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

## ***Site Allocations DPD***

### ***Stoke Golding***

### ***AS533***

***Comment Type:*** Objection

***Comment Ref:*** U10403

***Customer Comment:*** The site comprises a Greenfield parcel of land. Access is achievable from Higham Lane, however, this may result in the need to remove significant lengths of hedgerow which is in good condition and contributes positively to the street scene. The site relates poorly to the urban area and is located a significant distance from the existing settlement boundary and is open to the north, south, east and west boundaries. Even if the site were to come forward the site would remain poorly located in relation to the existing urban area. Topography is generally flat with a gentle slope from west to east. The site is bounded by extensive hedgerows and trees. By reason of the change in levels the site would have no visual relationship to the settlement boundary and would have a significant adverse landscape and visual impact on the area. The site is therefore heavily constrained in respect of Greenfield status, landscape, and urban morphology.

***Council's Response:*** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

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

CU1145

***Comment Ref:*** U10558

***Customer Comment:*** The site is unsuitable for residential development because: It is not significantly within or adjacent to the settlement boundary. It would impinge on the views of Stoke Golding approaching from the southwest. It is a greenfield site – and therefore would not make use of an existing brownfield site in the village of Stoke Golding. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

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

CU0716

***Comment Ref:*** U10631

***Customer Comment:*** The site is unsuitable for residential development because: it is significantly within or adjacent to the settlement boundary, it would interfere with views of Stoke Golding from the southwest, it is a greenfield site and therefore would not make use of an existing brownfield site in the village of Stoke Golding. Policy from the Regional Plan states that in assessing suitability of sites priority should be given to making the best use of brownfield sites.

***Council's Response:*** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

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

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**Total Comments of type *Objection* : 3**

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**Stoke Golding****AS534****Comment Type:** Objection**Comment Ref:** U08152

**Customer Comment:** We have been made aware this land may be re-designated to a new sports and recreation area with its own sports building, access road and car park and part of this land incorporates a Scheduled Ancient Monument designated as a community area giving the public free and unhindered access. We understand this is a trade off to balance the land for residential development.

The proposal to use this land as a new sports facility seems ridiculously inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

With respect to opening the ancient monument land it is worrying. The loss of wildlife and natural flora from this area would be inexcusable. The land is used by wild birds and fowl that fly into the pond at the end of the field. The access would be via a narrow entrance.

We object to the extension of this piece of land on the strongest terms

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

13982

**Comment Ref:** U08153

**Customer Comment:** I am writing in response to the proposed erection of residential development between Park House and Higham Lane with playing fields and a public amenity site on this Greenfield land.

I would like to strongly object, I believe planning permission is being sought on the St Martins Convent site or the proposed site adjacent to 45 and 46 Sherwood Road. The village has increased in size and unfortunately the infrastructure has not. The sewage pumping station next to the boat yard cannot cope with capacity resulting in a disgusting odour in the summer. Natural flora and fauna are supposed to be protected. I understand that housing is required however, I believe better sites have been identified. These would create less destruction both to the community and the environment. I therefore wish to object to the proposed development (AS534)

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be

improved by increasing the quality of the sites.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

***Customer References:-***

13983

***Comment Ref:*** U08154

***Customer Comment:*** I am led to believe the proposal is a sweetener for a substantial residential development on the land adjacent to Higham Lane. I would draw attention to the fact that there is already a cricket and football facility on the village recreation ground close to the village Hall. Not only will this be a violation of the ancient monument site on this ground it would lead to the destruction of existing agricultural land and wildlife habitat. It would constitute an unacceptable traffic burden with consequent safety implications.

The extension to village boundaries I believe is unacceptable and will eventually lead to the loss of identity of Stoke Golding, Dadlington and Higham on the Hill.

***Council's Response:***

This representation has been considered as an objection to this site becoming a preferred option. We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

***Customer References:-***

13984

***Comment Ref:*** U08171

***Customer Comment:*** It has come to our attention that this land may be re-designated to a new sports and recreation area with its own sports building, access road and car park and part of this land incorporates a Scheduled Ancient Monument designated as a community area giving the public free and unhindered access.

The new sports facility is inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

We are concerned of any plans that could change the present use of the ancient

monument land. It is inhabited by wildlife and natural flora and there is evidence of protected species (Great Crested Newt). The access would be via a narrow entrance.

We object to the extension of this piece of land.

***Council's Response:***

This representation has been considered as an objection to this site becoming a preferred option. We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

14011

***Comment Ref:***

U08662

***Customer Comment:***

We have been made aware this land may be re-designated to a new sports and recreation area with its own sports building, access road and car park and part of this land incorporates a Scheduled Ancient Monument designated as a community area giving the public free and unhindered access. We understand this is a trade off to balance the land for residential development.

The proposal to use this land as a new sports facility seems ridiculously inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

With respect to opening the ancient monument land it is worrying. The loss of wildlife and natural flora from this area would be inexcusable. The land is used by wild birds and fowl that fly into the pond at the end of the field. The access would be via a narrow entrance.

Concern is raised regarding the level of new housing proposed.

Concern is raised over the potential impact on the Stoke Golding conservation area, Park House and its surroundings. Agricultural land is increasingly important at these times of recession as we need to grow our own food. It should be preserved.

***Council's Response:***

We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

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.

Noted

***Customer References:-***

06228

***Comment Ref:*** U08673

***Customer Comment:*** We have been made aware this land may be re-designated to a new sports and recreation area with its own sports building, access road and car park and part of this land incorporates a Scheduled Ancient Monument designated as a community area giving the public free and unhindered access. We understand this is a trade off to balance the land for residential development.

The proposal to use this land as a new sports facility seems wholly inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

With respect to opening the ancient monument land it is worrying. The loss of wildlife and natural flora from this area would be inexcusable. The land is used by wild birds and fowl that fly into the pond at the end of the field. The access would be via a narrow entrance.

***Council's Response:*** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

06232

***Comment Ref:*** U08678

***Customer Comment:*** Objection to the proposal to re-designate As534 from agricultural use to residential/recreational use. There are already recreation facilities within the village off Hall Drive.

Concern is raised regarding the opening of the ancient monument land. This would damage the Scheduled Ancient Monument and cause the loss of fauna and flora.

***Council's Response:*** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

English Heritage are consulted as part of the Site Allocations process to ensure the protection of sites such as Scheduled Ancient Monuments. The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

***Customer References:-***

06239

***Comment Ref:*** U08690

**Customer Comment:** Objection to this land may be re-designating to a residential development, a new sports and recreation area with its own sports building and car park. Also object to the Scheduled Ancient Monument being designated as a community area giving the public free and unhindered access.

The proposal to use this land as a new sports facility seems wholly inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

Concern is raised over increased traffic levels, associated noise and road-safety risks

Concern is raised over the impact on wildlife that currently utilises this land

**Council's Response:** preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site

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

06526

**Comment Ref:** U08784

**Customer Comment:** Objection to this land may be re-designating to a residential development, a new sports and recreation area with its own sports building and car park. Also object to the Scheduled Ancient Monument being designated as a community area giving the public free and unhindered access.

The proposal to use this land as a new sports facility seems wholly inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

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

06328

**Comment Ref:** U08792

**Customer Comment:** Objection to this land may be re-designating to a residential development, a new sports and recreation area with its own sports building and car park. Also object to the Scheduled Ancient Monument being designated as a community area giving the public free and unhindered access.

The proposal to use this land as a new sports facility seems wholly inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

Concern is raised over the impact on wildlife that currently utilises this land

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by

increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

***Customer References:-***

06336

***Comment Ref:*** U08793

***Customer Comment:*** Objection to this land may be re-designating to a residential development, a new sports and recreation area with its own sports building and car park. Also object to the Scheduled Ancient Monument being designated as a community area giving the public free and unhindered access.

The proposal to use this land as a new sports facility seems wholly inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

Concern is raised over the impact on wildlife that currently utilises this land

***Council's Response:*** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

***Customer References:-***

06337

***Comment Ref:*** U08794

***Customer Comment:*** Objection to this land may be re-designating to a residential development, a new sports and recreation area with its own sports building and car park. Also object to the Scheduled Ancient Monument being designated as a community area giving the public free and unhindered access.

The proposal to use this land as a new sports facility seems wholly inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

Concern is raised over the impact on wildlife that currently utilises this land

***Council's Response:*** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

***Customer References:-***

06338

**Comment Ref:** U08798

**Customer Comment:** Objection to this land may be re-designating to a residential development, a new sports and recreation area with its own sports building and car park. Also object to the Scheduled Ancient Monument being designated as a community area giving the public free and unhindered access.

This would seriously affect local wildlife

Old trees could be subject to vandalism

Access to the field would be via a narrow entrance

There would be an influx of people using metal detectors to find ancient artefacts

This should remain as pasture land

A sports facility already exists in the village which has good access. Two grounds would incur more than twice the running costs. Substantial investment has already been made to this site.

Stoke Golding has had more than its fair share of housing over the past few years.

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

This is not a planning matter

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

This is not a planning matter

Noted.

Noted

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:-**

06340

**Comment Ref:** U08819

**Customer Comment:** We have been made aware this land may be re-designated to a new sports and recreation area with its own sports building, access road and car park and part of this land incorporates a Scheduled Ancient Monument designated as a community area giving the public free and unhindered access. We understand this is a trade off to balance the land for residential development.

The proposal to use this land as a new sports facility seems ridiculously inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.



With respect to opening the ancient monument land it is worrying. The loss of wildlife and natural flora from this area would be inexcusable. The land is used by wild birds and fowl that fly into the pond at the end of the field. The access would be via a narrow entrance.

***Council's Response:***

We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

06809

***Comment Ref:***

U08827

***Customer Comment:***

We have been made aware this land may be re-designated to a new sports and recreation area with its own sports building, access road and car park and part of this land incorporates a Scheduled Ancient Monument designated as a community area giving the public free and unhindered access. We understand this is a trade off to balance the land for residential development.

If the existing sports facility was moved to the outer edges of the village, the existing community events that take place there may suffer.

Access to this site is non-existent and would create safety issues from Station Road and Higham Lane. Development here would cause a huge traffic problem

Moats and tumulus would be lost

***Council's Response:***

We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. It is however, not considered a preferred option due to the potential impact on a Scheduled Ancient Monument and accessibility issues.

Noted

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Noted

***Customer References:-***

06811

***Comment Ref:***

U09169

***Customer Comment:***

Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

05828

**Comment Ref:** U09206

**Customer Comment:** Object to the site being used as a new sports and recreation area with its own sports building, access road and car park and providing access to the scheduled ancient monument. I understand this is a trade off to allow for this land to be designated as residential. Although the SHLAA states it is unsuitable for housing I would go further and say it is unsuitable for any other use.

The use as a sports facility is inappropriate as there already a centre located off Hall Lane, it is better to maintain and improve this facility rather than developing a new one. Moving it to the edges of the village would have a detrimental effect on these events and usage. Even more worrying is the development of this site for residential.

It is worrying that the Ancient Monument may be opened up to the public as it would result in a loss of wildlife and natural flora. It is visited by a wide variety of birds including world fowl. There is known to be people with metal detectors that use the site. There is a narrow entrance.

**Council's Response:** Noted, the Borough Council has a number of evidence base documents that inform the preparation of the document including a Biodiversity Action Plan, Green Infrastructure Study and a Sustainability Appraisal to inform on wildlife matters.

**Customer References:-**

05845

**Comment Ref:** U09331

**Customer Comment:** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

12497

***Comment Ref:*** U09342

***Customer Comment:*** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility suchas; traffic issues, loss of wildlife and natural flora

***Council's Response:*** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies weather a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

12521

***Comment Ref:*** U09348

***Customer Comment:*** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility suchas; traffic issues, loss of wildlife and natural flora

***Council's Response:*** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies weather a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

12579

**Comment Ref:** U09349

**Customer Comment:** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

12624

**Comment Ref:** U09350

**Customer Comment:** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

12644

**Comment Ref:** U09351

**Customer Comment:** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

12647

**Comment Ref:** U09364

**Customer Comment:** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

12730

**Comment Ref:** U09365

**Customer Comment:** Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from

this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

***Council's Response:***

We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

12731

***Comment Ref:***

U09381

***Customer Comment:***

Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park. There is already an existing Sports facility centrally located within Stoke Golding. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

***Council's Response:***

We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

15114

***Comment Ref:***

U09382

***Customer Comment:***

Object to the proposal on land west of station Road, between Park House and Higham Lane for a new sports and recreation area with sports building, access road and car park, and the ancient monument becoming a 'public amenity area'

The site has already been assessed as being unsuitable for residential development.

There is already an existing Sports facility centrally located within Stoke Golding which has been disregarded by the promoter of this site. This proposal is to be used as a trade off for the remainder of the land to be designated for residential use. A recreational and community facility would detract villagers from this well used existing

facility.

There would be implications if the Ancient Monument were to be opened as a public recreation facility such as; traffic issues, loss of wildlife and natural flora

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

15115

**Comment Ref:** U09821

**Customer Comment:** Land to the west of Station Road re-designated as a new sports and recreation area. A perfectly acceptable facility is already available. Opening up the ancient monument land as a public recreational facility would result in the loss of wildlife and natural flora. Re-iterates why the site was not put forward as a preferred option. Understands the recreational aspect is a trade off to housing development.

**Council's Response:** Noted. This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

04515

**Comment Ref:** U10112

**Customer Comment:** We have been made aware of proposals west of Stoke Golding (As534). If this is the case it is contrary to the consultation process and we object to using this land for housing.

**Council's Response:** To clarify these are not revised proposals of any sort. Site AS534 has indeed been considered as part of the process but failed to be selected as a preferred option at the consultation stage, nor has it been up to time of writing this response. This information can be found in Appendix 6 of the Consultation Site Allocations & Generic Development Control Policies DPD and was available for public and open comment across the full consultation period and has therefore been undertaken accordingly with the official requirements of the consultation process. This has been noted as an objection to this option becoming a preferred option in the future.

**Customer References:-**

03085

**Comment Ref:** U10114

**Customer Comment:** We strongly oppose alternative option 2.

**Council's Response:** This has been noted as an objection to this option becoming a preferred option in the future.

**Customer References:-**

03085

**Comment Ref:** U10121

**Customer Comment:** If alternative option 2 is selected there are concerns regarding its proximity to the scheduled ancient monument. The scale of the allocation is huge and could support many more than 60 dwellings. The site is adjacent to the conservation area and will impact upon unique character of the village. The impact on the landscape when approaching from Higham would be too extensive. This area has already seen significant development with the factory conversion and the new houses on Crown Hill and has a further impact on the settlement boundary. Access is unclear.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

03085

**Comment Ref:** U10402

**Customer Comment:** The site comprises an extensive area of Greenfield land which would accommodate a significant number of houses which would far exceed the requirements of the Core Strategy. One primary access point is available with two secondary access points, albeit the secondary access points are limited in width and forward visibility. A single access serving the site of this size is unlikely to be acceptable. The site relates poorly to the urban area and does not constitute a logical extension to the settlement being both isolated from the urban area and divorced in some parts from the existing settlement boundary. The site is significantly constrained given the landscape and visual impact of development. The site also affects heritage assets, notably the setting of the Conservation Area and the Scheduled Ancient Monument. The site is, therefore, heavily constrained in respect of Greenfield status, excessive size, access, landscape, visual impact and urban morphology.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

**Customer References:-**

CU1145

**Comment Ref:** U10557

**Customer Comment:** The site is unsuitable for residential development because: This would adversely impact on the character of the ancient monument. It would impinge on views to be protected as defined in the Stoke Golding Conservation Area Appraisal. The greenfield site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Considered and noted, it was not identified as a preferred option due to the impact that it may have on the adjoining area. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

CU0716

**Comment Ref:** U10632



**Customer Comment:** This site is unsuitable for residential development because: part of the area is shown to cover 'The Moat/Mound' which is a scheduled ancient monument. Development of the rest of the area, which would adversely impact on the vista towards and out of the ancient monument. Any development of this land would severely impact on views towards the existing settlement, as this is rising land. The proposal would breach the settlement boundary and does not make best use of brownfield sites within Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

CU0288

**Comment Ref:** U11739

**Customer Comment:** Strongly objects. The site has been deemed unsuitable for residential development because it would adversely impact on the character of the ancient monument and would impinge on views to be protected as defined in the Stoke Golding Conservation Area Appraisal. The land is wholly unsuitable for any use other than its current use as agricultural pasture land. Good quality agricultural land which should be safeguarded from non-agricultural development. Development would create severe adverse impact upon the openness of the Green Belt. If permitted it would extend development into the countryside on Greenfield land on a pleasant edge of the village. To extend the proposed development limits would herald a far reaching change in the character of this part of the village. There is already a sports facility centrally located within the village off Hall Lane. With respect to opening up the ancient monument land as a public recreation facility this is worrying due to the loss of wildlife and natural flora. Wildlife impact. Temporary buildings are located on this pasture land related to building work at Park House.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Natural England retain records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document. 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. The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

**Customer References:-**

04634

**Comment Ref:** U11763

**Customer Comment:** We agree that the DPD was completely correct in its assertion that the site has been deemed unsuitable for residential development because it would adversely impact on the character of the ancient monument and would impinge on views to be protected as defined in the Stoke Golding Conservation Area Appraisal.

**Council's Response:** Noted and considered.

**Customer References:-**

04641

**Comment Ref:** U11769

**Customer Comment:** The site is unsuitable for residential development due to the adverse impact on the character of the ancient monument and would impinge on the views to be protected as defined in the Stoke Golding Conservation Area Appraisal. Appendix 5 of the Strategic Housing Land Availability Assessment (SHLAA) lists As534 as non-developable. There is already a sports facility centrally located within the village.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

04645

**Comment Ref:** U11772

**Customer Comment:** Re-designating agricultural land to housing, sports pitches and public amenity. Objects to social housing because there are many other sites within the borough that can accommodate housing in a more strategic way than land on the edge of a small village. Low cost housing should be in strategic locations, close to good public transport links and with facilities and amenities that can cope with a large influx of families. The site is not infill and does not sit well within the village. Access also appears unsuitable. We already have sports facilities would it not be better to improve and maintain these existing facilities.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Natural England retain records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document. Policy 15 on affordable housing and Policy 16 on housing density, mix and design of the adopted Core Strategy details the housing type and tenure requirements. Sites have been assessed strategically considering the borough as a whole. The majority of development is being guided into the Hinckley Sub-Regional Centre. Delivery of the two Sustainable Urban Extensions in Barwell and Earl Shilton will total 4,500 new houses. 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. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04647

**Comment Ref:** U11837

**Customer Comment:** We have been made aware this land may be re-designated to a new sports and recreation area with its own sports building, access road and car park and part of this land incorporates a Scheduled Ancient Monument designated as a community area giving the public free and unhindered access. We understand this is a trade off to balance the land for residential development.

