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## ***LDF Comment and Response Report for***

### ***Site Allocations DPD***

#### ***Nailstone***

#### ***NAI***

***Comment Type:*** Comment

***Comment Ref:*** U10683

***Customer Comment:*** Nai05 and 06 are not shown on the plan. As there is no equipped play provision within the settlement, provision needs to be assessed alongside proposals for Nailstone Colliery Country Park.

***Council's Response:*** Considered and noted, the PPG17 Study will inform the preparation of the submission DPD and the update to the Green Space Strategy.

#### ***Customer References:-***

CU0617

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***Total Comments of type Comment : 1***

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#### ***Nailstone***

#### ***NAI01***

***Comment Type:*** Comment

***Comment Ref:*** U10204

***Customer Comment:*** Generally support the approach in the Core Strategy in terms of allowing some development in rural villages in order to ensure that the existing facilities, particularly the school, are supported in order to maintain community cohesion. However it should be noted that in Nailstone you are looking to allocate land for the development of a minimum of 20 dwellings in 2 sites within Nailstone (NAI01 and NAI02). I am of the opinion that the Vero's Lane site clearly offers a very natural expansion of the settlement boundary with little detriment to the form and character of the village, where as the Bagworth Road Site constitutes a further expansion of a linear nature that is not a natural expansion of the village and also seeks to develop Grade II agricultural land. In these circumstances therefore it would be far more logical and indeed easier to justify if provision was made for additional dwellings off Vero's Lane by the allocation of a larger site. Whilst I appreciate that there may be issues with regard to achieving a suitable access, my client owns the surrounding land and is therefore able to offer improvements to the existing highway situation.

***Council's Response:*** Considered and noted, the Borough Council seeks advice from the Highways Authority in relation to the preparation DPD. Any additional information provided in relation highway impact is welcome.

#### ***Customer References:-***

13968

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***Total Comments of type Comment : 1***

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***Comment Type:*** Objection

***Comment Ref:*** U09358

***Customer Comment:*** The site is unsuitable because it is outside of the green belt and sewer capacity would be an issue. More suitable sites exist AS425 and 426, site AS426 has planning permission for 6 houses but is not being built because it is unviable in the current climate, more smaller homes should be built on this site which are more affordable and

help families remain in the village.

***Council's Response:***

Green Belt is a national designation and no land in the entire borough bestows this therefore, the site is not within a Green Belt however the site is currently designated as countryside in the Adopted Local Plan. The Site Allocations and Generic Development Control Policies DPD forms part of the Local Development Framework and this will replace the Local Plan designations.

As part of the consultation process Severn Trent Water are a statutory consultee who will advise on matters relating to sewage capacity, it will also be investigated further at the planning application stage.

The Council cannot comment on a site's viability and the currently economic climate, the planning authority cannot make land owners alter their proposals once permission has been granted, it is for the landowner to come to the authority with a new proposal.

***Customer References:-***

12681

***Comment Ref:***

U12047

***Customer Comment:***

Object to the housing allocations NAI01 and NAI02 on the following grounds;

NAI01 is a constrained greenfield site comprising of a paddock bordered by mature hedgerows. Access to the site is from a narrow single track road.

NAI02 is a series of underused allotments and a paddock lying outside the village framework, and stretched out along Bagworth Road. The site is visually exposed and prominent in the landscape. Development of this site would detrimentally consolidate the sporadic, linear development along Bagworth Road and would result in further incongruous development in the countryside.

Development in this location would conflict with the historic village morphology which focuses tightly around Main Street.

The Hinckley and Bosworth Rural Housing Numbers Methodology omits to assess Nailstone. However, it is clear that the village is essentially a commuter village with few local facilities. There is no local centre. As such any significant new development in the village will increase out-commuting and the use of the private car.

The absence of a secondary school means that Nailstone cannot be considered as a sustainable location for addition development in that it is unable to support the educational needs of its community through to adulthood

We are unaware of any evidence having been produced relating to Landscape and Visual Impact Appraisal, Ecological Impacts or Transport Assessment for this site. In the absence of detailed and robust evidence of deliverability the site cannot be considered suitable for allocation.

