

APPENDIX A

COALVILLE URBAN AREA STRATEGIC DEVELOPMENT AREA

- (1) Land between Stephenson Way, Broom Leys Road, Hall Lane and Hermitage Road as identified on the policies map is allocated for around 1,216 homes and an Area of Separation.
- (2) Housing will be provided in three distinct areas as identified on the policies map:
 - Land off Hall Lane and Torrington Avenue, Whitwick (C19a)– around 250 homes
 - Land off Stephenson Way, Coalville (C19b) – around 700 homes
 - Land at Broom Leys Farm, Broom Leys Road, Coalville (C46) - around 266 homes
- (3) The land between each housing area will remain undeveloped and identified as an Area of Separation consistent with the provisions of policy Env5[NB need to amend policy Env5 to include roads]. This provision will be secured in perpetuity by a S106 Agreement or other similar legal agreement.
- (4) Development will be subject to the following requirements:
 - (a) The production of a land use framework plan which demonstrates how the three housing areas and associated infrastructure will be developed in a way which addresses the requirements outlined in this policy. The framework will need to be the subject of consultation with the Whitwick Parish Council, the local community and the District Council and will need to be approved by the District Council as local planning authority.
 - (b) Safe and suitable linked vehicular access will be provided from Stephenson Way, Hall Lane and Broom Leys Road.
 - (c) A secondary vehicular access off Torrington Avenue to serve a limited amount of development will only be allowed where it is demonstrated to the satisfaction of the highway authority to be acceptable.
 - (d) The provision of access by sustainable modes of transport, including footpath and cycleway links within both the proposed housing areas and within those parts designated as an Area of Separation.
 - (e) The provision of recreation and leisure opportunities, tree planting and enhancements to biodiversity, particularly within those parts designated as an Area of Separation.
 - (f) The design and layout of the proposed housing development being designed such that there would be no adverse impact upon the operation of Coalville Rugby Club as a result of the proximity of any proposed dwellings.
 - (g) The design and layout taking account of any areas at risk of surface water flooding.
 - (h) The design and layout of the proposed housing should respect the amenity of adjoining residential properties on Hall Lane, Tiverton Avenue, Perran Avenue, Stainsdale Green and Broom Leys Road.
 - (i) Retention and enhancement of public rights of way O3 and O6.
 - (j) Incorporation of landscaping to the boundary with Stephenson Way so as to minimise any noise; and
 - (k) The design and layout having regard to the separate identities of Coalville and Whitwick