The proposal to use this land as a new sports facility seems ridiculously inappropriate when there are already facilities more centrally located within the village off Hall Drive. It is far better to improve this facility rather than establishing a new facility outside the village with access off a country lane.

With respect to opening the ancient monument land it is worrying. The loss of wildlife and natural flora from this area would be inexcusable. The land is used by wild birds and fowl that fly into the pond at the end of the field. The access would be via a narrow entrance.

**Council's Response:** We are aware that the land has been put forward as an expression of interest for residential, public amenity site and recreation ground. A PPG17 Study will inform the preparation of the DPD and will identify whether additional open space and recreational facilities are required in Stoke Golding or whether capacity could be improved by increasing the quality of the sites.

The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

The Highways Authority are being consulted as part of the preparation of the document,

this will inform the next stage of the document.

**Customer References:-**

06808

**Comment Ref:** U11897

**Customer Comment:** The site has been assessed unsuitable for residential development because it would adversely impact on the character of the ancient monument and would impinge on views to be protected as defined in the Stoke Golding Conservation Area Appraisal. It is also wholly unsuitable for any use other than its current use i.e. agricultural pasture land. There is already a sports facility located within the village off Hall Lane. Far better to maintain and improve existing facilities. The loss of wildlife and natural flora from opening up the ancient monument land would be inexcusable. Temporary buildings at Park House. Any extension to the settlement boundary should not include the tract of land (As 534) and should remain outside any new boundary.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

04713

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**Total Comments of type *Objection* : 40**

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**Comment Type:** Support

**Comment Ref:** U10041

**Customer Comment:** Land to the west of station road. Developer would contribute towards developing a sports facility to accommodate football club.

**Council's Response:** This representation has been considered as a support to this site becoming a preferred option.

**Customer References:-**

01561

**Comment Ref:** U12117

**Customer Comment:** The development of this site would positively enhance the ancient monument by providing public access, management and presentation (at nil cost to the public purse) which is welcomed by English Heritage. A site plan has been supplied. Access to the site is technically feasible (a transport statement has been supplied). Existing pedestrian access runs from the site onto Station Road, serving the local community in its extended form. The site size could be amended to deliver 60 dwellings at 30dph, and the remaining balance turned over for recreational purposes. The site would be a logical and carefully considered enhancement to central Stoke Golding with community benefits and respecting the historic core and conservation area. The site is sustainable as it utilises the existing highway network and allows immediate access to the village centre by foot.

**Council's Response:** This representation has been considered as a support to this site becoming a preferred option.

Noted. The comments will be considered further during the production of the Submission Version of this document.

**Customer References:-**

01573

## *Stoke Golding*

## *AS537*

**Comment Type:** Objection

**Comment Ref:** U10115

**Customer Comment:** We strongly oppose alternative option 3.

**Council's Response:** This has been noted as an objection to this option becoming a preferred option in the future.

### **Customer References:-**

03085

**Comment Ref:** U10122

**Customer Comment:** Wykin Lane represents an important green asset to the village, particularly for walking and cycling. Access would be dangerous to road users, cyclists and walkers. Site of the allocation is excessive and could accommodate far more than the 60 required.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

### **Customer References:-**

03085

**Comment Ref:** U10404

**Customer Comment:** This site is Greenfield. Access is available off Wykin Road; however, this will necessitate the removal of a significant number of trees which are an important characteristic of the street scene in order to accommodate not only the access position but also visibility splays. The site is poorly related to the urban area, being isolated in open countryside on all sides. Even if site 677 were to come forward, the site would remain some distance from the principle urban area and would not be a logical extension to the settlement boundary. Land levels are generally flat. Aside from the need to remove trees on the frontage the site contains a number of hedgerow and trees running across the land that would need to be removed in order to facilitate development. The site also contains a water feature which is likely to be of amenity and ecological value. The site therefore is heavily constrained in relation to Greenfield status, landscape and urban morphology.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

### **Customer References:-**

CU1145

**Comment Ref:** U10559

**Customer Comment:** The site is unsuitable for residential development because: Access to this site is poor for any level of dwellings. It is a greenfield site significantly outside and not adjacent to the settlement boundary. It would not make use of an existing brownfield site in the village of Stoke Golding. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. The detrimental impact on the surrounding area would be significant. The fields between Stoke Golding and Wykin village should provide a 'Green Wedge' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control

Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

CU0716

**Comment Ref:** U10634

**Customer Comment:** This site is unsuitable for residential development because: It is a Greenfield site significantly outside the settlement boundary and development would reduce the green space between Stoke Golding and Wykin Village (Green Wedge). Any development would result in the urbanisation of a rural lane connecting Stoke Golding and Wykin village across the surrounding countryside. It would not make use of an existing brownfield site in the village of Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

CU0288

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**Total Comments of type *Objection* : 5**

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**Comment Type:** Support

**Comment Ref:** U10078

**Customer Comment:** Housing allocation would be more suitable placed off Higham Lane. The access is safer and landowner looking to contribute money into the community of Stoke Golding. The site is far enough from Higham on the Hill not adjoining the two villages unlike Sherwood Road – Stoke Golding to Dadlington.

**Council's Response:** This representation has been considered as a support to this site becoming a preferred option.

**Customer References:-**

04576

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

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**Stoke Golding**

**AS539**

**Comment Type:** Objection

**Comment Ref:** U10562

**Customer Comment:** The site is unsuitable for residential development because: It has already been developed for residential use. Any further development would breach the settlement boundary. Any further development would have a detrimental impact on the surrounding area.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

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


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**Comment Type:** Support

**Comment Ref:** U09471

**Customer Comment:** The Stables, Pine Close - allocate for residential development (As539) by further developing the rear. The site is in close proximity to access local amenities.

**Council's Response:** This representation has been considered as a support to this site becoming a preferred option.

Developing the Greenfield section of this site would not on its own accommodate the housing requirement although it could be considered with other smaller sites but this may become problematic in terms of deliverability.

**Customer References:-**

04458

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


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**Stoke Golding**

**AS540**

**Comment Type:** Objection

**Comment Ref:** U10398

**Customer Comment:** The site comprises of Greenfield land. The site is Grade II agricultural land which is a significant constraint having regard to the Directions for Growth Paper which carries weight given its evidence base status in connection with the LDF. No access is available. Although access could be taken from Hinckley Road, this would necessitate the removal of significant lengths of hedgerow which is in good condition. The site relates poorly to the morphology of the urban area and is situated in an otherwise open frontage. The site relates to a low key and unassuming farmhouse and associated agricultural buildings but is other wise in an isolated position. This is neither a logical rounding off of the settlement nor integrating readily within it. The site is therefore heavily constrained in terms of Greenfield status, access, landscape, land classification and urban morphology.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

**Customer References:-**

CU1145

**Comment Ref:** U10563

**Customer Comment:** The site is unsuitable for residential development because: It would significantly extend the settlement boundary inappropriately towards Hinckley impinging on the greenfield land that exists there. It would impinge on the views out of Stoke Golding into open countryside. It is a greenfield site – and therefore would not make use of an existing brownfield site in the village of Stoke Golding. Policy 3 from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. Suitability is dependent on adequate access provision which is unavailable. The site could not be combined with an adjacent site because access from the farm was not included in the EIN submission. The fields between Stoke Golding and Dadlington should provide a 'Green Wedge' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

CU0716

**Comment Ref:** U10633

**Customer Comment:** This site is unsuitable for residential development because: The proposal would breach the settlement boundary and does not make best use of brownfield sites within Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites. The site could not be combined with adjacent site AS541, because access from the farm was not included in the submission. Adequate access provision is not available.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

CU0288

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**Total Comments of type *Objection* : 3**

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**Comment Type:** Support

**Comment Ref:** U10116

**Customer Comment:** The Hinckley Road options would seem a good viable way to provide the necessary additional housing.

**Council's Response:** This comment has been taken as support for the alternative options to be reconsidered.

**Customer References:-**

03085

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

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**Stoke Golding**

**AS541**

**Comment Type:** Objection

**Comment Ref:** U10397

**Customer Comment:** Greenfield land. Irregular shape which narrows to pinch point which makes layout difficult to achieve. No access is available, although access could be taken from Hinckley Road, this would require removal of significant lengths of hedgerow which is in good condition and adds to the positive characteristics of the street scene. The site relates poorly to the morphology of the urban area and is situated in an otherwise open frontage. The site relates to a low key and unassuming farmhouse and associated agricultural buildings but is otherwise in an isolated position. This is neither a logical rounding off of the settlement nor integrating readily within it. Land levels are generally flat. There are a number of mature trees and hedgerow defining the site. Within the

narrowing part way down the site is a pool of water which is likely to have some ecological value and would need to be removed to facilitate development. The site is therefore heavily constrained in terms of Greenfield status landscape and urban morphology.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

**Customer References:-**

CU1145

**Comment Ref:** U10564

**Customer Comment:** The site is unsuitable for residential development because: It would significantly extend the settlement boundary inappropriately towards Hinckley interrupting the greenfield land that exists there. It would impinge on the views out of Stoke Golding into open countryside. It is a greenfield site – and therefore would not make use of an existing brownfield site in the village of Stoke Golding. Policy 3 from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. Suitability is dependent on adequate access provision which is unavailable. The site could not be combined with an adjacent site because access from the farm was not included in the EIN submission. It would not link with other areas within the settlement boundary – it is not adjacent to the settlement boundary. The fields between Stoke Golding and Hinckley should provide a 'Green Wedge' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

CU0716

**Comment Ref:** U10635

**Customer Comment:** The site is unsuitable for residential development because: It would breach the settlement boundary extending it inappropriately so that the green space between Stoke Golding and Hinckley is reduced (Green Wedge). It would significantly alter views into and out of Stoke Golding as the settlement boundary for the village would be changed radically. It is a Greenfield site and therefore would not make use of an existing brownfield site in the village of Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites. Suitability is dependent on adequate access provision, which is unavailable. It could not be combined with the adjacent site (AS540) because access from the farm was not included in the EOI submission. It would be isolated from the rest of the settlement boundary without any other links with settlement development.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

CU0288

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**Total Comments of type *Objection* : 3**

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**Comment Type:** Support

**Comment Ref:** U10117

**Customer Comment:** The Hinckley Road options would seem a good viable way to provide the necessary additional housing.

**Council's Response:** This comment has been taken as support for the alternative options to be reconsidered.

**Customer References:-**

03085

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**Total Comments of type Support : 1**

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## **Stoke Golding**

## **AS542**

**Comment Type:** Objection

**Comment Ref:** U10401

**Customer Comment:** The site comprises Greenfield land. There are no opportunities for access since the land does not adjoin any adopted highway, which is a significant constraint. The site relate poorly to the urban area, being isolated and away from the urban area and open on the northern and eastern boundaries, with no continuous boundary with the properties on the western boundary. Land levels are generally flat and not a constraint to development. The site contains a hedgerow which crosses the site on an east west axis and would need to be removed for an appropriate layout. This site is therefore heavily constrained in relation to Greenfield status, access, landscape and urban morphology.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

**Customer References:-**

CU1145

**Comment Ref:** U10560

**Customer Comment:** The site is unsuitable for residential development because: Provision of access to this site is unlikely. The greenfield site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. The site forms part of the open countryside view from the Ashby Canal/ Dadlington areas. The site frequently holds lying water being the lowest point of the village with a large catchment area for surface drainage. The detrimental impact on the surrounding area would be significant. The fields between Stoke Golding and Dadlington should provide a 'Green Wedge' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to sewage capacity, electrical connection etc it will also be investigated further at the planning application stage. Connection and installation will be paid for by the landowner/developer of the site not the public purse.

### **Customer References:-**

CU0716

**Comment Ref:** U10636

**Customer Comment:** The site is unsuitable for residential development because: Access to the site is not clarified. The Greenfield site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites. The site borders open countryside with views/vistas into and out of the village which have been identified as features in the Conservation Area for Stoke Golding which need protection. The detrimental impact on Crown Hill a major historical site identified in the Conservation Area for Stoke Golding.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

### **Customer References:-**

CU0288

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**Total Comments of type *Objection* : 3**

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## **Stoke Golding**

## **AS543**

**Comment Type:** Objection

**Comment Ref:** U10400

**Customer Comment:** The site constitutes Greenfield land and comprising an irregular shape with a narrow area to the north adjoining the highway. Due to the narrow frontage, the presence of significant hedgerow and trees of amenity value and the alignment of the highway network, access are considered to be difficult if not impossible to achieve. The site relates poorly to the urban area and is isolated on the northern, eastern and western boundaries, the sites only relationship to the urban area being the southern boundary that adjoins the rear fence line of existing gardens. Levels are generally flat. The site is of landscape importance given the hedgerow and trees on the frontage and the provision of trees which encroach into the site on the eastern boundary. These coupled with the narrow frontage area, are such that appropriate layout is likely to be difficult to achieve. The site is therefore, heavily constrained in terms of Greenfield status, access, landscape and urban morphology.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

### **Customer References:-**

CU1145

**Comment Ref:** U10561

**Customer Comment:** The site is unsuitable for residential development because: Provision of access to this site is unlikely. The greenfield site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. The site frequently holds lying water being the lowest point of the village with a large catchment area for surface drainage. The site forms part of the open countryside view from the Ashby Canal/ Dadlington areas. The fields between Stoke Golding and Dadlington should provide a 'Green Wedge' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on

brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to sewage capacity, electrical connection etc it will also be investigated further at the planning application stage. Connection and installation will be paid for by the landowner/developer of the site not the public purse.

***Customer References:-***

CU0716

***Comment Ref:*** U10637

***Customer Comment:*** The site is unsuitable for residential development because: Access to the site is not clarified. The Greenfield site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites. The site borders open countryside with views/vistas into and out of the village which have been identified as features in the Conservation Area for Stoke Golding which need protection. The detrimental impact on Crown Hill a major historical site identified in the Conservation Area for Stoke Golding. The site forms part of the open countryside view from the Ashby Canal/Dadlington areas towards the settlement of Stoke Golding. The fields between Stoke Golding and Dadlington should provide a Green Wedge between the settlements.

***Council's Response:*** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

***Customer References:-***

CU0288

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***Total Comments of type Objection : 3***

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***Stoke Golding***

***AS544***

***Comment Type:*** Comment

***Comment Ref:*** U08511

***Customer Comment:*** This will have limited on the existing settlement as far as most of the public is concerned. Although the site is on a ridge it can only be viewed from a distance and so its impact will be considerably less.

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

***Customer References:-***

03980

***Comment Ref:*** U10538

***Customer Comment:*** As544/EIN536. This is an error – the land does not have Planning permission for residential development. Please remove this when you revise the documents.

***Council's Response:*** Noted, this will be rectified.

***Customer References:-***

CU0716

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**Total Comments of type Comment : 2**

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**Comment Type:** Objection

**Comment Ref:** U10120

**Customer Comment:** If alternative option 1 is selected there would be concerns regarding access.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

03085

**Comment Ref:** U10399

**Customer Comment:** The site is Greenfield land. Importantly, the entirety of the site is Grade II agricultural land which is a significant constraint having regard to the Directions for Growth document, which carries weight given it forms part of evidence to the LDF. Access is achievable on the western boundary. The site relates reasonably well to the morphology of the area and the northern and eastern boundaries align with the limits to development of Stoke Golding. Topography is a potential constraint given the significant changes in levels sloping from the east to the west, with the highest point broadly in the centre of the site creating a visually dominant development from long distance views across open countryside. The site contains a number of trees and small elements of hedgerow, some of the trees of significant amenity value and being close to the site access likely to cause difficulties with the site layout. The site is therefore heavily constrained in terms of Greenfield status, landscape and topography.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

**Customer References:-**

CU1145

**Comment Ref:** U10556

**Customer Comment:** The site is unsuitable for residential development because: Grade 2 agricultural land covers the site. Access to this site is inadequate and additionally any traffic to the site would have to pass through all parts of the village. The site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. The detrimental impact on the surrounding area would be significant. The fields between Stoke Golding and Dadlington should provide a 'Green Wedge' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Considered and noted. Natural England retain records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

CU0716

**Comment Ref:** U10639

**Customer Comment:** The site is unsuitable for residential development because: Access to the site would have to pass through all parts of the village. The site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites. The fields between Stoke Golding and Dadlington should provide a Green Wedge between the settlements. Green Wedge between the settlements would significantly reduce this option.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

CU0288

**Comment Ref:** U11901

**Customer Comment:** The SHLAA assess the land behind Sherwood Road (As544) as non-developable.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Note the SHLAA is an evidence base document that informs the Site Allocations process.

**Customer References:-**

04713

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**Total Comments of type *Objection* : 5**

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**Stoke Golding**

**AS603**

**Comment Type:** Objection

**Comment Ref:** U11674

**Customer Comment:** Increase in dwelling numbers at the scale proposed will damage the village status of both Stoke Golding and Dadlington. Existing infrastructure will not support the development and they are not likely to be viable developments at the level of section 106 revenue. Foul drainage already at full capacity. Any development on this field will bring together the settlements of Stoke Golding and Dadlington thus losing their separate identities. It is essential the buffer zone is not diminished. Archaeological constraints the English Heritage Battlefield site plan is currently under review.

**Council's Response:** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. Coalescence - The merging or coming together of separate towns or villages to form a single entity. Stoke Golding and Dadlington will not merge together to form a single entity. 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:-**

04623

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

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## Stoke Golding

## AS677

**Comment Type:** Objection

**Comment Ref:** U10405

**Customer Comment:** The site is a Greenfield parcel of land. Access is achievable off Wykin Road, however, this will necessitate the removal of significant number of trees and hedgerow, both to accommodate the access and also visibility splays. The site relates poorly to the urban area, and is open on its eastern, southern and western boundaries. Development of this site would perpetuate the extension southwards along Wykin Road which is alien to the character of this settlement. Topography is generally flat with only gentle changes in level. Aside from the trees and hedgerow on the frontage which would need to be retained, the site contains no landscape features. The site, therefore, is significantly constrained in relation to Greenfield status, landscape and urban morphology.

**Council's Response:** Considered and noted, the matters raised will be considered as part of the preparation of the Submission DPD.

### Customer References:-

CU1145

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

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## Stoke Golding

## EOI621

**Comment Type:** Objection

**Comment Ref:** U10539

**Customer Comment:** The Parish Council ask for this to be removed from consideration as a SHLAA. The site is unsuitable for residential development because accessibility has not been made clear. The Parish Council asks that it be removed from any consideration for SHLAA or for residential development.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. The site has been put forward as an Expression of Interest. The Council have a duty to consider all sites through the SHLAA process.

### Customer References:-

CU0716

**Comment Ref:** U10640

**Customer Comment:** The site is unsuitable for residential development because: Access to this site is not clarified. The site borders open countryside with views/vistas into and out of the village which have been identified as features in the Conservation Area for Stoke Golding which need protection. The detrimental impact on Crown Hill a major historical site identified in the Conservation Area for Stoke Golding and Bosworth Battlefield.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

### Customer References:-

CU0288

**Comment Ref:** U11655

**Customer Comment:** Opposes the expression of interest for any kind of development. HBBC indicate the site is not suitable because accessibility has not been made clear. It should be removed from consideration in the SHLAA.