The housing numbers at Nailstone should be redirected to the more sustainable SRC.

The site at Westfield Farm, Earl Shilton should be allocated for residential and associated mixed use development on the basis of the detailed evidence of deliverability previously submitted to the council through the consultation process. The site is identified within the SHLAA as developable, and the evidence previously submitted clearly demonstrates that the site is also achievable, suitable and available. The evidence has shown that all identified constraints can be readily mitigated. In particular the evidence demonstrates that the site can be accessed and developed without adverse impact on landscape character or local ecology.

In conclusion, the site at Westfield Farm would assist in meeting the housing targets and given that it has less than five years housing land supply, it is essential that deliverable sites are identified in the DPD, and not sites that may or may not come forward for development in the next 15 years. Without an available supply of deliverable sites the housing needs of the local community cannot be met.

***Council's Response:***

Your comments on the suitability and constraints of the allocated site will be considered further during the production of the Submission Version of this document.

The adopted Core Strategy has identified the numbers required within each settlement in the borough to help sustain facilities and services within those locations whilst meeting the housing needs identified. Therefore the housing numbers cannot be re-allocated to Earl Shilton as this would be contrary to the adopted Core Strategy.

A site at Earl Shilton would not meet the needs of Nailstone, re-allocating Nailstone's numbers to Earl Shilton would be contrary to the adopted Core Strategy and would therefore be found unsound.

The Rural Housing Methodology Statement sets out the mechanism for identifying the level of housing for the rural areas. This included population projection assessments, transport sustainability, access to services, local landscape constraints, capability of local infrastructure the local housing need (including current mix and affordability). All these factors have been taken into account in informing the final distribution of housing contained in the Core Strategy.

**Customer References:-**

CU0844

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**Total Comments of type *Objection* : 2**

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**Nailstone**

**NAI02**

**Comment Type:** Comment

**Comment Ref:** U10205

**Customer Comment:** Generally support the approach in the Core Strategy in terms of allowing some development in rural villages in order to ensure that the existing facilities, particularly the school, are supported in order to maintain community cohesion. However it should be noted that in Nailstone you are looking to allocate land for the development of a minimum of 20 dwellings in 2 sites within Nailstone (NAI01 and NAI02). I am of the opinion that the Vero's Lane site clearly offers a very natural expansion of the settlement boundary with little detriment to the form and character of the village, where as the Bagworth Road Site constitutes a further expansion of a linear nature that is not a natural expansion of the village and also seeks to develop Grade II agricultural land. In these circumstances therefore it would be far more logical and indeed easier to justify if provision was made for additional dwellings off Vero's Lane by the allocation of a larger site. Whilst I appreciate that there may be issues with regard to achieving a suitable access, my client owns the surrounding land and is therefore able to offer improvements to the existing highway situation.

**Council's Response:** Considered and noted, the Borough Council seeks advice from the Highways Authority in relation to the preparation of the DPD. Any additional information provided in relation highway impact is welcome.

**Customer References:-**

13968

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**Total Comments of type *Comment* : 1**

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**Comment Type:** Objection

**Comment Ref:** U12046

**Customer Comment:** Object to the housing allocations NAI01 and NAI02 on the following grounds;

NAI01 is a constrained greenfield site comprising of a paddock bordered by mature hedgerows. Access to the site is from a narrow single track road.

NAI02 is a series of underused allotments and a paddock lying outside the village framework, and stretched out along Bagworth Road. The site is visually exposed and prominent in the landscape. Development of this site would detrimentally consolidate the sporadic, linear development along Bagworth Road and would result in further incongruous development in the countryside.

Development in this location would conflict with the historic village morphology which focuses tightly around Main Street.

The Hinckley and Bosworth Rural Housing Numbers Methodology omits to assess Nailstone. However, it is clear that the village is essentially a commuter village with few local facilities. There is no local centre. As such any significant new development in the village will increase out-commuting and the use of the private car.

