behalf Strategic Land Group
Located within a Mineral Safeguarding Area for Sand and Gravel and Coal. Therefore, recommend a Mineral Assessment in line with Policy M11 of the Leicestershire Minerals and Waste Local Plan, ensuring the mineral is not needlessly sterilised by future development.	Noted. The policy requirement only specifies sand and gravel but could be updated to include coal in the Mineral Assessment should this site be allocated.	No change. However, if the site is allocated the policy requirement will be updated to seek a Mineral Assessment for sand, gravel and coal.	150	Leicestershire County Council (Planning Authority)

APPENDIX L – LAND WEST OF REDBURROW LANE, PACKINGTON (P7)

There may be the issue of land instability associated with coal mining works that could be present at the site. Recommend that the District Council consult the Mining Remediation Authority for any known issues.	The Mining Remediation Authority were consulted on the proposed allocation and no representation was made.	No change.	150	Leicestershire County Council (Planning Authority)
Waste				
No safeguarding issues	Noted	No change	150	Leicestershire County Council (Planning Authority)
Archaeology				
All consulted sites are considered to have a heritage potential at 'medium risk'.	Noted	No change.	150	Leicestershire County Council
No previous investigations although land to the north trial trenching did not reveal any pre ridge and furrow archaeology. Will require pre-determination evaluation followed by an appropriate mitigation secured by condition upon any future planning permission.	Noted. 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 site P7. The need for a planning condition does not impact the proposed allocation of the site.	No change	150	Leicestershire County Council