**Council's Response:** Noted and considered. All sites proposed for housing can be assessed through the SHLAA.

**Customer References:-**

04615

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**Total Comments of type *Objection* : 3**

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**Stoke Golding**

**STG**

**Comment Type:** Comment

**Comment Ref:** U08135

**Customer Comment:** I fully support the views expressed by Stoke Golding Heritage Group. In particular the limitation of the development of the convent site and the creation of a new green wedge to protect vistas, historic features, wildlife and the separation of settlements.

**Council's Response:** Considered and noted. Green Wedges should be considered against the green wedge objectives set out in the RSS. The Borough Council will be undertaking a Green Wedge Review.

**Customer References:-**

13970

**Comment Ref:** U08828

**Customer Comment:** There is no justification for the level of development proposed at Stoke Golding. The village has already been subject to large amounts of house building in recent years

**Council's Response:** 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:-**

06812

**Comment Ref:** U09306

**Customer Comment:** Propose the following new areas of Special Character; Blacksmiths Yard and Garden, The Orchard and land behind Laburnum Cottage.

**Council's Response:** Noted, this will be investigated further through the preparation of the submission DPD.

**Customer References:-**

12331

**Comment Ref:** U09339

**Customer Comment:** The convent site is used for housing for the village with a small element for the elderly, the settlement boundary is drawn around the convent site preventing further development.

**Council's Response:** Noted, the Convent site is too small to accommodate the requirement of 60 dwellings within Stoke Golding as specified within the Adopted Core Strategy.

**Customer References:-**

12499

**Comment Ref:** U09340

**Customer Comment:** The Convent Allotments should be given special status to protect them along with the open spaces and community areas within the village and the agricultural land west of Station Road AS534.

**Council's Response:** These areas are already protected and do not need additional designations, if these facilities are required by the community they will not be lost to development.

**Customer References:-**

12499

**Comment Ref:** U09360

**Customer Comment:** Support Stoke Golding Parish Council's comments.

**Council's Response:** Noted

**Customer References:-**

12695

**Comment Ref:** U10119

**Customer Comment:** There are particular concerns regarding access, particularly at the junction by St Martin's School when considering the preferred options sites.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

03085

**Comment Ref:** U10339

**Customer Comment:** At our recent Parish Council meeting major concerns were voiced of the proposed LDF with the following comments: Why is Stoke Golding the preferred option for a care facility? And justification for the extension of the village boundary?

**Council's Response:** The option for an extra care facility was identified as a result of the Leicestershire Supporting People Strategy (2005-10) which identifies the need to provide an extra care facility within the Borough. This site has been identified due to its proximity to the Hinckley urban area. No suitable alternative options within Hinckley were identified. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

CU0716

**Comment Ref:** U10606

**Customer Comment:** I wish to have the 60 dwellings placed on the Convent Site to meet the requirements of the Core Strategy and reject the other proposed dwellings/alternatives for the following reasons: They would breach the settlement boundary extending it inappropriately so that the green space between Stoke Golding and other settlements is reduced. They would significantly alter views into and out of Stoke Golding. They are greenfield sites – and therefore would not make use of an existing brownfield site in the village of Stoke Golding. Policy 3 from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. Suitability is dependent on adequate access provision, which is



unavailable in most cases. Some of the sites would be isolated from the rest of the settlement, or extend away from the settlement boundary without any other links with settlement development.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. At the planning application stage it would be necessary for the applicant to demonstrate that the landscape and planting scheme is complimentary to the development and its surroundings to ensure it is inline with the Adopted Core Strategy. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04447

**Comment Ref:** U10680

**Customer Comment:** Although no new open space allocations have been made it may be necessary to increase the provision of equipped play to meet the needs of Stg01. It is therefore advisable to revise the Stoke Golding Green Space Strategy Quantity and Accessibility Audits to ensure adequate open space provision.

**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

**Comment Ref:** U11072

**Customer Comment:** Their unanimous view is that the Villages are being unfairly treated by these proposals, and that the green wedge between Stoke Golding and Dadlington is now under threat. Their view is that either there should be development on the Convent site or Sherwood Road but not on both.

As the Covent site is considered to be a brownfield site, it follows that the Sherwood Road site should be dropped.  
the LDF Team have agreed to only 60 dwellings for Stoke Golding. If so, the first 2 paragraphs are redundant.

**Council's Response:** There is no designated green wedge between Stoke Golding and Dadlington, this are is considered as open countryside.

Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be identified. However, officers will continue to assess and review options during the review process of this document. The adopted Core Strategy sets the housing figures for this document and these remain set at the minimum figure of 60 dwellings.

**Customer References:-**

CU0596

**Comment Ref:** U11226

**Customer Comment:** Residents of Stoke Golding Parish Council and the Stoke Golding Heritage Group were very concerned that in addition to the redevelopment of the St Martin's Convent site for the accommodation of the elderly, it was proposed that 60 dwellings should be built on agricultural land off Sherwood Road. It was felt that it could increase the size of the

population from 1800 to 2500 putting a huge strain on the infrastructure particularly medical services and also affecting the neighbouring village of Dadlington. I understand that planning officers have now agreed that there should be a minimum of 60 dwellings on the convent site with no extension to the settlement boundary. This is acceptable to the residents and I trust this decision is final

**Council's Response:** Considered and noted. Pressure on local services has been considered throughout the preferred options processes. However it should also be noted that the Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD. The Borough Council are considering all representations received on the preferred options paper prior to redrafting the submission version, therefore no decisions have been made as to the location of allocations prior to this process taking place. If the Convent Site were to be allocated for residential use it would require a settlement boundary extension.

**Customer References:-**

06205

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**Total Comments of type Comment : 12**

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**Comment Type:** Objection

**Comment Ref:** U10057

**Customer Comment:** The housing requirement will be at the cost of communities. The community lifestyle in rural villages. The peace and quiet experience of a village lifestyle will be eroded with the amount of cars steadily increasing due to further development. Traffic. Pressure on infrastructure. Consulting and involving local residents on such proposals. The lack of cooperation with other councils and counties. At a time when other house building across the country has come to standstill because of finance and lack of demand it is frustrating to see Stoke Golding targeted for development. The reasons can't be entirely economic or social and gives rise to lots of speculation.

**Council's Response:** 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. The Adopted Core Strategy classifies the settlement of Stoke Golding as a Key Rural Centre (Stand Alone).

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

The Borough Council have consulted in line with the adopted Statement of Community Involvement (SCI).

Surrounding Councils and Counties are consulted and inform the Local Development Framework process. For instance, The Leicester and Leicestershire Strategic Housing Market Assessment (SHMA) covers the eight local authorities of Blaby, Charnwood, Harborough, Hinckley & Bosworth, Leicester, Melton, North West Leicestershire and Oadby & Wigston. It was commissioned to allow the Councils to look at what influences the housing markets, both from within the area and from the surrounding areas. The SHMA is part of the Government's requirements for planning and housing policy (PPS3 Housing) and will allow a greater understanding of the complexities of the housing markets and the interactions of supply and demand. It will allow policy to better reflect the requirements for affordable and open market housing in the future and will be a key element of the Local Development Framework evidence base. As well as house prices and affordability, the study reveals population trends and the housing needs of particular groups such as older people, young people and students. It also provides an analysis of population migration within the sub-region, information about journeys to work, the condition of the housing stock and required dwelling mixes. The housing requirement is up to 2026 and considers the long-term forecasts as part of the proactive

forward planning process so plans are in place.

Noted comments on infrastructure, and this matter has been considered throughout the preferred options processes and will continue to do so. However it should also be noted that the Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

***Customer References:-***

04568

***Comment Ref:*** U10113

***Customer Comment:*** To have both more housing and a care facility in Stoke Golding is unreasonable and such a scale of development would be detrimental to the character of the village. We believe it should be one or the other. We are concerned about extending the settlement boundary to incorporate the brownfield sites as it would invite future changes to the care facility. We are concerned about the 60 houses as a minimum matter as there is no maximum figure. The issues are the effects of growth on character and infrastructure. The core strategy identifies the need to address deficiencies of green space in Stoke Golding, we see no evidence of this.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements and these figures are not open for consultation in this document. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. Any applications that are received in any and all developments are considered on their merits and assessed on a case-by-case basis. In the first instance STG04, STG06, STG07 & STG08 have all been safe guarded through the preferred options for green/recreational use. In addition, the council are currently undertaking an independent review of the green spaces in the borough and for the purposes of this document will inform the next stage ensuring that all spaces are accounted for and additional need provided for. Part of the purpose of this consultation was to also invite the public to let us know about informal spaces that we may be unaware of.

***Customer References:-***

03085

***Comment Ref:*** U10163

***Customer Comment:*** We are concerned that the site proposed by the landowner will be used or travellers site other than the housing that the owner would prefer.

***Council's Response:*** Please note: No response can be given regarding Dadlington Lane Paddock site as it is unclear as to what site and where this refers to, we have received no contact from the landowner on this matter.

***Customer References:-***

03172

***Comment Ref:*** U10820

***Customer Comment:*** To propose and increase to 220 dwellings from the agreed 60 is unjustified.

***Council's Response:*** It is unclear where the figure of 220 has been taken from and the council cannot comment on this figure. The figures which have been agreed through the council's Core Strategy which suggest a minimum of 60 remains accurate and the information indicated in the site allocations does not contradict this. Nor are we aware of any situation which would result in a development of 220 dwellings. Therefore, officers do not feel that amendment of the document to re-specify 59 dwellings is necessary.

**Customer References:-**

03346

**Comment Ref:** U11315

**Customer Comment:** The village of Stoke Golding ceased to exist as a real village years ago. Infrastructure and services. Traffic. There will be no affordable housing. Concerned that the existing village boundary will be extended.

**Council's Response:** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Policy 15 in the Adopted Core Strategy requires 40% affordable housing on sites with four or more dwellings or 0.13ha in the rural areas.

The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on Brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. It is the role of the Site Allocations and Generic Development Control Policies DPD to review settlement boundaries. The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

01680

**Comment Ref:** U11342

**Customer Comment:** Understand the need for development but the proposals are far too much for the village to take. The increased population would put a strain on all services.

**Council's Response:** Noted. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need.

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.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01764

**Comment Ref:** U11458

**Customer Comment:** The village of Stoke Golding cannot accommodate any additional buildings. Development will create additional traffic, noise and environmental problems.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. 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.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Development will need to meet the normal requirements to prevent pollution and where appropriate adopt the necessary mitigation measures. Noise pollution is a planning matter that will be considered at the application stage. PPG 4 explains the concept of noise exposure categories for residential development.

In regards to environmental problems, the Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

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

02148

**Comment Ref:** U11730

**Customer Comment:** To propose two comparatively large developments on a village the size of Stoke Golding I feel is unjust. It will change the character of the village and not for its betterment. There would be insufficient spaces at the school. The public transport to and from the village is poor. Only one small shop. The doctor's surgery will struggle. The road junctions would need to be considerably improved. The foul drainage would need improving as Severn Trent would acknowledge, because of the historical problems the village has had. Brownfield before Greenfield.

**Council's Response:** 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. 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. Brownfield sites are being considered in the preparation of the site allocations not all Brownfield sites are suitable for development and alternatives therefore must be identified.

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

04628

**Comment Ref:** U12320

**Customer Comment:** Could result in the equivalent of up to 200 dwellings in two locations. This would result in a large increase in population, a significant rise in traffic flow and would totally change this historical village. We should be proud of heritage. Plans are excessive, high density is not in consistency with the character of the village. No other rural community is being asked to take such a significant change. The road junction near St Martins School is already dangerous and increases in traffic will exacerbate this.

**Council's Response:** Considered and noted. The Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of

the document with regard to the implications of development and its effect on traffic and roads. The Core Strategy sets out a minimum density of 30 dwellings per hectares within rural areas. The Core Strategy sets out the housing requirements for all settlements within the Borough.

**Customer References:-**

02496

**Comment Ref:** U12325

**Customer Comment:** The proposals would be detrimental to the village life of both Stoke Golding and Dadlington. The village is already committed to 59 houses under Government policies so therefore the Convent site would be best developed to accommodate them and the boundary left unaltered. Any care facility should be sited beside Sunnyside Hospital or on the railway station site. They are more accessible to users clearly safer with better placed services and roads.

**Council's Response:** Considered and noted. If the convent site were to be developed the settlement boundary would still need to be altered as it is currently outside the settlement boundary as defined in the Adopted Local Plan. No land has been put forward adjacent to the hospital as an expression of interest. The Railway Station Site is identified as a Masterplan site and this is dealt with through Hinckley Town Centre Area Action Plan.

**Customer References:-**

02499

**Comment Ref:** U12390

**Customer Comment:** Objects to the proposed development of Stoke Golding over the next few years. It's not in the interests of the inhabitants of the village or those in Dadlington for the development of the St Martins Convent site to be extended to include the alteration to the village settlement boundary to allow for a housing development, an extended care home facility or the siting of light work / office units. Particularly true when the planned extension for St Martins R.C. High School to become an 11-16 schools goes ahead. Greatly increased traffic and other activities, and demands on services would be completely detrimental to village life in general.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

02885

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**Total Comments of type *Objection* : 11**

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**Allocation Preferred Options**

**STG01**

**Comment Type:** Objection

**Comment Ref:** 8STG01

**Customer Comment:** STG01 - Objection  
I strongly oppose the realignment of the settlement boundary, as this could effectively join the village to nearby Dadlington, and pave the way for even more development through infilling.  
Stoke Golding has already grown significantly over a number of years. The building of another 59 homes at the end of Sherwood Road would greatly increase the population. This would put significant strain on the infrastructure and pressure on local services such as health care, schools, traffic flow and destruction of the tranquillity of a quiet cul-de-sac where many elderly people live. It may also cause a dangerous and busy thoroughfare.  
I ask the proposals to be withdrawn from the Local Development Framework before it is published.

**Council's Response:** Response to STG01 Objection  
When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01648

01646

13970

01638

01644

01639

01640

01645

01636

01643

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01647

01649

**Comment Ref:** U07831

**Customer Comment:** Negative impact on the welfare and safety of existing occupants and increase in traffic. The provision of affordable housing is to be applauded but not condensing it on the first available plot of land. There is a disproportionate amount of development being targeted. There should be smaller level targets (3-4 houses). The village will become a housing estate. Impact on schools and facilities.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and

Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01653

**Comment Ref:** U07833

**Customer Comment:** Traffic issues – dangerous, congestion. School provision. Coalescence of settlements. Increase in crime.

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary. Increase in crime can not be considered a planning matter as there is no evidence that this will occur.

**Customer References:-**

01654

**Comment Ref:** U07852

**Customer Comment:** Against conservation and the rural nature of the village that is over populated and developed. There must be more suitable and brownfield sites available.

Burden on the roadways, public services and the ambiance of a rural village.

**Council's Response:** At the planning application stage it would be necessary for the applicant to demonstrate that the landscape and planting scheme is complimentary to the development and its surroundings to ensure it is inline with the Submission Core Strategy. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

01663

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**Total Comments of type *Objection* : 16**

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**Stoke Golding**

**STG01**

**Comment Type:** Comment

**Comment Ref:** U09472

**Customer Comment:** Highway safety issues. Concerned about how meeting the housing requirement will put undue pressure on local infrastructure. Houses in Stoke Golding sell for high prices and therefore need more affordable housing. In addition, houses are not selling. Must also be in keeping with existing development.

**Council's Response:** Although STGO01 is not explicitly stated, the comments that are made basically imply to the preferred option.

The Highways Authority are being consulted as part of the preparation of the document,



this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Policy 15 Affordable Housing in the Adopted Core Strategy requires 40 per cent of houses in rural areas with more than four dwellings or 0.13 ha need to be affordable.

Planning Policy Statement 3 states the matters to consider when assessing design quality which includes the extent, to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Policy DSC1 was consulted on in the Generic Development Control Policies section of the Site Allocations Document where development will be permitted providing that the use and application of building materials respects materials of adjoining / neighbouring buildings etc.

The Site Allocations document is part of a proactive and long-term future framework for developing the Borough that allocates land for housing development up to 2026. It is likely that the demand for housing will change when the economy improves.

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

04458

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

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***Comment Type:*** Objection

***Comment Ref:*** U07779

***Customer Comment:*** Object to the development - lack of amenities, schools full, water and sewage can't cope, highway concerns.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

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

01622

***Comment Ref:*** U07785

***Customer Comment:*** Object  
- Impact on area  
- Settlement boundary  
- The number of houses has already been agreed  
- Highway concerns  
- Education  
- Allotments at Convent site

***Council's Response:*** Noted, however it should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications

and all site which are developed would be subject to these policies.

It is the role of the Site Allocations and Generic Development Control Policies DPD to review settlement boundaries.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need.

It clearly states in appendix 2 that the allotments at St Martins Convent should be retained.

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

01625

***Comment Ref:*** U07791

***Customer Comment:*** Infrastructure - traffic, local school, surgery, impact on rural area

***Council's Response:*** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. It should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications and all site which are developed would be subject to these policies.

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

01627

***Comment Ref:*** U07795

***Customer Comment:*** Object: impact of growth, overstretch services that feed the village, reduce the quality of life of residents and extend the village boundary into an area previously protected. Highway concerns: Hinckley Road Junction, congestion.

***Council's Response:*** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

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

01628

***Comment Ref:*** U07801

***Customer Comment:*** It is not in keeping with the community. Further burden on the roads and amenities. There is a lack of crime, anti-social behaviour and social unrest and this is the result of careful and considerate planning. Please refuse the proposal.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. Crime, anti-social behaviour and social unrest can not be considered a planning matter as there is no evidence that this will occur.

**Customer References:-**

01629

**Comment Ref:** U07804

**Customer Comment:** Stoke Golding is receiving a lions share of the proposal. The loss of a field is for good. It is not geared up for such development e.g. employment. The road network is country lanes and the main route into and out of the village is a bottle neck. Please refuse this application.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

01630

**Comment Ref:** U07810

**Customer Comment:** No other rural community in Leicestershire is being asked to accept such significant development. Main objections are – increase in traffic, dangerous access, strain on sewers, health care, school places.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. Each District within Leicestershire is going through the same process. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01631

**Comment Ref:** U07815

**Customer Comment:** Object to the number of houses in Stoke Golding.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. Each District within Leicestershire is going through the same process. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary.

**Customer References:-**

01633

**Comment Ref:** U07821

**Customer Comment:** Object to STG01ALT, this is green belt and protected, we have limited service, concern over increase in traffic.

**Council's Response:** The site is not within a Green Belt. 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. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

01635

**Comment Ref:** U07856

**Customer Comment:** Stoke Golding is not a sustainable location; the village lacks basic facilities particularly employment.

The current transport provision within the village is not suitable for additional 59 dwellings.