The absence of a secondary school means that Nailstone cannot be considered as a sustainable location for addition development in that it is unable to support the educational needs of its community through to adulthood

We are unaware of any evidence having been produced relating to Landscape and Visual Impact Appraisal, Ecological Impacts or Transport Assessment for this site. In the absence of detailed and robust evidence of deliverability the site cannot be considered suitable for allocation.

The housing numbers at Nailstone should be redirected to the more sustainable SRC.

The site at Westfield Farm, Earl Shilton should be allocated for residential and associated mixed use development on the basis of the detailed evidence of deliverability previously submitted to the council through the consultation process. The site is identified within the SHLAA as developable, and the evidence previously submitted clearly demonstrates that the site is also achievable, suitable and available. The evidence has shown that all identified constraints can be readily mitigated. In particular the evidence demonstrates that the site can be accessed and developed without adverse impact on landscape character or local ecology.

In conclusion, the site at Westfield Farm would assist in meeting the housing targets and given that it has less than five years housing land supply, it is essential that deliverable sites are identified in the DPD, and not sites that may or may not come forward for development in the next 15 years. Without an available supply of deliverable sites the housing needs of the local community cannot be met.

***Council's Response:*** Your comments on the suitability and constraints of the allocated site will be considered further during the production of the Submission Version of this document.

The adopted Core Strategy has identified the numbers required within each settlement in the borough to help sustain facilities and services within those locations whilst meeting the housing needs identified. Therefore the housing numbers cannot be re-allocated to Earl Shilton as this would be contrary to the adopted Core Strategy.

A site at Earl Shilton would not meet the needs of Nailstone, re-allocating Nailstone's numbers to Earl Shilton would be contrary to the adopted Core Strategy and would therefore be found unsound.

The Rural Housing Methodology Statement sets out the mechanism for identifying the level of housing for the rural areas. This included population projection assessments, transport sustainability, access to services, local landscape constraints, capability of local infrastructure the local housing need (including current mix and affordability). All these factors have been taken into account in informing the final distribution of housing contained in the Core Strategy.

### ***Customer References:-***

CU0844

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***Total Comments of type Objection : 1***

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### ***Nailstone***

### ***NAI05***

***Comment Type:*** Comment

***Comment Ref:*** U11032

***Customer Comment:*** Any remains of industrial archaeological interest should, if possible, be retained as

part of the scheme for this site.

**Council's Response:** Noted.

**Customer References:-**

CU0111

**Comment Ref:** U11500

**Customer Comment:** The designation of the former Nailstone Colliery site should be confirmed as a formal employment allocation.

**Council's Response:** A section of the land at Nailstone Colliery has been allocated for employment use however the wider area of land has been designated as a Country Park.

**Customer References:-**

CU0278

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**Total Comments of type Comment : 2**

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**Comment Type:** Support

**Comment Ref:** U10440

**Customer Comment:** The PC strongly supports the designation.

**Council's Response:** Considered and noted.

**Customer References:-**

02955

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**Total Comments of type Support : 1**

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**Nailstone**

**NAI06**

**Comment Type:** Comment

**Comment Ref:** U11033

**Customer Comment:** Any remains of industrial archaeological interest should, if possible, be retained as part of the scheme for this site.

**Council's Response:** Noted.

**Customer References:-**

CU0111

**Comment Ref:** U11499

**Customer Comment:** The designation of the former Nailstone Colliery site should be confirmed as a formal employment allocation.

**Council's Response:** A section of the land at Nailstone Colliery has been allocated for employment use however the wider area of land has been designated as a Country Park.

**Customer References:-**

CU0278

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**Total Comments of type *Comment* : 2**

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**Comment Type:** Support

**Comment Ref:** U10441

**Customer Comment:** The PC strongly supports the designation.

**Council's Response:** Considered and noted.

**Customer References:-**

02955

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**Total Comments of type *Support* : 1**

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**Nailstone**

**NA111**

**Comment Type:** Comment

**Comment Ref:** U10291

**Customer Comment:** The playing field to the north east should be included in the Community Facility designation

**Council's Response:** Considered and noted, this information will be investigated further.

**Customer References:-**

CU0152

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**Total Comments of type *Comment* : 1**

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**Total No. of Generic Comments: 13**