

Item 7: New Local Plan – Housing Allocations: Outstanding Matters

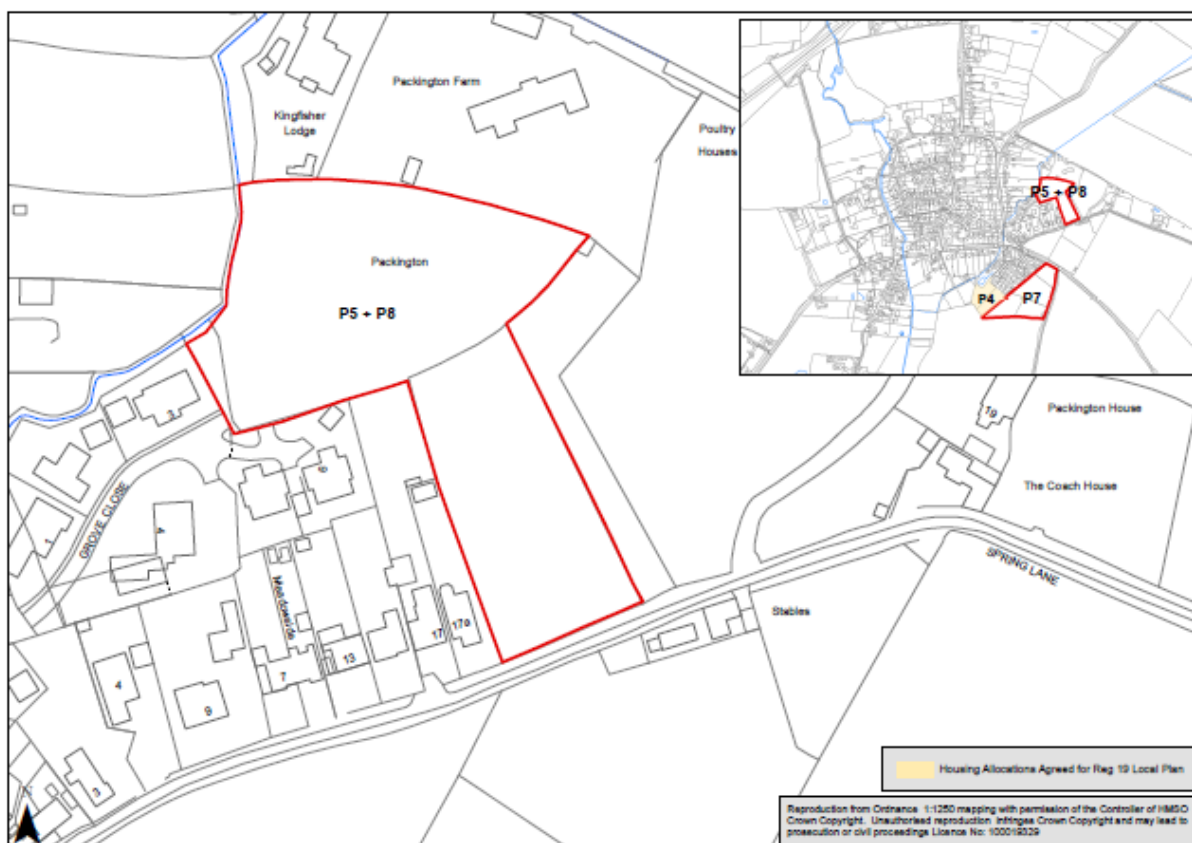
A request has been received from Councillor Sewell for sight of the Public Safety Zone at East Midlands Airport and its relationship to the proposed housing allocation south of Ashby Road Kegworth (K12) and the proposed employment allocation south of the Kegworth bypass (EMP97). A plan is attached to this note which identifies these.

The agent acting on behalf of the site promoter of 'P5/P8 - Land at Spring Lane and Normanton Road, Packington) has provided a further representation, information and briefing note in support of this site as a housing allocation, summarised as follows: -

- Acknowledge Site P5/P8 was identified as a reserve site pending the outcome of highway matters associated with P7, an assessment of which confirms P7 can be accessed from P4.
- Notwithstanding, P5/P8 presents a more appropriate opportunity for development in Packington. The sites are contained within and adjacent to the existing built form and provide a logical and defensible end point to development in the village. P5/P8 is bounded and visually contained by existing housing on three sides.
- Whereas Site 'P7 - Land west of Redburrow Lane, Packington' has a poor relationship with existing housing development and only borders housing along one boundary. Allocation of this site would introduce a new building line extending into the countryside. It lacks a clear boundary, potentially encouraging further development to extend on either side.
- In response to previous representations from the local highway authority, the agent has submitted results of a speed survey (undertaken on 27 October 2025) which illustrate that a safe access can be provided to the site with available visibility splays in excess of those required. All visibility splays are located over highway, maintainable at public expense
- The existing gated access is in control of the landowner and can be removed to allow open unencumbered access, as confirmed by title documents.

The map below of P5/P8 is provided to aid the understanding of the above representation.

In addition, a response has been provided by the local highway authority on the matter of visibility splays. They have advised that it remains unclear as to whether visibility to the south could be achieved to the confirmed required measurement of 2.4m x 54m.



RECOMMENDATION

No change to the recommendation on page 72 of the report