Hinckley, Burbage, Market Bosworth, Earl Shilton and Barwell are more suitable for housing development as they comprise a greater number of services and brownfield sites.

Stoke Golding is only suitable for small scale development of no more than 5-10 dwellings within the next plan period. Proposals for new development should be limited to infill within the built-up frontage within the current settlement boundary.

Edge of village developments or extensions should be discouraged. Development should not be permitted within the open countryside. As Stoke Golding is located in close proximity to the Bosworth Battlefield the surrounding countryside should be enhanced/preserved and not developed for housing.

The site at Sherwood Road site appears to be contrary to the Council's current planning policies regarding the location of housing developments; the allocation represents development outside the existing settlement boundary and development within the open countryside.

The Sherwood Road site comprises historic ridges and furrows (an historic farming technique). Given the historic and medieval importance of the field this site is not suitable for any form of development.

The development of the Sherwood Road site will decrease the 'green gap' between Stoke Golding and Dadlington.

The Sherwood Road site is located on raised land; subsequently any development would appear dominant/obtrusive within wider area, particularly when viewed from long distance views.

According to the Government's MAGIC website the Sherwood Road site is classified as Grade II agricultural land. Grade II land is the 'best and most versatile land'.

It recommended that the Sherwood Road site is discounted on the grounds that the submission contains insufficient survey information to demonstrate whether or not the allocation would have an adverse effect on legally protected species. If protected species are found to be present a mitigation strategy will need to be submitted with the LDF allocation.

If the site is allocated for development the proposal should only be accessed off Sherwood Road and NOT Hinckley Road. A creation of a new highways entrance onto Hinckley Road would create a rat run through the village. In addition a substantial landscaping buffer should be planted along the Hinckley Road boundary to reduce the impact of the scheme within the open countryside and nearby Bosworth Battlefield.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

The Borough Council carried out a SHLAA which assessed sites in terms of environmental impact; this is also considered within the accompanying

The Site Allocations and Generic Development Control Policies DPD forms part of the Local Development Framework that will replace current planning policy.

The site is Grade II Agricultural land that is a constraint however, land adjacent to Stoke Golding is limited and therefore careful consideration was given to the allocation of this site as a preferred option as set out in the report.

The Borough Council has a Biodiversity Action Plan, Green Infrastructure Assessment, Landscape Character Assessment and a Sustainability Appraisal that informs the preparation of the document in terms of environmental impact.

**Customer References:-**

01668

**Comment Ref:** U08248

**Customer Comment:** Object

**Council's Response:** Noted.

**Customer References:-**

03387

**Comment Ref:** U08252

**Customer Comment:** Stoke Golding has been singled out for residential development. The dwellings should be built on the convent site as it is brownfield. Building here would mean that the boundary would not be extended. It would cause minimal impact.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be considered. Stoke Golding Convent is not within the current settlement boundary as identified within the Local Plan and therefore the settlement boundary would need to be revised.

**Customer References:-**

03388

**Comment Ref:** U08266

**Customer Comment:** Too large and a significant change to the village structure.

**Council's Response:** 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:-**

03500

**Comment Ref:** U08406

**Customer Comment:** If the access was onto Hinckley Road it would make issues worse.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

04029

**Comment Ref:** U08820

**Customer Comment:** This site would encroach into open countryside and detract from the rural aspect of the village

This site is furthest away from the village centre. Sites closer to the centre would be more suitable

This would close the gap between Stoke Golding and Dadlington

This site would significantly increase traffic in the area

This would destroy an ancient ridge and furrow strip system

This site would be suitable for up to 95 houses if using the Government's preferred housing density of 36 units per hectare

This proposal in addition to STG02A could mean an additional 300 dwellings being built on the edge of the village

**Council's Response:** Noted. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. At the planning application stage it would be necessary for the applicant to demonstrate that the landscape and planting scheme is complimentary to the development and its surroundings to ensure it is inline with the Adopted Core Strategy.

Noted. Although this site is furthest away from the village centre, it is still considered that this site is a reasonable walking distance from facilities within Stoke Golding.

Although this site would bring the two settlements closer together, a noticeable separation would remain between the two distinct villages.

Noted. This will be investigated further during the production of the submission version of this document.

Communities and Local Government has identified a national minimum density for new developments of 30 dwellings per hectare. Any planning application to develop any of the allocations will be judged on its own merit at the time it is submitted. Design of the scheme will be a major consideration at this time.

Any development would need to be in keeping with the character of the village in terms of design and density if it is to gain planning permission.

**Customer References:-**

06810

**Comment Ref:** U08829

**Customer Comment:** The development of this site would remove an ancient ridge and furrow system on the field.

This site was considered appropriate as it was deemed to be the closest site to village services; however it is one of the furthest away.

This site should not be used for housing as it is Greenfield. The Convent site should be used for the 59 dwellings as it is a brownfield site.

Development of this site would physically alter the boundaries between Stoke Golding and Dadlington, compromising the villages two identities.

**Council's Response:** Noted. This will be investigated further during the production of the submission version of the site allocations document

The Borough Council did not promote this site as being closest to the village centre. However, Appendix 2 of the Site Allocations document which details the justification for the inclusion of the site does state that the site is located within 400m of a bus stop and open space, and within 800m of a primary school, local centre and post office.

Noted. This will be investigated further during the production of the submission version of the Site Allocations document.

Although this site would bring the two settlements closer together, a noticeable separation would remain between the two distinct villages.

### **Customer References:-**

06812

**Comment Ref:** U08896

**Customer Comment:** Would not happen without the settlement boundary amendment.

**Council's Response:** Noted.

### **Customer References:-**

03043

**Comment Ref:** U08932

**Customer Comment:** Object to the 59 homes and care home facility and the movement of the settlement boundary for the following reasons; the scale of development is too large for Stoke Golding, it will see Stoke Golding merge with Dadlington and destroy the Green Wedge, and the distinct characters of the two settlements. The plans will increase the traffic on dangerous highways near to an existing school, increase pressure on facilities and amenities, and cause problems with the sewers.

Suggest that the houses be build on the Convent site but the extra care facility is put elsewhere in the borough, so that pressure on the area are bearable and the settlements are not merged.

**Council's Response:** The area between Stoke Golding and Dadlington is not designated Green Wedge. The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.'

The Highways Authority and service providers such as Severn Trent Water are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of development required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer

contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Suggestion considered and noted.

***Customer References:-***

04853

***Comment Ref:*** U09228

***Customer Comment:*** Object to the housing proposal in Stoke Golding for the following reasons; ruin the view from my home and garden across fields, does extra houses mean more facilities, the houses should be built on the Convent site which is brownfield. An area of special character and open space should be designated at Park House, Bennett Close, Blacksmith's Yard and the old orchard east of Laburnum Cottage.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Noted, this will be investigated further through the preparation of the submission DPD.

***Customer References:-***

05855

***Comment Ref:*** U09336

***Customer Comment:*** Object to a further 60 homes sited at Sherwood Road.

Object to the settlement boundary being amended.

Object to the gypsy and traveller pitches

For the following reasons; increased; light pollution, traffic, demand on health care, sewerage capacity, and loss of wildlife

***Council's Response:*** The projection of lighting is a material consideration. For example, 'Designing Gypsy and Traveller Sites: Good Practice Guide' (CLG, 2008) provides good guidance on external lighting arrangements to ensure safety and the need to avoid light pollution, which should be noted is particularly important in the countryside.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

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 Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations



various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

***Customer References:-***

12499

***Comment Ref:*** U09441

***Customer Comment:*** Breaches the settlement boundary by extending it inappropriately so that the green space between settlements is reduced. Site development would significantly have an impact on the surrounding views. The site is Greenfield and there is an existing Brownfield site available in the village. Suitability is dependent on adequate access provision. The sites linkage and integration with existing development. Supports the creation of a Green Wedge between Stoke Golding and Dadlington.

***Council's Response:*** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - The merging or coming together of separate towns or villages to form a single entity.

Brownfield sites are being considered in the preparation of the site allocations not all Brownfield sites are suitable or big enough to accommodate development and alternatives therefore must be identified.

Noted comments on linking and integrating development with the surroundings and the settlement as a whole. Planning Policy Statement 3 states the matters to consider when assessing design quality which includes the extent, to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.'

***Customer References:-***

04446

***Comment Ref:*** U09460

***Customer Comment:*** Site should not be used for any proposed development therefore the settlement boundary should not be extended to incorporate this preferred site. Stoke Golding and Dadlington are closely merging. Development would have an impact on existing properties with additional reference to the style and type of housing. The site is Grade 2 Agricultural Land.

***Council's Response:*** Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity. Measures will be taken so that development does not have a detrimental impact on the surrounding properties, in addition, it should also be explained that the landscaping, layout and design of all sites are material to the application to be considered as well as discussed at the planning application stage. Detailed plans for housing type and style will need to be in accordance with Policy 15 and 16 in the Adopted Core Strategy. Planning Policy Statement 3 states the matters to consider when assessing design quality which includes the extent, to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

Natural England retains records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document.

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

04452

***Comment Ref:*** U09639

***Customer Comment:*** Settlement coalescence. Highway access issues. Protect the idyllic rural England village lifestyle.

***Council's Response:*** Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

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.

Impact on village lifestyle is not a planning matter, Stoke Golding has been classified a Key Rural Centre in the Adopted Core Strategy.

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

04498

***Comment Ref:*** U09661

***Customer Comment:*** Opposes the site on environmental grounds. Essential to maintain separation between Stoke Golding and Dadlington. A ridge and furrow field to be protected as part of the heritage of Stoke Golding. Suggests a new Green Wedge adjacent to the settlements of Dadlington and Stoke Golding.

***Council's Response:*** Noted. Environmental matters are considered through the Sustainability Assessment. The Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site. The Natural and Historic Environment Team at Leicestershire County Council provide heritage and archaeology comments. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity. Green Wedges are areas separating conurbations, designed to maintain open space between settlements. The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.

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

CU0998

***Comment Ref:*** U09752

***Customer Comment:*** I strongly oppose the realignment of the settlement boundary, as this could effectively join the village to nearby Dadlington, and pave the way for even more development through infilling.

Stoke Golding has already grown significantly over a number of years. The building of another 59 homes at the end of Sherwood Road would greatly increase the population. This would put significant strain on the infrastructure and pressure on local services such as health care, schools, traffic flow and destruction of the tranquillity of a quiet cul-de-sac where many elderly people live. It may also cause a dangerous and busy thoroughfare.

I ask the proposals to be withdrawn from the Local Development Framework before it is published.

**Council's Response:** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

02713

**Comment Ref:** U09755

**Customer Comment:** The road is currently peaceful and suited to the elderly that live there 59 properties will change this. The traffic would increase noise and ruin my view. The doctors is already stretched this would not be improved by development.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

CU0856

**Comment Ref:** U09814

**Customer Comment:** Housing requirement. Inadequate services in the village. Highway safety issues. Road network requires extensive improvements. Stoke Golding and Dadlington will in effect be combined. Bus service inadequate. Stoke Golding is historically important. Housing would be better provided on smaller plots and should all be affordable in keeping with the area.

**Council's Response:** 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.

Policy 15 of the Adopted Core Strategy states that 40% of new houses are to be affordable for sites above 4 dwellings or more or 0.13ha or more in rural areas. Conservation issues will be considered especially in the Conservation Area. Note the quality of the bus service and this is addressed by Leicestershire County Council.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Noted and considered the concern that Stoke Golding and Dadlington are being combined. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

The Highways Authority are being consulted as part of the preparation of the document,

this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

***Customer References:-***

04511

***Comment Ref:*** U09823

***Customer Comment:*** Stoke Golding should retain its individuality. Restrict development that threatens the village character and surrounding green areas. Site will reduce the Green Wedge between Stoke Golding and Dadlington.

***Council's Response:*** 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.

Noted the concern that Stoke Golding and Dadlington are being combined. However, the Greenfield land that separates them is not Green Wedge. Green Wedges are areas separating conurbations, designed to maintain open space between settlements. Coalescence - the merging or coming together of separate towns or villages to form a single entity. The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.'

***Customer References:-***

04517

***Comment Ref:*** U09871

***Customer Comment:*** The dwellings for STG01 should go on the convent site.

***Council's Response:*** Noted and will be considered.

***Customer References:-***

02761

***Comment Ref:*** U09937

***Customer Comment:*** Grade II agricultural land. Residential development would adversely affect the rural character of this area, also reduces the separation distance between the villages of Stoke Golding and Dadlington. Stoke Golding is subject to a disproportionate amount of development compared to other villages.

***Council's Response:*** Noted. Natural England retains records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document.

Noted and considered the concern that Stoke Golding will merge with Dadlington. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

Stoke Golding is a Key Rural Centre. 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:-***

04541

**Comment Ref:** U10023

**Customer Comment:** Increase in population. Significant rise in traffic. Increased strain on local services and infrastructure. Alters the ethos of Stoke Golding and Dadlington. No other rural community is being asked to take on such big changes.

**Council's Response:** 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.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

The Adopted Core Strategy does not allocate housing figures for the Rural Hamlets.

**Customer References:-**

04559

**Comment Ref:** U10038

**Customer Comment:** This would involve extending the settlement boundary and effectively joining Dadlington and Stoke Golding.

**Council's Response:** Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

**Customer References:-**

01561

**Comment Ref:** U10051

**Customer Comment:** The size of the proposed developments. Together this could result in over 200 housing in Stoke Golding. Development will overwhelm the village and change the character of the area. Location of site is an accident black spot well known to local people who drive with care. Highway safety issues.

**Council's Response:** 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.

The site is proposed for 59 dwellings.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04567

**Comment Ref:** U10060

**Customer Comment:** The development will join Stoke Golding to Dadlington, if not in this phase, certainly in future phases of development. All development should try to preserve the identity of the village through keeping its boundaries away from other communities, so no development towards Dadlington.

**Council's Response:** Noted. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

**Customer References:-**

04568

**Comment Ref:** U10076

**Customer Comment:** Increased traffic in the village, de-valuing the properties along Hinckley Road, increasing population, not enough amenities in the village to cope and settlements will almost become a single entity. Asks for the proposals to be withdrawn.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

**Customer References:-**

04576

**Comment Ref:** U10131

**Customer Comment:** There is an ongoing problem with flooding from Sherwood Road to properties in Whitemoors Close. The junction at St Martins School is a concern. Will the green wedge between Stoke Golding and Dadlington remain to keep the villages separate?

**Council's Response:** Noted. This will be considered. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. The area between the two settlements is not a Green Wedge and represents greenfield land. The council and planning policy will remain committed to keeping any and all settlements individual from one another.

**Customer References:-**

03090

**Comment Ref:** U10392

**Customer Comment:** There is no need for this allocation as it can be met on the St Martins Convent site. To allocate both would result in an over provision against the Core Strategy. St Martins Convent performs better sequentially when compared with the Sherwood Road site as it is on PDL in accordance with Policy 2 of the RSS and Urban Housing Potential Study. The site is on Grade II agricultural land a significant constraint and should be rejected in accordance with the findings of the SHLAA. A key issue is to avoid the coalescence of settlements. The development would reduce the gap between the settlements. The LCA states that the area is of high sensitivity with limited capacity for change. PDL should be utilised at St Martin's Convent and avoiding sensitive Greenfield release. It relates poorly to the urban morphology and occupies an open countryside setting. The site is not well related to the Hinckley urban area although within cycling distance. It would provide a development yield in excess of the Core Strategy requirements. Having regard to the SHLAA – the site is excessive, site boundaries are reasonably well-

defined incursion onto open countryside, grade II agricultural and performs poorly compared to the St Martin's Convent site, surrounding area is rural in character, significant physical constraints, and development progress would be slow as it is not subject to developer interest.

**Council's Response:** Considered and noted. The DPD must go through an examination in public, and an Inspector will examine the soundness of the document. One of the tests of soundness is: 'It is a spatial plan which is consistent with national planning policy and in general conformity with the Regional Spatial Strategy (RSS) for the region or the Spatial Development Strategy (SDS) if in London, and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas'. The DPD must therefore be in general conformity with national and regional policy. Natural England retains records on the agricultural land quality throughout the country and is consulted as part of the preparation of the document. It is contested that this site relates poorly to the urban morphology of the settlement and it lends itself to the natural expansion of the settlement. The proposed allocation is for a minimum of 59 dwellings, the Core Strategy identifies a minimum of 60 dwellings within Stoke Golding. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. The calculation for density is based on 30 dwellings per hectare which was taken from the Strategic Housing Land Availability Assessment.

**Customer References:-**

CU1145

**Comment Ref:** U10540

**Customer Comment:** The land designated has the potential for considerable more dwellings depending on building density, this with the land at St Martin's Convent (STG02A), being proposed to be used for extra care type housing would result in the possible population increase of over 400 individuals which will overwhelm the village and the village amenities. The greenfield site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. (STG02A/B). Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites. The proposed entrance is onto the Dadlington road this would exacerbate an already recognised dangerous junction with the road into Stoke Golding. Grade 2 agricultural land covers the site. The proposed feeder road from and to Sherwood Road is unacceptable, as it will result in an unjustifiable extra traffic flow through an area where aged residents occupy the dwellings. The site is a ridge and furrow field and as such has a historical element which should be respected and conserved. The 3 fields at this point between Stoke Golding and Dadlington should provide a 'Green Wedge' between the settlements.

**Council's Response:** Considered and noted the Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. Natural England retain records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document.

**Customer References:-**

CU0716

**Comment Ref:** U10625

**Customer Comment:** If the convent site was rejected there would be no need for the development of this site. This site would reduce the open countryside separation between Dadlington and Stoke Golding. It would also lead to the destruction of ridge and furrow land, a distinct cultural heritage landscape feature, which is rapidly diminishing through the expansion of rural communities.

**Council's Response:** Considered and noted. Natural England retain records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document. At the planning application stage it would be necessary for the applicant to demonstrate that the landscape and planting scheme is complimentary to the development and its surroundings to ensure it is inline with the Adopted Core Strategy.

**Customer References:-**

CU0288

**Comment Ref:** U10821

**Customer Comment:** It was confirmed that 90 homes would be built on STG01 which remains an increase on the figure set out.

**Council's Response:** Whilst the capacity of the submitted site is greater than 59, the full site area has not been included as a preferred option and therefore has been proposed for 59 as stated in the document. Officers cannot comment on information which you have been given as we are unaware of the source, context or reasoning for why you should have been told this.

**Customer References:-**

03346

**Comment Ref:** U10835

**Customer Comment:** Stoke Golding and Dadlington are not large enough to sufficiently support what could amount to 200 dwellings. Such development would result in significant increase in traffic. We wish the distinction between Stoke Golding and Dadlington to be retained allocation of STG01 would encroach on this.

**Council's Response:** The figures which have been agreed through the council's Core Strategy which suggest a minimum of 60 new houses for Stoke Golding remains accurate and the information indicated in the site allocations does not contradict this. Nor are we aware of any situation which would result in a development of 200 dwellings. Furthermore, the document does not allocate any additional housing for Dadlington. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. National and regional policy does not support the conjoining of individual settlements and the council will not allocate development where this would happen.

**Customer References:-**

03354

**Comment Ref:** U10839

**Customer Comment:** Allocation here would reduce the green space between separate villages of Stoke Golding and Dadlington. It is historic "ridge and furrow" which will be lost. An increase in traffic will create a hazard. The infrastructure of Stoke Golding is insufficient to take the development of STG01.

**Council's Response:** National and regional policy does not support the conjoining of individual settlements and the council will not allocate development where this would happen. All sites have previously been viewed and commented on by the county archaeology services, English Heritage and Natural England, any concerns about heritage will have been made known to us. They have also been consulted as part of the preferred options consultation. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the



Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

***Customer References:-***

03355

***Comment Ref:*** U11030

***Customer Comment:*** We have been informed that this site has well-preserved remains of ridge and furrow. This is an historic landscape feature that is being lost and it should be protected wherever possible. It is estimated that since the Second World War around 80% of ridge and furrow, which is such a distinctive feature of the Midlands landscape, has been lost. We understand that ridge and furrow has also been identified in the UK and Leicestershire and Rutland Biodiversity Action Plans as areas that should be protected. In addition, the adjacent land is covered by a Higher Level Environmental Stewardship agreement, which includes the protection of historic landscape features. If the site has ridge and furrow remains, it would be part of the contemporary landscape setting of the Bosworth registered battlefield and the site should not be developed.

***Council's Response:*** Noted. This will be considered further in the revisions to the document. However, evidence of the of the ridge and furrow must be provided to confirm this.

***Customer References:-***

CU0111

***Comment Ref:*** U11316

***Customer Comment:*** Unfair for Stoke Golding to have two new developments i.e. 59 new houses and an elderly person's complex. Development would put great strain on village facilities.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need.

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.

Noted, and this matter has been considered throughout the preferred options processes. However it should also be noted that the Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

***Customer References:-***

01681

***Comment Ref:*** U11319

***Customer Comment:*** The housing requirement is too much for the size of the village. Services and infrastructure will suffer. The feasibility of houses especially when no one has any money or cannot get mortgages. Highway safety issues.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on Brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and

development must occur within this revised boundary.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

The Local Development Framework process allocates the housing requirement up to 2026. The Council is planning for the future, long-term and taking a proactive approach.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

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

01687

***Comment Ref:*** U11339

***Customer Comment:*** Increase in traffic. The sewage system is already in a bad state. If the Sherwood Road, Dadlington proposal went forward surely the villages of Stoke Golding and Dadlington would become one, these are historical villages and should remain so, as separate villages.

***Council's Response:*** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

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.

Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

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

01764

***Comment Ref:*** U11461

***Customer Comment:*** The highway safety and traffic issues along Sherwood Road. Dangerous junction near St Martins School. The proposed elderly complex will aggravate the number of accidents that are bound to happen.

***Council's Response:*** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

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

02150

***Comment Ref:*** U11571

***Customer Comment:*** Many people have bought properties at this end of the road because it is a dead-end and quiet. There is concern over the increase in traffic. A road of bungalows would be overlooked by houses. It wouldn't be bad if entrance was made from Dadlington Road. There has been enough house building done already in the village with limited facilities.

***Council's Response:*** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

The design and layout of sites will be considered at the planning application stage.

The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

***Customer References:-***

02245

***Comment Ref:*** U11591

***Customer Comment:*** Concern regarding impact on adjoining area, prefer STG02

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

***Customer References:-***

04582

***Comment Ref:*** U11598

***Customer Comment:*** Local infrastructure and environmental constraints will arise from this proposal.

***Council's Response:*** Investigations were undertaken with the relevant statutory undertakers as part of the Preferred Options Consultation, further ongoing detailed consultation will be undertaken to advise on local capacity issues and infrastructure requirements.

***Customer References:-***

04587

***Comment Ref:*** U11633

***Customer Comment:*** Do not consider this a suitable site due to loss of rural land and potential of urban sprawl.

***Council's Response:*** 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:-***

04603

***Comment Ref:*** U11660

***Customer Comment:*** Opposes preferred option for housing because utilising the Brownfield site i.e. the Convent site before Greenfield land.

***Council's Response:*** Brownfield sites are being considered in the preparation of the site allocations not all Brownfield sites are suitable for development and alternatives therefore must be identified.

***Customer References:-***

04615

***Comment Ref:*** U11675

**Customer Comment:** Increase in dwelling numbers at the scale proposed will damage the village status of both Stoke Golding and Dadlington. Existing infrastructure will not support the development and they are not likely to be viable developments at the level of section 106 revenue. Foul drainage already at full capacity. Any development on this field will bring together the settlements of Stoke Golding and Dadlington thus losing their separate identities. It is essential the buffer zone is not diminished. Archaeological constraints the English Heritage Battlefield site plan is currently under review.

**Council's Response:** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. Coalescence - The merging or coming together of separate towns or villages to form a single entity. Stoke Golding and Dadlington will not merge together to form a single entity. 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:-**

04623

**Comment Ref:** U11899

**Customer Comment:** This would require the village boundary to be enlarged. The village has markedly increased in population over the last 10 years by continued infilling to the extent that the current community facilities reasonably copes with the demands being made on it. Additional pressure on the existing heavy traffic flow in and through the village is unacceptable and cannot be warranted.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

04713

**Comment Ref:** U12054

**Customer Comment:** AMA have visited and inspected the site, and the following comments are made in the context of our own inspection and policy review.

The Hinckley and Bosworth Rural Housing Numbers Methodology identifies that Stoke Golding has a very poor bus service and a relatively high level of commuting by car. In addition the village is poorly served for health care facilities and has limited local services. As such any significant new development in the village will increase out-commuting and the use of the private car

STG01 lies on a very prominent corner site. The site feels very much part of the countryside and comprises mature agricultural landscape. Development in this location would be obtrusive and would have a jarring visual relationship with its surroundings. The site is remote from the local centre and the site would have no relationship to the historic morphology of the village settlement. Instead, development of this site would exacerbate the eastward sprawl of the settlement into the rural landscape.

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

The housing numbers at Stoke Golding 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.

The site would provide a sustainable community directly adjoining the town centre of Earl Shilton, with consequent regeneration benefits in support of Regional Plan policy. Sensitive master planning based on assessed constraints has ensured that a high quality urban / rural interface can be achieved.

The DPD's 3 stage approach to site assessment clearly identifies the Directions for Growth Document 2007 as one criterion. The revision of the settlement boundary to the north of the town centre clearly accords with the Directions for Growth document which alludes to the potential for boundary revision in this location.

The evidence provided in relation to Westfield Farm contrasts strongly alternative sites for which little or no detailed evidence has been provided to demonstrate deliverability.

Above all, the site at Westfield Farm is available, in single ownership and is deliverable. If Hinckley and Bosworth is to meet challenging 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:***

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 Stoke Golding, re-allocating Stoke Golding's numbers to Earl Shilton would be contrary to the adopted Core Strategy and would therefore be found unsound.

***Customer References:-***

CU0844

***Comment Ref:***

U12116

***Customer Comment:***

Object to the housing allocation on the following grounds; its in an unsustainable location and is not accessible to the existing centre of Stoke Golding. The access is either via a low density housing estate which would be inappropriate as would an access from Dadlington Lane close to a dangerous bend. A high density development would be more appropriate closer to the existing centre where traditionally density is higher. The site would encroach on the land separating Stoke Golding from Dadlington which are two very distinctive villages. The agricultural land was previously considered as a red constraint by HBBC, so it shouldn't be developed when there are other sites available. Other sites have been discounted because they have the same agricultural value (Grade II). The site is offering a low sustainable option in a weak location adjacent to the settlement boundary.

***Council's Response:***

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Natural England retains records on the agricultural land quality throughout the country and is consulted as part of the preparation of the document.

***Customer References:-***

01573

**Comment Ref:** U12145

**Customer Comment:** Object to the proposal to add a major retirement complex and 50 plus additional dwellings within the village. The resultant traffic increase and pressure on already stretched services. No other village is being asked to accommodate an increase in housing numbers in Leicestershire.

**Council's Response:** The Adopted Core Strategy sets out housing requirements for settlements of which 60 dwellings have been allocated to Stoke Golding. Stoke Golding is a Key Rural Centre and has not been allocated the greatest number of housing within the Borough. All Leicestershire Authorities are undergoing this process through their individual Core Strategies. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

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

02262

**Comment Ref:** U12164

**Customer Comment:** I wish to register my opposition to the proposed as it is inappropriate and should be withdrawn from the LDF from immediate effect. It is unreasonable to expect Dadlington and Stoke Golding communities to bare the burden which these new developments will inevitably place upon our infrastructure and amenities and the destruction of more of our local land. It is totally unnecessary and without merit. Urbanisation

**Council's Response:** Considered and noted, 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. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

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

02293

**Comment Ref:** U12281

**Customer Comment:** Increase in population to almost the size of Dadlington. Excessive strain on the character and infrastructure of the Dadlington area. Present residents of Dadlington have no desire to see the village destroyed by the inevitable widening of roads, traffic lights, roundabout and above all increase in volume of traffic. Already significant problems with land drainage and sewage in the area. In our experience, money is not spent by developers on pre-existing land drainage dating back more than 100 years. Run off from new developments around our home has resulted in costing us a great deal of money. Stoke Golding is required to provide twice the amount of new housing than other villages in the locality. There is enough brownfield land in the Council's urban settlements to absorb any demand. This should be considered carefully before damaging the green belt and 2 villages

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are

being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to sewage capacity, electrical connection etc it will also be investigated further at the planning application stage. Connection and installation will be paid for by the landowner/developer of the site not the public purse. The Core Strategy identifies Stoke Golding as a Key Rural Centre and sets the housing requirements. The Borough Council are identifying brownfield sites prior to greenfield sites. 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.

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

02462

***Comment Ref:*** U12302

***Customer Comment:*** If Stoke Golding is to have an extra care facility then it is quite disproportionate to add a further allocation. Either the requirement should be removed in the Core Strategy or STG02a should be considered as fore filling the requirement. Stoke Golding will lose the pleasant village character if both are developed and a large housing development on a Greenfield site. My preference would be an extra care facility on brownfield land (STG02a).

***Council's Response:*** Considered and noted. The housing figures are set out in the Adopted Core Strategy which went through a public examination and found sound. The housing requirements could only be amended if there was a review of the Core Strategy. At the planning application stage it would be necessary for the applicant to demonstrate that the landscape and planting scheme is complimentary to the development and its surroundings to ensure it is inline with the Adopted Core Strategy.

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

02480

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***Total Comments of type Objection : 60***

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***Comment Type:*** Support

***Comment Ref:*** U10164

***Customer Comment:*** We feel that the second proposals would expand the village in a much broader way for elderly, families and industry. To us this appears to be the right way. However, we have the following concerns:  
There will be a need for school expansion, doctors etc  
We are concerned about ambulance access.  
Policing will need to be increased.  
Types of Residents.  
Sewerage and drainage.  
Road Access.

***Council's Response:*** Noted – This comment has been taken as a supporting comment for STG01, STG02a/STG02b

The Education Authority and Primary Care Trust have been consulted as part of this document and will highlight any problems and or additional school/Doctors requirements which will be incurred. The Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

Ambulance coverage is not a planning matter and can not be commented on.

Leicestershire constabulary have been consulted as part of this document and it is their responsibility to highlight any problems they may foresee.

Housing will be a mix of both private and social, where the council are responsible for housing residents it will be done in accordance with the legal requirements and responsibilities of local housing allocations policy.

As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to sewage capacity, electrical connection etc it will also be investigated further at the planning application stage.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

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

03172

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

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### ***Allocation Preferred Options***

### ***STG02A***

***Comment Type:*** Comment

***Comment Ref:*** 8STG2A

***Customer Comment:*** STG02A - Comment  
The proposal to develop the St Martins Convent Site has historically been contentious. I feel the complex is of a more acceptable size and design of the last plan; it would be more widely embraced by the community.  
It would provide homes for a large number of people, thereby fulfilling the proposed quota of new houses to satisfy the requirement of the Local Development Framework. This would negate the need for any more houses to be built in the village.  
I ask the proposals to be withdrawn from the Local Development Framework before it is published.

***Council's Response:*** Response to STG02A Comment  
When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.  
Although St Martins Convent is a brownfield site it is not well-located to the existing settlement and is separated by a main road, it is also not adjacent to the existing built form of Stoke Golding. The Borough Council will assess the suitability of the convent site for development through the preparation of the submission draft document.

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

01640

01646

13970

01649

01644

01648

01647



01645  
01636  
01643  
01641  
01639  
01638

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**Total Comments of type Comment : 13**

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**Comment Type:** Objection

**Comment Ref:** U07828

**Customer Comment:** I oppose the development of this site due to traffic levels, capacity of local amenities, and impact on the historic area.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01652

**Comment Ref:** U07832

**Customer Comment:** Another spare plot of land so build a care home. Traffic problems.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

01653

**Comment Ref:** U07835

**Customer Comment:** Traffic issues – dangerous, congestion. School provision. Coalescence of settlements. Increase in crime.

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary. Increase in crime can not be considered a planning matter as there is no evidence that this will occur.

**Customer References:-**

01654

**Comment Ref:** U07853

**Customer Comment:** Against conservation and the rural nature of the village that is over populated and developed. There must be more suitable and brownfield sites available.

Burden on the roadways, public services and the ambiance of a rural village.

**Council's Response:** At the planning application stage it would be necessary for the applicant to demonstrate that the landscape and planting scheme is complimentary to the development and its surroundings to ensure it is inline with the Submission Core Strategy. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

The Saint Martin's Convent Site is a brownfield site.

**Customer References:-**

01663

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**Total Comments of type *Objection* : 4**

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**Stoke Golding**

**STG02A**

**Comment Type:** Comment

**Comment Ref:** U07799

**Customer Comment:** Response received: 9th February 2009. It is not in keeping with the community. Further burden on the roads and amenities. There is a lack of crime, anti-social behaviour and social unrest and this is the result of careful and considerate planning. Please refuse the proposal.

Amendment to response received on 16th March 2009. On the Convent site, build a suitable housing complies for the elderly with on site services, which equates to 60 dwellings. It would provide local jobs and maintain village separation. There would be a release of housing as the elderly would move to this complex.

Formerly designate the allotments as a community facility.

**Council's Response:** Response received: 9th February 2009: The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. Crime, anti-social behaviour and social unrest can not be considered a planning matter as there is no evidence that this will occur.

Response received on 16th March 2009. Noted, Appendix 2 of the Site Allocations and Generic Development Control Policies notes that the allotments at the Convent Site should be retained.

**Customer References:-**

01629

**Comment Ref:** U07805

**Customer Comment:** Response received: 9th February 2009. Stoke Golding is receiving a lions share of the proposal. The loss of a field is for good. It is not geared up for such development e.g. employment. The road network is country lanes and the main route into and out of the village is a bottle neck. Please refuse this application.

Amendment to response received on 16th March 2009. On the Convent site, build a

suitable housing complies for the elderly with on site services, which equates to 60 dwellings. It would provide local jobs and maintain village separation. There would be a release of housing as the elderly would move to this complex.

Formerly designate the allotments as a community facility.

**Council's Response:** Response received: 9th February 2009: The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

Response received on 16th March 2009. Noted, Appendix 2 of the Site Allocations and Generic Development Control Policies notes that the allotments at the Convent Site should be retained.

**Customer References:-**

01630

**Comment Ref:** U08267

**Customer Comment:** We would only be supportive if it were a worthwhile addition to the area to allow for older residents to move into and release properties for young families. This would avoid traffic problems

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

**Customer References:-**

03500

**Comment Ref:** U09461

**Customer Comment:** STG02a/b should be allocated for residential. Extend the settlement boundary to incorporate the Saint Martins site. This is because the land is Brownfield and could accommodate the housing requirement.

**Council's Response:** Noted.

**Customer References:-**

04452

**Comment Ref:** U09662

**Customer Comment:** The Convent site should be used to accommodate the housing requirement for Stoke Golding.

**Council's Response:** Noted.

**Customer References:-**

CU0998

**Comment Ref:** U09824

**Customer Comment:** Population enlargement is inevitable. Mixed development of the Convent Brownfield site. In addition provide affordable housing to encourage the nuclear family. Additional development would cause undue pressure on local services and infrastructure.

**Council's Response:** Note the comments made on Convent site.

Noted, pressure on local services and this matter has been considered throughout the preferred options processes. However it should also be noted that the Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development

across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

***Customer References:-***

04517

***Comment Ref:*** U09973

***Customer Comment:*** The Convent Chapel is an iconic building in its appearance. A heritage building that should be restored and worthy of a preservation order. New build local to the Convent Chapel should be in keeping both in terms of size and appearance. Preserve the external appearance of the other building in the convent complex.

***Council's Response:*** Noted. The retention of buildings on sites will be considered at the planning application stage. In addition the Core Strategy requires new development to respect the character and appearance of the Stoke Golding Conservation Area by incorporating locally distinctive features of the Conservation Area into the development. The site is within the Stoke Golding Heritage Group Consultation Zone.

***Customer References:-***

04544

***Comment Ref:*** U10118

***Customer Comment:*** Reference is made to Residential (Extra Care- Elderly persons accommodation); can residential development be restricted to elderly persons?

***Council's Response:*** Should this site be found most suitable for elderly care provision the Site Allocations document would specify this as the requirements of the site and thus make it planning policy for the developers of the site to consider. Planning permission can also condition such matters however; such things would be dealt with at application stage.

***Customer References:-***

03085

***Comment Ref:*** U10232

***Customer Comment:*** AMBER sites are partially suitable, and have some highway problems which can be overcome. A planning application was submitted to the Borough Council in May 2007 relating to 127 dwellings for (essential) retirement/sheltered dwellings and associated facilities. The County Council recommended strategic policy concerns on the basis that the development was largely new dwellings, rather than exceptional type of units. The application was eventually withdrawn. From an adult social care perspective the site is in the wrong location for extra care housing. It is relatively isolated and too far from local facilities (shops, banks, PO, etc). This would undermine people's independence and also mean it is unlikely to attract grant for affordable housing. There have been no discussions involving County Council regarding the provision of care or support on this site for a long time. The County Council therefore has reservations regarding the suitability of this site for extra care housing. From a highways point of view, however, the allocation is acceptable in principle. Satisfies development control and access to highway network policies as contained in 'Htd'.

***Council's Response:*** Considered and noted, the Borough Council will work alongside the Highways Authority in the preparation of the submission document to ensure that any sites taken forward are acceptable in highway terms and to identify any potential mitigation measures where applicable. The Borough Council will take the information provided into consideration in the preparation of the submission document.

***Customer References:-***

CU0152

***Comment Ref:*** U10533

**Customer Comment:** The allocation for Stoke Golding of 59 dwellings should be placed on the St Martin's Convent brown field site STG02A. An alternative site should be identified in the Borough for an extra-care facility – for example on land behind the Sunnyside Hospital or the Hinckley station yard complex. We note that no requirement for an extra-care facility was identified in the Core Strategy Document and therefore should not appear in the LDF SAD. Page 2 of our document: STG02A/B The allotments at St Martin's Convent are referred to in STG02b (Employment Allocation) but not in STG02a (Residential) we wish them to be retained whatever use the land is put to. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites and as a brownfield site of suitable size this land falls into this category. This land has already been offered for sale for development. Recognition has been given to the need for improvements to the access – both for the safety of the pupils at the adjacent secondary school and for the awkwardness of the existing junction. Whilst the Parish Council has no comment to make at this time on the preference for the type of dwellings to be placed on this site it could be a way of fulfilling the need identified by HBBC for some sort of care home facility within the Borough. This site does not impinge on greenfield land of agricultural importance  
This site does not need the settlement boundary to be moved – it can fulfil the Stoke Golding dwelling requirement for 59 dwellings without any extension of the settlement boundary. The preference of Stoke Golding Parish Council is for this site to be used for dwellings and not for industrial units. Recognition has been given by HBBC that Stoke Golding should receive only one major development and for all the above reasons this is where the community wishes overwhelmingly for it to be sited.

**Council's Response:** Considered and noted. The Extra Care Facility is set out in the Leicestershire Supporting People Strategy (2005-2010). Noted, it is intended that the allotments are to be retained. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be considered. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. The Convent site is not within the Local Plan and therefore the settlement boundary would need to be amended.

**Customer References:-**

CU0716

**Comment Ref:** U10612

**Customer Comment:** The allotments need to be retained.

**Council's Response:** Considered and noted, It is the intention to retain the allotments at the site; this is stated in Appendix 2.

**Customer References:-**

04447

**Comment Ref:** U10623

**Customer Comment:** Support the existing use of the allotments. There is no mention for an extra care facility on the Convent site in the Core Strategy and this should be deleted. 60 dwellings on the Convent site to meet the requirements of the Core Strategy. All other proposed sites for development are rejected.

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

**Customer References:-**

CU0288

**Comment Ref:** U10842

**Customer Comment:** Accept the care home proposed but allow for a few extra houses added to the same

site.

**Council's Response:** Noted.

**Customer References:-**

03355

**Comment Ref:** U11732

**Customer Comment:** If development has to take place in the village, the majority of villagers would rather there was only one development. It should be on Brownfield land at the convent site therefore not altering the green belt surrounding the village.

**Council's Response:** Noted. Brownfield sites are being considered in the preparation of the site allocations not all Brownfield sites are suitable for development and alternatives therefore must be identified. 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.

**Customer References:-**

04628

**Comment Ref:** U12279

**Customer Comment:** We agree with the alternative proposals put forward by the Stoke Golding Heritage Group. A suitable housing complex catering for elderly persons to be built on the convent site, on-site services which equate to 60 houses would provide homes for the elderly, local employment opportunities and maintain existing separation between Stoke Golding and Dadlington. Further, a range of mixed housing will be released in the area resulting from local elderly residents moving into the complex. A new settlement boundary should be drawn around the proposed complex to prevent further development on the site, and prevent the extension of the existing settlement boundary across Dadlington Road. The convent allotments should be formally designated as a protected community facility. This promotes sustainable means for local people to grow their own food.

**Council's Response:** Considered and noted. Appendix 2 of the DPD highlights the need to retain the allotments at St Martins Convent.

**Customer References:-**

02462

**Comment Ref:** U12321

**Customer Comment:** Build a suitable housing complex for the elderly with on site services, which equates to 60 houses. This would provide homes for the elderly and local employment opportunities. Also a range of mixed housing would be released in the area, resulting from local elderly residents moving to the complex

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

**Customer References:-**

02496

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**Total Comments of type Comment : 16**

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**Comment Type:** Objection

**Comment Ref:** U07780

**Customer Comment:** Object to the development - lack of amenities, schools full, water and sewage can't cope, highway concerns.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01622

**Comment Ref:** U07786

**Customer Comment:** Object  
- Impact on area  
- Settlement boundary  
- The number of houses has already been agreed  
- Highway concerns  
- Education  
- Allotments at Convent site

**Council's Response:** Noted, however it should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications and all site which are developed would be subject to these policies.

It is the role of the Site Allocations and Generic Development Control Policies DPD to review settlement boundaries.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need.

It clearly states in appendix 2 that the allotments at St Martins Convent should be retained.

**Customer References:-**

01625

**Comment Ref:** U07792

**Customer Comment:** Infrastructure - traffic, local school, surgery, impact on rural area

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. It should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning

applications and all site which are developed would be subject to these policies.

***Customer References:-***

01627

***Comment Ref:*** U07797

***Customer Comment:*** Object: impact of growth, overstretch services that feed the village, reduce the quality of life of residents and extend the village boundary into an area previously protected.  
Highway concerns: Hinckley Road Junction, congestion.

***Council's Response:*** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

01628

***Comment Ref:*** U07811

***Customer Comment:*** No other rural community in Leicestershire is being asked to accept such significant development. Main objections are – increase in traffic, dangerous access, strain on sewers, health care, school places.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. Each District within Leicestershire is going through the same process. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.  
The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

***Customer References:-***

01631

***Comment Ref:*** U07816

***Customer Comment:*** Object to the number of houses in Stoke Golding and the impact on St Martins Convent.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. Each District within Leicestershire is going through the same process. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary.

***Customer References:-***

01633

***Comment Ref:*** U07842

***Customer Comment:*** The infrastructure is too small. Vehicular traffic will worsen due to this development.

***Council's Response:*** When determining the level of housing required in settlements, infrastructure was taken



into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

***Customer References:-***

01637

***Comment Ref:*** U07855

***Customer Comment:*** Stoke Golding is big enough, Dadlington Lane/Convent corner will need an island big enough for a new estate.

***Council's Response:*** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need.

***Customer References:-***

01667

***Comment Ref:*** U08249

***Customer Comment:*** I propose houses are built on the convent site.

***Council's Response:*** Noted

***Customer References:-***

03387

***Comment Ref:*** U08253

***Customer Comment:*** Stoke Golding has been singled out for residential development. The dwellings should be built on the convent site as it is brownfield. Building here would mean that the boundary would not be extended. It would cause minimal impact.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be considered. Stoke Golding Convent is not within the current settlement boundary as identified within the Local Plan and therefore the settlement boundary would need to be revised.

***Customer References:-***

03388

***Comment Ref:*** U08404

***Customer Comment:*** We can foresee problems with traffic at the junction of Stoke Road, including school children. Can we be assured that this would be only be used for over 55's and not other types of care facilities. Also, if this housing provision goes here it is likely that older villagers would move there releasing houses in the village. There would not be further need for housing in Sherwood Road.

***Council's Response:*** Considered and noted. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. The proposal is for an 'Extra Care Facility'. Extra care housing describes a type of specialist housing that provides independence and choice to adults with varying care needs.

***Customer References:-***

04029

***Comment Ref:*** U08821

***Customer Comment:*** A previous application for the same use as this was refused planning permission less than 2 years ago. Nothing has changed since then to overturn this

This would result in an excessive levels of additional traffic

This proposal in addition to STG01 could mean an additional 300 dwellings being built on the edge of the village

Once the Council confirm the preferred use at this site as a care facility then it would not be able to refuse a planning permission for a change of use to housing at a later date should the developers argue that the care. This would lead to a gross overdevelopment of the village and would lead to further housing in the future.

The Catholic Church on the Convent site should be listed as being of architectural importance

This site should be allocated for the 60 additional dwellings required in Stoke Golding as it is brownfield land.

***Council's Response:*** Any previous application for the development of this site would have been determined using policies within the Hinckley and Bosworth Local Plan. The Local Plan is to be replaced by the Local Development Framework. The documents contained within the LDF will form the planning policy for the Borough and therefore current planning policy is being reviewed as part of this process.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Any development would need to be in keeping with the character of the village in terms of design and density if it is to gain planning permission.

Should this site be allocated for use as a care facility within the site allocations document, any change of use would require a planning application and strict justification. It is not possible to forecast the future viability of care facilities in the Borough.

English Heritage is being consulted as part of the preparation of this document. They would inform the Borough Council if they believe the Church to be worthy of a listing.

Noted. This will be investigated further during the production of the submission version of this document.

***Customer References:-***

06810

***Comment Ref:*** U08931

***Customer Comment:*** Object to the 59 homes and care home facility and the movement of the settlement boundary for the following reasons; the scale of development is too large for Stoke Golding, it will see Stoke Golding merge with Dadlington and destroy the Green Wedge, and the distinct characters of the two settlements. The plans will increase the traffic on dangerous highways near to an existing school, increase pressure on facilities and amenities, and cause problems with the sewers.

Suggest that the houses be build on the Convent site but the extra care facility is put elsewhere in the borough, so that pressure on the area are bearable and the settlements are not merged.

***Council's Response:*** The area between Stoke Golding and Dadlington is not designated Green Wedge. The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way

as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.'

The Highways Authority and service providers such as Severn Trent Water are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of development required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Suggestion considered and noted.

***Customer References:-***

04853

***Comment Ref:*** U09335

***Customer Comment:*** Object to the development of a retirement complex at the former convent site for the following reasons; impact on the surrounding area, outside the settlement boundary leading to further extensions into more countryside, and a proposal for over development would not be in-keeping with the surroundings.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option.

It is the role of the Site Allocations and Generic Development Control Policies DPD to review settlement boundaries.

***Customer References:-***

12499

***Comment Ref:*** U09440

***Customer Comment:*** Brownfield site. Housing should be allocated on the site in order to meet the housing requirement as set out in the Core Strategy.

***Council's Response:*** Noted.

***Customer References:-***

04446

***Comment Ref:*** U09463

***Customer Comment:*** The need for elderly care provision would be better suited in the main urban area.

***Council's Response:*** Noted. The evidence base shows that there is a general lack of elderly provision across the Borough.

***Customer References:-***

04452

***Comment Ref:*** U09473

***Customer Comment:*** Objecting to the proposed use. Instead the site should be proposed for housing. No care facility is required. Highway safety issues.

***Council's Response:*** Noted. However, there is a lack of elderly accommodation provision throughout the entire borough.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

***Customer References:-***

04458

***Comment Ref:*** U09637

***Customer Comment:*** Settlement coalescence. Highway access issues. Protect the idyllic rural England village lifestyle.

***Council's Response:*** Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

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.

Impact on village lifestyle is not a planning matter, Stoke Golding has been classified a Key Rural Centre in the Adopted Core Strategy.

***Customer References:-***

04498

***Comment Ref:*** U09753

***Customer Comment:*** The proposal to develop the St Martins Convent Site has historically been contentious. I feel the complex is of a more acceptable size and design of the last plan; it would be more widely embraced by the community.

It would provide homes for a large number of people, thereby fulfilling the proposed quota of new houses to satisfy the requirement of the Local Development Framework. This would negate the need for any more houses to be built in the village.

I ask the proposals to be withdrawn from the Local Development Framework before it is published.

***Council's Response:*** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Although St Martins Convent is a brownfield site it is not well-located to the existing settlement and is separated by a main road, it is also not adjacent to the existing built form of Stoke Golding. The Borough Council will assess the suitability of the convent site for development through the preparation of the submission draft document.

***Customer References:-***

02713

***Comment Ref:*** U09815

***Customer Comment:*** Housing requirement. Inadequate services in the village. Highway safety issues. Road network requires extensive improvements. Stoke Golding and Dadlington will in effect be combined. Bus service inadequate. Stoke Golding is historically important. Housing would be better provided on smaller plots and should all be affordable in keeping with the area.

**Council's Response:** 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.

Policy 15 of the Adopted Core Strategy states that 40% of new houses are to be affordable for sites above 4 dwellings or more or 0.13ha or more in rural areas. Conservation issues will be considered especially in the Conservation Area. Note the quality of the bus service and this is addressed by Leicestershire County Council.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Noted and considered the concern that Stoke Golding and Dadlington are being combined. Coalescence - the merging or coming together of separate towns or villages to form a single entity.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04511

**Comment Ref:** U09872

**Customer Comment:** The dwellings for STG01 should go on the convent site.

**Council's Response:** Noted and will be considered.

**Customer References:-**

02761

**Comment Ref:** U09939

**Customer Comment:** The need to provide extra care facility within the borough as a result of the Leicestershire Supporting People Strategy (2005-10) has not been identified in the Core Strategy. The need to provide an extra care facility is not specifically for the needs of Stoke Golding. The needs of the village should take priority over the needs of the borough.

**Council's Response:** Policy 16 of the Adopted Core Strategy aims to address the special needs identified within the up to date Strategic Housing Market Assessment and the needs of an aging population as identified within the Study into Older Peoples Housing Needs and Aspirations. This ensures identified shortages for certain housing needs are met, utilising up to date studies and assessments.

**Customer References:-**

04541

**Comment Ref:** U10024

**Customer Comment:** Increase in population. Significant rise in traffic. Increased strain on local services and infrastructure. No other rural community is being asked to take on such big changes.

**Council's Response:** 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.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Noted, and this matter has been considered throughout the preferred options processes. However it should also be noted that the Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

The Core Strategy does not allocate housing figures for the Rural Hamlets.

***Customer References:-***

04559

***Comment Ref:*** U10039

***Customer Comment:*** The site should accommodate the housing requirement since it is Brownfield.

***Council's Response:*** Noted.

***Customer References:-***

01561

***Comment Ref:*** U10052

***Customer Comment:*** The size of the proposed developments. Together this could result in over 200 housing in Stoke Golding. Development will overwhelm the village and change the character of the area. Location of site is an accident black spot well known to local people who drive with care. Highway safety issues.

***Council's Response:*** Noted. The St Martins Convent site forms part of a previously developed site and allotments gardens. The number of units at the elderly care home will be considered at the planning application stage. An estimated 61 dwellings was calculated for the entire site through the Strategic Housing Land Availability Assessment. The site as a whole could accommodate 61 dwellings.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

***Customer References:-***

04567

***Comment Ref:*** U10058

***Customer Comment:*** The Convent site should be the location for the proposed houses, the use of this site for anything else should not be allowed. The closing of council run homes and nursing homes should not be used for allowing the development of a private care home in Stoke Golding. Development should be sympathetic to the village.

***Council's Response:*** Noted.

Policy 16 of the Adopted Core Strategy aims to address the needs of an ageing population as identified within the Study into Older Peoples Housing Needs and Aspirations.

Noted, however it should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications and all site which are developed would be subject to these policies.

***Customer References:-***

04568

**Comment Ref:** U10074

**Customer Comment:** Extra care site should not be included in the Stoke Golding settlement boundary. A developer could then easily get the land changed to some other use (e.g. residential) before any care facility is built. However, if included as residential then it would be reasonable to include in settlement boundary providing that STG01 is no longer an allocation and a Greenfield outside the boundary. Nevertheless this would not be the respondent's preference.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

04575

**Comment Ref:** U10396

**Customer Comment:** The site has been subject to a recent planning application for the demolition of existing buildings and erection of an extra care facility with employment provision for C2. The allocation derives from the justification of the previous application. However, this use may no longer be appropriate for the following reasons: The deliverability of an extra care facility is dependent on supporting people funding. Without this funding various care packages cannot be delivered. The allocation therefore may fail the provisions of PPS3 as it is neither achievable nor deliverable in the absence of external funding. A flexible approach should be taken to allow for elderly accommodation, extra care accommodation or C3 residential development. This site is appropriate for general residential development and elderly accommodation in order to meet the needs of the Core Strategy. This is on the basis that: Meet the needs of the emerging RSS; Site is PDL in accordance with PPS3, it should come forward prior to greenfield sites in accordance with the RSS; the site forms part of a cluster development with a school and other residential properties, relate well to urban morphology; would not have an adverse impact upon the landscape character, the HBBC LCA states that the area is of high sensitivity with limited capacity for change which further supports the development of brownfield land; development can be accommodated without adverse impact on protected trees as set out in the tree assessment; no issues relating to flood risk, drainage or contaminated land, nor is the land grade I or II agricultural land. Avoiding development on Grade II agricultural land is a key objective of the Council. It is within comfortable walking distance to Stoke Golding, situated on a cycle route. Provide a mix of house types. Can accommodate open space. The development yield could meet the Core Strategy's need. Access is suitable, including potential off site works to the junction with Dadlington Road. This could be funded by the developer as part of a Section 106. Having regard to the assessment criteria in the SHLAA: the site size is ideal, site boundaries are well defined and protected, formerly a convent site and PDL, the site is in a cluster with a school and residential properties, the surrounding area is urban in character, there are no physical constraints, the area has been subject to an earlier planning application. The site is suitable, available and achievable as set out in PPS3. Objections are raised to the proposed option for an extra care facility and should be identified for general needs residential development and elderly accommodation. The benefits are that there are a wide range of services within Stoke Golding, however, consideration should be given to the need for new services should additional population be created. The location provides good access to Bosworth Historic Battlefield and the Ashby Canal Conservation Area. Bosworth Battlefield is located to the north and the Ashby Canal Conservation Area to the West. Need to ensure that development is designed sensitively and in keeping with the surrounding area. There are a number of ecology sites surrounding the settlement. Need to avoid developing adjacent to these. Development has potential to impact on local water bodies. Employment sites are limited. To the west of the settlement is a 1 in 100 year flood plain which would limit development. The north western area abutting the settlement is a conservation area. There is a Grade 2 agricultural land to the north and an Ancient Scheduled Monument to the south.

**Council's Response:** Considered and noted. The DPD must go through an examination in public, and an Inspector will examine the soundness of the document. One of the tests of soundness is: 'It is a spatial plan which is consistent with national planning policy and in general

conformity with the Regional Spatial Strategy (RSS) for the region or the Spatial Development Strategy (SDS) if in London, and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas'. The DPD must therefore be in general conformity with national and regional policy. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. Natural England retains records on the agricultural land quality throughout the country and is consulted as part of the preparation of the document. The matters raised will be investigated further in the preparation of the Submission DPD.

***Customer References:-***

CU1145

***Comment Ref:*** U10822

***Customer Comment:*** It was stated that housing need was for North West Leicestershire and no need for Stoke Golding, therefore the allocation of elderly person's accommodation is inaccurate.

***Council's Response:*** Officers are unable to comment on this as Hinckley & Bosworth do not allocate housing for North West Leicestershire. That is the responsibility of North West Leicestershire District Council. Housing figures were distributed ahead of this document through the Core Strategy and are not open for consultation through this document. Furthermore, officers cannot comment on information which you have been given as we are unaware of the source, context or reasoning for why you should have been told this.

***Customer References:-***

03346

***Comment Ref:*** U10823

***Customer Comment:*** The proposed elderly care facility would be too far from Stoke Golding Post Office thus insufficient for the elderly persons who would live there

***Council's Response:*** Noted. This will be further considered.

***Customer References:-***

03346

***Comment Ref:*** U10836

***Customer Comment:*** As brownfield land, the convent site is the only site which should be developed in Stoke Golding and the 59 houses should be built there. However, the existing settlement boundary should also be retained to prevent future overdevelopment and extension of the boundary will put both Stoke Golding and Dadlington at threat from more development. We also wish to see the allotments on the convent protected as a community facility.

***Council's Response:*** Noted and will be considered further. However, even if the residential dwellings were to be allocated on this site the settlement boundary would still need to be amended to ensure that the convent site was controlled within a development boundary which is essentially the purpose of the boundary to prevent sprawl. Protection of the allotments on this site will be explored in the redrafting of this document.

***Customer References:-***

03354

***Comment Ref:*** U10838

***Customer Comment:*** The proposals for the retirement complex would significantly outnumber the properties in Dadlington and would be unsympathetic in terms of height and size. We feel that a smaller facility would be more appropriate. We feel that the minimum figures set out in the LDF are misleading. Leicestershire County are currently investigating the exact location of the Bosworth battlefield and depending on this outcome the developments could have a detrimental impact on these findings.



**Council's Response:** All previous proposals for the retirement facility are irrelevant at this stage as design will only become a material consideration at application stage should this allocation be successful. There has been no agreement as to the numbers and design of the care facility as yet therefore size can not be speculated or determined. All housing figures set in the Core Strategy, which is not open for consultation, has been found sound by the planning inspectorate. The county archaeology team are consulted as part of this document as are English Heritage, any of their concerns and issues will be highlighted to us then.

**Customer References:-**

03354

**Comment Ref:** U10840

**Customer Comment:** The infrastructure of Stoke Golding is insufficient to take the development STG02a and STG02b.

**Council's Response:** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

03355

**Comment Ref:** U10945

**Customer Comment:** Particular concerns as to this location and its allocation for a care home.

**Council's Response:** Noted.

**Customer References:-**

04539

**Comment Ref:** U11305

**Customer Comment:** Access issues - dangerous bend and narrow road.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

01673

**Comment Ref:** U11320

**Customer Comment:** The Convent site idea seems a little vague. Highway safety issues.

**Council's Response:** The Convent site is proposed for elderly person's accommodation and employment.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

01687

**Comment Ref:** U11341

**Customer Comment:** Site should be used for a housing complex for the local elderly residents in the village. This would provide employment opportunities locally and maintain the existing separation between Stoke Golding and Dadlington. Settlement boundary should be created around the complex to ensure further development around the site does not happen. The allotments should be formerly designated to protect them as a community facility.

**Council's Response:** Noted.

**Customer References:-**

01764

**Comment Ref:** U11589

**Customer Comment:** Object to 2 options being proposed, preference for STG 02a

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

**Customer References:-**

04580

**Comment Ref:** U11659

**Customer Comment:** Opposes the use for residential elderly care when the site could accommodate the Stoke Golding housing allocation. It would ensure green wedges are maintained between Stoke Golding and Dadlington.

**Council's Response:** Noted and considered.

**Customer References:-**

04615

**Comment Ref:** U11762

**Customer Comment:** Strongly agree with Stoke Golding Parish Council's view. We believe 60 dwellings on the Convent site with no changes to the settlement boundary represent the only fair and acceptable option to the HBBC proposals. The site is brownfield within the settlement boundary which is available for development.

**Council's Response:** Noted. The Saint Martins Convent site in Stoke Golding is not currently within the settlement boundary. The site is proposed for residential (elderly care) and employment. This representation has been considered as an objection to this site for its proposed use and not accommodating the housing number.

**Customer References:-**

04641

**Comment Ref:** U12144

**Customer Comment:** Object to the proposal to add a major retirement complex and 50 plus additional dwellings within the village. The resultant traffic increase and pressure on already stretched services. No other village is being asked to accommodate an increase in housing numbers in Leicestershire.

**Council's Response:** The Adopted Core Strategy sets out housing requirements for settlements of which 60 dwellings have been allocated to Stoke Golding. Stoke Golding is a Key Rural Centre and has not been allocated the greatest number of housing within the Borough. All Leicestershire Authorities are undergoing this process through their individual Core Strategies. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. When determining the level of housing required in settlements, existing infrastructure was taken into account. An

Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

02262

**Comment Ref:** U12163

**Customer Comment:** I wish to register my opposition to the proposed as it is inappropriate and should be withdrawn from the LDF from immediate effect. It is unreasonable to expect Dadlington and Stoke Golding communities to bare the burden which these new developments will inevitably place upon our infrastructure and amenities and the destruction of more of our local land. It is totally unnecessary and without merit. Urbanisation of the small communities.

**Council's Response:** Considered and noted. The allocation of an extra care facility was identified through the Leicestershire Supporting People Strategy (2005-2010). 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. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

02293

**Comment Ref:** U12391

**Customer Comment:** As the St Martins Convent site is to be developed and there is a defined need to meet the allocation of 59 houses/dwellings within Stoke Golding as per government policy, then I suggest a better use of that site would be to erect those 59 houses / dwellings on the site and leave the village settlement boundary as it stands without alteration. Any care home to be developed would be better situated beside the Sunnyside Hospital site or indeed on the railway station site in Hinckley. Both of these locations are well placed to cope with the increased demands on services and roads in safer more accessible positions.

**Council's Response:** Noted. The Core Strategy sets out the housing requirements for settlements.

It is the role of the Site Allocations and Generic Development Control Policies DPD to review settlement boundaries.

The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

Noted, this will be investigated further through the preparation of the submission DPD.

**Customer References:-**

02885

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**Total Comments of type *Objection* : 43**

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**Comment Type:** Support

**Comment Ref:** U07814

**Customer Comment:** Support residential/nursing home at the Convent Site and the extension to the village boundary. It will be a benefit to allow elderly residents stay in the village.

**Council's Response:** Noted.

**Customer References:-**

01632

**Comment Ref:** U07820

**Customer Comment:** This would be an excellent site for elderly persons accommodation. It will release a mix of housing in the village. The settlement boundary should be amended to prevent the further development on the site. The Convent allotments should be retained.

**Council's Response:** Noted, Appendix 2 of the Site Allocations and Generic Development Control Policies notes that the allotments at the Convent Site should be retained.

**Customer References:-**

01635

**Comment Ref:** U08795

**Customer Comment:** There are no objections to using this site for a residential care home or affordable housing

**Council's Response:** Noted

**Customer References:-**

06339

**Comment Ref:** U08897

**Customer Comment:** This is a brownfield site which can accommodate all the development requirements.

**Council's Response:** This site alone is not large enough to accommodate the Adopted Core Strategy requirement of minimum of 60 homes for Stoke Golding

**Customer References:-**

03043

**Comment Ref:** U09307

**Customer Comment:** Support the allocation of 60 units on the Convent site.

**Council's Response:** Noted

**Customer References:-**

12331

**Comment Ref:** U09332

**Customer Comment:** The Convent allocation for housing is the best and least invasive to the village.

**Council's Response:** Noted.

**Customer References:-**

12497

**Comment Ref:** U09448

**Customer Comment:** Open space.

**Council's Response:** Noted. PPG17 assessment will inform the preparation of the site allocations document.

**Customer References:-**

04446

**Comment Ref:** U10165

**Customer Comment:** We feel that the second proposals would expand the village in a much broader way for elderly, families and industry. To us this appears to be the right way. However, we have the following concerns:  
There will be a need for school expansion, doctors etc  
We are concerned about ambulance access.  
Policing will need to be increased.  
Types of Residents.  
Sewerage and drainage.  
Road Access.

**Council's Response:** Noted – This comment has been taken as a supporting comment for STG01, STG02a/STG02b

The Education Authority and Primary Care Trust have been consulted as part of this document and will highlight any problems and or additional school/Doctors requirements which will be incurred. The Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

Ambulance coverage is not a planning matter and can not be commented on.

Leicestershire constabulary have been consulted as part of this document and it is their responsibility to highlight any problems they may foresee.

Housing will be a mix of both private and social, where the council are responsible for housing residents it will be done in accordance with the legal requirements and responsibilities of local housing allocations policy.

As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to sewage capacity, electrical connection etc it will also be investigated further at the planning application stage.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

03172

**Comment Ref:** U11599

**Customer Comment:** Would provide some local employment, however the local traffic implications need to be addressed

**Council's Response:** Noted

**Customer References:-**

04587

**Comment Ref:** U11900

**Customer Comment:** The redevelopment of the convent site for a care home development could provide the existing elderly population within Stoke Golding (of which there are many) the opportunity to relocate to more favourable local accommodation whilst still remaining very much part of the village community and as such has merit. Existing residential

properties would then become available to the wider community.

**Council's Response:** Noted and considered.

**Customer References:-**

04713

**Comment Ref:** U12303

**Customer Comment:** Prefer this to be developed as an extra care facility rather than STG01.

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

**Customer References:-**

02480

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**Total Comments of type Support : 11**

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**Allocation Preferred Options**

**STG02B**

**Comment Type:** Comment

**Comment Ref:** 8STG2B

**Customer Comment:** STG02B - Comment  
The proposal to develop the St Martins Convent Site has historically been contentious. I feel the complex is of a more acceptable size and design of the last plan; it would be more widely embraced by the community.  
I ask the proposals to be withdrawn from the Local Development Framework before it is published.

**Council's Response:** Response to STG02B Comment  
When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.  
Although St Martins Convent is a brownfield site it is not well-located to the existing settlement and is separated by a main road, it is also not adjacent to the existing built form of Stoke Golding. The Borough Council will assess the suitability of the convent site for development through the preparation of the submission draft document.

**Customer References:-**

01646

01638

01647

01643

01636

01639

01649

01648

13970

01641

01645

01644

01640

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**Total Comments of type *Comment* : 13**

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**Comment Type:** Objection

**Comment Ref:** U07829

**Customer Comment:** I oppose the development of this site due to traffic levels, capacity of local amenities, and impact on the historic area.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01652

**Comment Ref:** U07834

**Customer Comment:** Traffic issues – dangerous, congestion. School provision. Coalescence of settlements. Increase in crime.

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary. Increase in crime can not be considered a planning matter as there is no evidence that this will occur.

**Customer References:-**

01654

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

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**Stoke Golding**

**STG02B**

**Comment Type:** Comment

**Comment Ref:** U08830

**Customer Comment:** Any development on the Convent site should protect the existing gardens and allotments

**Council's Response:** Noted. This will be investigated further during the production of the submission version of the Site Allocations document.

**Customer References:-**

06812

**Comment Ref:** U09462

**Customer Comment:** STG02a/b should be allocated for residential. Extend the settlement boundary to incorporate the Saint Martins site. This is because the land is Brownfield and could accommodate the housing requirement.

**Council's Response:** Noted.

**Customer References:-**

04452

**Comment Ref:** U09663

**Customer Comment:** The Convent site should be used to accommodate the housing requirement for Stoke Golding.

**Council's Response:** Noted.

**Customer References:-**

CU0998

**Comment Ref:** U10233

**Customer Comment:** AMBER sites are partially suitable, and have some highway problems which can be overcome. A planning application was submitted to the Borough Council in May 2007 relating to 127 dwellings for (essential) retirement/sheltered dwellings and associated facilities. The County Council recommended strategic policy concerns on the basis that the development was largely new dwellings, rather than exceptional type of units. The application was eventually withdrawn From a highways point of view; however, the allocation is acceptable in principle. Satisfies development control and access to highway network policies as contained in 'Htd'. To discourage use of weight restricted routes by inappropriate vehicles the level of warehousing / storage should be limited. There should also be contribution towards pedestrian / cycle facilities and traffic calming / junction improvements to mitigate the impact of the scheme

**Council's Response:** Considered and noted, the Borough Council will work alongside the Highways Authority in the preparation of the submission document to ensure that any sites taken forward are acceptable in highway terms and to identify any potential mitigation measures where applicable. The Borough Council will take the information provided into consideration in the preparation of the submission document.

**Customer References:-**

CU0152

**Comment Ref:** U10613

**Customer Comment:** The allotments need to be retained.

**Council's Response:** Considered and noted, It is the intention to retain the allotments at the site; this is omitted in Appendix 2 in error.

**Customer References:-**

04447

**Comment Ref:** U10624

**Customer Comment:** Support the existing use of the allotments. Proposal should be rejected.

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

**Customer References:-**



CU0288

**Comment Ref:** U11731

**Customer Comment:** If development has to take place in the village, the majority of villagers would rather there was only one development. It should be on Brownfield land at the convent site therefore not altering the green belt surrounding the village.

**Council's Response:** Noted. Brownfield sites are being considered in the preparation of the site allocations not all Brownfield sites are suitable for development and alternatives therefore must be identified. 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.

**Customer References:-**

04628

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**Total Comments of type Comment : 7**

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**Comment Type:** Objection

**Comment Ref:** U07798

**Customer Comment:** Object: impact of growth, overstretch services that feed the village, reduce the quality of life of residents and extend the village boundary into an area previously protected. Highway concerns: Hinckley Road Junction, congestion.

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

01628

**Comment Ref:** U07800

**Customer Comment:** It is not in keeping with the community. Further burden on the roads and amenities. There is a lack of crime, anti-social behaviour and social unrest and this is the result of careful and considerate planning. Please refuse the proposal.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. Crime, anti-social behaviour and social unrest can not be considered a planning matter as there is no evidence that this will occur.

**Customer References:-**

01629

**Comment Ref:** U07806

**Customer Comment:** Stoke Golding is receiving a lions share of the proposal. The loss of a field is for good. It is not geared up for such development e.g. employment. The road network is country lanes and the main route into and out of the village is a bottle neck. Please refuse this application.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary.

The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

***Customer References:-***

01630

***Comment Ref:*** U08250

***Customer Comment:*** object

***Council's Response:*** noted

***Customer References:-***

03387

***Comment Ref:*** U08254

***Customer Comment:*** Stoke Golding has been singled out for residential development. The dwellings should be built on the convent site as it is brownfield. Building here would mean that the boundary would not be extended. It would cause minimal impact.

***Council's Response:*** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be considered. Stoke Golding Convent is not within the current settlement boundary as identified within the Local Plan and therefore the settlement boundary would need to be revised.

***Customer References:-***

03388

***Comment Ref:*** U08405

***Customer Comment:*** We can foresee problems with traffic at the junction of Stoke Road, including school children. Putting light industry on this site seems odd as there already a site a Willow Park, Station Road, Stoke Golding.

***Council's Response:*** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. The identification of the site for employment use is to provide employment opportunities within the rural areas.

***Customer References:-***

04029

***Comment Ref:*** U08826

***Customer Comment:*** This would introduce industry to a village which is rural in nature

This use would increase commercial traffic next to the school.

This use would be far more appropriate in Hinckley, Earl Shilton or Barwell

***Council's Response:*** It is unlikely that a small site containing light industrial uses on the periphery of the village would have a negative effect on the character of Stoke Golding as a whole.

Noted. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

These areas are already being allocated significant levels of employment as part of this process.

***Customer References:-***

06810

***Comment Ref:*** U09439

***Customer Comment:*** Brownfield site. Housing should be allocated on the site in order to meet the housing requirement as set out in the Core Strategy.

***Council's Response:*** Noted.

***Customer References:-***

04446

***Comment Ref:*** U09474

***Customer Comment:*** Objecting to the proposed use. Instead the site should be proposed for housing. No care facility is required. Highway safety issues.

***Council's Response:*** Noted. However, there is a lack of elderly accommodation provision throughout the entire borough.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

***Customer References:-***

04458

***Comment Ref:*** U09638

***Customer Comment:*** Settlement coalescence. Highway access issues. Protect the idyllic rural England village lifestyle.

***Council's Response:*** Noted. Stoke Golding will not coalesce with Dadlington. Coalescence - the merging or coming together of separate towns or villages to form a single entity. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

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.

Impact on village lifestyle is not a planning matter, Stoke Golding has been classified a Key Rural Centre in the Adopted Core Strategy.

***Customer References:-***

04498

***Comment Ref:*** U09754

***Customer Comment:*** The proposal to develop the St Martins Convent Site has historically been contentious. I feel the complex is of a more acceptable size and design of the last plan; it would be more widely embraced by the community.

I ask the proposals to be withdrawn from the Local Development Framework before it is published.

***Council's Response:*** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley

and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Although St Martins Convent is a brownfield site it is not well-located to the existing settlement and is separated by a main road, it is also not adjacent to the existing built form of Stoke Golding. The Borough Council will assess the suitability of the convent site for development through the preparation of the submission draft document.

***Customer References:-***

02713

***Comment Ref:*** U09938

***Customer Comment:*** Brownfield site should be allocated for the 59 dwellings in preference to putting forward the Greenfield site. There is no requirement for additional employment site, as the Employment Land and Premises Study has not yet identified the need.

However, agree that the existing allotments should be retained.

***Council's Response:*** Noted. However, the site has been allocated for employment use and the Policy 11 of the Adopted Core Strategy supports additional employment provision as part of this look to provide small, flexible industrial / business / start up units to encourage self employment in niche markets as supported by the Stoke Golding Parish Plan. The PACEC Leicester and Leicestershire HMA Employment Land Study are used as the evidence base for employment provision in the Adopted Core Strategy.

Note the support to retain allotments.

***Customer References:-***

04541

***Comment Ref:*** U10025

***Customer Comment:*** Increase in population. Significant rise in traffic. Increased strain on local services and infrastructure. No other rural community is being asked to take on such big changes.

***Council's Response:*** 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.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

The Core Strategy does not allocate housing figures for the Rural Hamlets.

***Customer References:-***

04559

***Comment Ref:*** U10053

***Customer Comment:*** The size of the proposed developments. Together this could result in over 200 housing in Stoke Golding. Development will overwhelm the village and change the character of the area. Location of site is an accident black spot well known to local people who drive with care. Highway safety issues.

***Council's Response:*** Noted. The St Martins Convent site forms part of a previously developed site and

allotments gardens. The number of units at the elderly care home will be considered at the planning application stage. An estimated 61 dwellings was calculated for the entire site through the Strategic Housing Land Availability Assessment. The site as a whole could accommodate 61 dwellings.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

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

04567

***Comment Ref:*** U10059

***Customer Comment:*** The Convent site should be the location for the proposed houses, the use of this site for anything else should not be allowed. Protecting existing businesses is fine, but introducing anything that increases traffic volumes should not be allowed. Development should be sympathetic to the village.

***Council's Response:*** Policy 11 of the Adopted Core Strategy for Stoke Golding supports additional employment provision to meet local needs in line with Policy 7. As part of this, look to provide small, flexible industrial / business / start up units to encourage self employment in niche markets as supported by the Stoke Golding Parish Plan. The Borough Council has produced an Employment Land and Premises Study for the Borough this research informs the preparation of the site allocations.

Noted, however it should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications and all site which are developed would be subject to these policies.

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

04568

***Comment Ref:*** U10391

***Customer Comment:*** The site has been subject to a recent planning application for the demolition of existing buildings and erection of an extra care facility with employment provision for C2. The proposed employment allocation derives from the justification of the previous application. However, the employment use is not appropriate for the following reasons: The deliverability of an extra care facility is dependent on supporting people funding. Without this funding various care packages cannot be delivered. The allocation therefore may fail the provisions of PPS3 as it is neither achievable or deliverable in the absence of external funding. A flexible approach should be taken to allow for elderly accommodation, extra care accommodation or C3 residential development. In Part the employment allocation is justified on the basis of the employment land study concern is raised in relation to; STG03 seeks to retain employment. This is an extensive employment site proportionate to the size of Stoke Golding, this suggests that additional employment land is not needed in Stoke Golding. The Core Strategy does not require additional employment land within Stoke Golding. Given the Allocations DPD needs to be in conformity with the Core Strategy if it is to be sound. The DPD seeks to justify an employment allocation on a study that is yet to be undertaken this is flawed. Pedestrian safety is likely to be significantly compromised if heavy goods vehicles and other commercial vehicles necessary to serve an employment were to utilise the access to the site. This site is appropriate for general residential development and elderly accommodation in order to meet the needs of the Core Strategy. This is on the basis that: Meet the needs of the emerging RSS; Site is PDL in accordance with PPS3, it should come forward prior to greenfield sites in accordance with the RSS; the site forms part of a cluster development with a school and other residential properties, relate well to urban morphology; would not have an adverse impact upon the landscape character, the HBBC LCA states that the area is of high sensitivity with limited capacity for change which further supports the development of brownfield land; development can be accommodated without adverse impact on protected trees as set out in the tree assessment; no issues relating to flood risk, drainage or contaminated land, nor is the land grade I or II agricultural land. Avoiding development on Grade II agricultural land is a key objective of the Council. It is within comfortable walking distance to Stoke Golding, situated on a cycle route. Provide a mix of house types. Can accommodate open space. The development yield could meet the Core Strategy's need. Access is suitable, including potential off site works to the junction with

Dadlington Road. This could be funded by the developer as part of a Section 106. Having regard to the assessment criteria in the SHLAA: the site size is ideal, site boundaries are well defined and protected, formerly a convent site and PDL, the site is in a cluster with a school and residential properties, the surrounding area is urban in character, there are no physical constraints, the area has been subject to an earlier planning application. The site is suitable, available and achievable as set out in PPS3.

**Council's Response:** Considered and noted. The Employment Land and Premises Study will inform the employment need within the Borough. The DPD must go through an examination in public, and an Inspector will examine the soundness of the document. One of the tests of soundness is: 'It is a spatial plan which is consistent with national planning policy and in general conformity with the Regional Spatial Strategy (RSS) for the region or the Spatial Development Strategy (SDS) if in London, and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas'. The DPD must therefore be in general conformity with national and regional policy. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. Natural England retains records on the agricultural land quality throughout the country and is consulted as part of the preparation of the document. The matters raised will be investigated further in the preparation of the Submission DPD.

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

CU1145

**Comment Ref:** U10536

**Customer Comment:** Page 2 of our document: STG02A/B The allotments at St Martin's Convent are referred to in STG02b (Employment Allocation) but not in STG02a (Residential) we wish them to be retained whatever use the land is put to. Policy from the East Midlands Regional Plan Proposed Changes July 2008 states that in assessing suitability of sites priority should be given to making the best use of brownfield sites and as a brownfield site of suitable size this land falls into this category. This land has already been offered for sale for development. Recognition has been given to the need for improvements to the access – both for the safety of the pupils at the adjacent secondary school and for the awkwardness of the existing junction. Whilst the Parish Council has no comment to make at this time on the preference for the type of dwellings to be placed on this site it could be a way of fulfilling the need identified by HBBC for some sort of care home facility within the Borough. This site does not impinge on greenfield land of agricultural importance. This site does not need the settlement boundary to be moved – it can fulfil the Stoke Golding dwelling requirement for 59 dwellings without any extension of the settlement boundary. The preference of Stoke Golding Parish Council is for this site to be used for dwellings and not for industrial units. Recognition has been given by HBBC that Stoke Golding should receive only one major development and for all the above reasons this is where the community wishes overwhelmingly for it to be sited.

**Council's Response:** Noted, it is intended that the allotments are to be retained. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be considered. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. The Convent site is not within the Local Plan and therefore the settlement boundary would need to be amended.

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

CU0716

**Comment Ref:** U10837

**Customer Comment:** As brownfield land, the convent site is the only site which should be developed in Stoke Golding and the 59 houses should be built there. However, the existing settlement boundary should also be retained to prevent future overdevelopment and extension of the boundary will put both Stoke Golding and Dadlington at threat from more development. We also wish to see the allotments on the convent protected as a community facility.

**Council's Response:** Noted and will be considered further. However, even if the residential dwellings were to be allocated on this site the settlement boundary would still need to be amended to ensure that the convent site was controlled within a development boundary which is essentially the purpose of the boundary to prevent sprawl. Protection of the allotments on this site will be explored in the redrafting of this document.

**Customer References:-**

03354

**Comment Ref:** U10841

**Customer Comment:** The infrastructure of Stoke Golding is insufficient to take the development STG02a and STG02b.

**Council's Response:** When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

03355

**Comment Ref:** U11306

**Customer Comment:** Access issues - dangerous bend and narrow road.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

01673

**Comment Ref:** U11321

**Customer Comment:** The Convent site idea seems a little vague. Highway safety issues.

**Council's Response:** The Convent site is proposed for elderly person's accommodation and employment.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

01687

**Comment Ref:** U11340

**Customer Comment:** Site should be used for a housing complex for the local elderly residents in the village. This would provide employment opportunities locally and maintain the existing separation between Stoke Golding and Dadlington. Settlement boundary should be created around the complex to ensure further development around the site does not happen. The allotments should be formerly designated to protect them as a community facility.

**Council's Response:** Noted.

**Customer References:-**

01764

**Comment Ref:** U11588

**Customer Comment:** Object to 2 options being proposed, preference for STG 02a

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

**Customer References:-**

04580

**Comment Ref:** U11761

**Customer Comment:** Strongly agree with Stoke Golding Parish Council's view. We believe 60 dwellings on the Convent site with no changes to the settlement boundary represent the only fair and acceptable option to the HBBC proposals. The site is brownfield within the settlement boundary which is available for development.

**Council's Response:** Noted. The Saint Martins Convent site in Stoke Golding is not currently within the settlement boundary. The site is proposed for residential (elderly care) and employment. This representation has been considered as an objection to this site for its proposed use and not accommodating the housing number.

**Customer References:-**

04641

**Comment Ref:** U12280

**Customer Comment:** Severe concern over the proposed building developments.

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

**Customer References:-**

02462

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**Total Comments of type *Objection* : 25**

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**Comment Type:** Support

**Comment Ref:** U08898

**Customer Comment:** This is a brownfield site which can accommodate all the development requirements.

**Council's Response:** This site alone is not large enough to accommodate the Adopted Core Strategy requirement of minimum of 60 homes for Stoke Golding

**Customer References:-**

03043

**Comment Ref:** U09308

**Customer Comment:** Support the allocations

**Council's Response:** Noted

**Customer References:-**

12331

**Comment Ref:** U09449



**Customer Comment:** Open space.

**Council's Response:** Noted. PPG17 assessment will inform the preparation of the site allocations document.

**Customer References:-**

04446

**Comment Ref:** U09976

**Customer Comment:** Supporting the allocation of allotments because of the health, environmental and socio-economic benefits.

**Council's Response:** Noted.

**Customer References:-**

04544

**Comment Ref:** U10166

**Customer Comment:** We feel that the second proposals would expand the village in a much broader way for elderly, families and industry. To us this appears to be the right way. However, we have the following concerns:  
There will be a need for school expansion, doctors etc  
We are concerned about ambulance access.  
Policing will need to be increased.  
Types of Residents.  
Sewerage and drainage.  
Road Access.

**Council's Response:** Noted – This comment has been taken as a supporting comment for STG01, STG02a/STG02b

The Education Authority and Primary Care Trust have been consulted as part of this document and will highlight any problems and or additional school/Doctors requirements which will be incurred. The Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

Ambulance coverage is not a planning matter and can not be commented on.

Leicestershire constabulary have been consulted as part of this document and it is their responsibility to highlight any problems they may foresee.

Housing will be a mix of both private and social, where the council are responsible for housing residents it will be done in accordance with the legal requirements and responsibilities of local housing allocations policy.

As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to sewage capacity, electrical connection etc it will also be investigated further at the planning application stage.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

03172

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**Total Comments of type Support : 5**

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## **Stoke Golding**

## **STG03**

**Comment Type:** Support

**Comment Ref:** U10537

**Customer Comment:** Page 3 of our document: STG03 Willow Park Industrial Estate - On page 179 site selection and justification Appendix 2 document is in error in that it refers to "Thornton residents" instead of Stoke Golding residents. The Stoke Golding Parish Council believes this a key allocation for local employment and is in agreement with this preferred option.

**Council's Response:** Noted, this will be rectified.

### **Customer References:-**

CU0716

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**Total Comments of type Support : 1**

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## **Stoke Golding**

## **STG04**

**Comment Type:** Support

**Comment Ref:** U09309

**Customer Comment:** Support the allocations

**Council's Response:** Noted

### **Customer References:-**

12331

**Comment Ref:** U09450

**Customer Comment:** Open space.

**Council's Response:** Noted. PPG17 assessment will inform the preparation of the site allocations document.

### **Customer References:-**

04446

**Comment Ref:** U09825

**Customer Comment:** Yes to conserving open spaces. Retain character of village.

**Council's Response:** Noted.

### **Customer References:-**

04517

**Comment Ref:** U10541

**Customer Comment:** The Stoke Golding Parish Council agrees with the continued use as an open space (recreation use) and community facility (the Village Hall).

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

**Customer References:-**

CU0716

**Comment Ref:** U10626

**Customer Comment:** Support continued use.

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

**Customer References:-**

CU0288

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**Total Comments of type Support : 5**

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**Stoke Golding**

**STG05**

**Comment Type:** Support

**Comment Ref:** U10542

**Customer Comment:** The Stoke Golding Parish Council agrees with the designation - community facility. With the addition that the school playing field should be designated as a recreational green space.

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

**Customer References:-**

CU0716

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**Total Comments of type Support : 1**

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**Stoke Golding**

**STG06**

**Comment Type:** Support

**Comment Ref:** U08796

**Customer Comment:** The existing allotments should remain

**Council's Response:** Noted

**Customer References:-**

06339

**Comment Ref:** U09310

**Customer Comment:** Support the allocations

**Council's Response:** Noted

**Customer References:-**

12331

**Comment Ref:** U09451

**Customer Comment:** Open space.

**Council's Response:** Noted. PPG17 assessment will inform the preparation of the site allocations document.

**Customer References:-**

04446

**Comment Ref:** U09975

**Customer Comment:** Supporting the allocation of allotments because of the health, environmental and socio-economic benefits.

**Council's Response:** Noted.

**Customer References:-**

04544

**Comment Ref:** U10614

**Customer Comment:** The allotments need to be retained.

**Council's Response:** Considered and noted, the allocation is to retain the site for allotment use.

**Customer References:-**

04447

**Comment Ref:** U10627

**Customer Comment:** Support continued use.

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

**Customer References:-**

CU0288

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**Total Comments of type Support : 6**

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**Stoke Golding**

**STG07**

**Comment Type:** Comment

**Comment Ref:** U09444

**Customer Comment:** None.

**Council's Response:** Noted.

**Customer References:-**

04446

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**Total Comments of type Comment : 1**

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**Comment Type:** Support

**Comment Ref:** U09304

**Customer Comment:** Support the allocation of Areas of Special Character STG07 and STG08

**Council's Response:** Noted

**Customer References:-**

12331

**Comment Ref:** U09827

**Customer Comment:** Yes to conserving open spaces. Retain character of village.

**Council's Response:** Noted.

**Customer References:-**

04517

**Comment Ref:** U10543

**Customer Comment:** The Stoke Golding Parish Council agrees with the designation of this being of an area of special character and open space.

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

**Customer References:-**

CU0716

**Comment Ref:** U10609

**Customer Comment:** Support the allocation.

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

**Customer References:-**

04447

**Comment Ref:** U10620

**Customer Comment:** We agree with the designation of this being an area of special character.

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

**Customer References:-**

CU0288

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**Total Comments of type Support : 5**

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**Stoke Golding**

**STG08**

**Comment Type:** Comment

**Comment Ref:** U09443

**Customer Comment:** None.

**Council's Response:** Noted.

**Customer References:-**

04446

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**Total Comments of type Comment : 1**

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**Comment Type:** Support  
**Comment Ref:** U09305  
**Customer Comment:** Support the allocation of Areas of Special Character STG07 and STG08  
**Council's Response:** Noted

**Customer References:-**

12331

**Comment Ref:** U09826  
**Customer Comment:** Yes to conserving open spaces. Retain character of village.  
**Council's Response:** Noted.

**Customer References:-**

04517

**Comment Ref:** U10544  
**Customer Comment:** The Stoke Golding Parish Council agrees with the designation of an area of special character and open space. The area comes within Stoke Golding Conservation Area and any development should reflect its importance it has within the village centre with the grounds to the front of the property designated as an open green space.

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

**Customer References:-**

CU0716

**Comment Ref:** U10610  
**Customer Comment:** Support the allocation.  
**Council's Response:** Considered and noted.

**Customer References:-**

04447

**Comment Ref:** U10621  
**Customer Comment:** We agree with the designation. This is a key space within the Conservation Area for Stoke Golding and is framed by a tree line which brings a natural open feel to the centre of the village. An important visual amenity.

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

**Customer References:-**

CU0288

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**Total Comments of type Support : 5**

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**Stoke Golding**

**STG09**

**Comment Type:** Comment

**Comment Ref:** U07802

**Customer Comment:** Amend the settlement boundary to include convent site.

**Council's Response:** Noted.

**Customer References:-**

01629

**Comment Ref:** U07807

**Customer Comment:** Amend the settlement boundary to include convent site.

**Council's Response:** Noted.

**Customer References:-**

01630

**Comment Ref:** U08797

**Customer Comment:** The green space between Dadlington and Stoke Golding should remain. The settlement boundary should not be extended to accommodate more dwellings.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. Although this site would bring the two settlements closer together, a noticeable separation would remain between the two distinct villages

**Customer References:-**

06339

**Comment Ref:** U09978

**Customer Comment:** Ensure the defined limits of the village are not extended.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on Brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

04544

**Comment Ref:** U10534

**Customer Comment:** No changes made to it in any area.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

CU0716

**Comment Ref:** U11345

**Customer Comment:** A settlement boundary should be created around the complex to ensure further development of the site does not happen. Land within the boundary of the settlement should be protected (Blacksmiths Yard and Laburnum Cottage).

**Council's Response:** The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

01764

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**Total Comments of type Comment : 6**

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**Comment Type:** Objection

**Comment Ref:** U07778

**Customer Comment:** The settlement boundary should not be amended, it will lead to more application and a precedent set. It is there for a reason.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

01622

**Comment Ref:** U07793

**Customer Comment:** Infrastructure - traffic, local school, surgery, impact on rural area

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. It should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications and all sites which are developed would be subject to these policies. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

01627

**Comment Ref:** U07809

**Customer Comment:** Encroachment on countryside, coalescence of Stoke Golding and Dadlington.

**Council's Response:** Noted.

**Customer References:-**

01631



**Comment Ref:** U07843

**Customer Comment:** Object to settlement boundary extension, it will lead to infilling in the urban areas.

**Council's Response:** Noted, the settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

01637

**Comment Ref:** U08251

**Customer Comment:** The settlement boundary should not be amended to preserve the character of the village.

**Council's Response:** noted

**Customer References:-**

03387

**Comment Ref:** U08255

**Customer Comment:** Stoke Golding has been singled out for residential development. The dwellings should be built on the convent site as it is brownfield. Building here would mean that the boundary would not be extended. It would cause minimal impact.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. Brownfield sites are being considered in the preparation of the site allocations not all brownfield sites are suitable for development and alternatives therefore must be considered. Stoke Golding Convent is not within the current settlement boundary as identified within the Local Plan and therefore the settlement boundary would need to be revised.

**Customer References:-**

03388

**Comment Ref:** U08403

**Customer Comment:** We want to show our concern over the proposed extension to the boundary of Stoke Golding. If the settlement area is altered can we be assured that there will not be any future alterations towards Dadlington.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

04029

**Comment Ref:** U08510

**Customer Comment:** Object in favour of alternative option 1. This option will reduce the countryside gap between the edge of Dadlington and Stoke Golding. This gap is very important in protecting the character of each settlement. Locating the development in such a prominent corner will also increase the impact

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

**Customer References:-**

03980

**Comment Ref:** U08825

**Customer Comment:** This is an unnecessary and unacceptable expansion of the village area and will lead to infill development in the future

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

06810

**Comment Ref:** U08895

**Customer Comment:** Object to the extension to the settlement boundary as it would allow for the gradual extension of the village in the future and possible link up with Dadlington.

**Council's Response:** The settlement boundary will be revised as part of the Site Allocations and Generic Development Control Policies DPD to incorporate any new allocations and this will limit development within this new boundary.

**Customer References:-**

03043

**Comment Ref:** U08930

**Customer Comment:** Object to the 59 homes and care home facility and the movement of the settlement boundary for the following reasons; the scale of development is too large for Stoke Golding, it will see Stoke Golding merge with Dadlington and destroy the Green Wedge, and the distinct characters of the two settlements. The plans will increase the traffic on dangerous highways near to an existing school, increase pressure on facilities and amenities, and cause problems with the sewers.

Suggest that the houses be build on the Convent site but the extra care facility is put elsewhere in the borough, so that pressure on the area are bearable and the settlements are not merged.

**Council's Response:** The area between Stoke Golding and Dadlington is not designated Green Wedge. The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.'

The Highways Authority and service providers such as Severn Trent Water are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of development required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

Suggestion considered and noted.

**Customer References:-**

04853

**Comment Ref:** U09291

**Customer Comment:** Object to any proposals to locate a Gypsy and Traveller site off Thornton Lane, Stanton Under Bardon. I/We support the conclusion that STA09ALT is not a preferred option.

The SHLAA identified that the site was non-developable and I/we fully support this. As nothing has fundamentally changed since the publication of the SHLAA there is no logical reason to come to a different conclusion.

The format of the document is confusing as the Thornton Lane site appears in both Appendix 6 and Appendix 2. Also page 83 of appendix 6 should be clarified stating that Gypsy and Traveller use is not acceptable.

The school and facilities in Stanton are not capable of accommodating addition residents.

The unofficial site at Bagworth should be extended and made official; Copt Oak is also an option. Policing is an issue and sites should be located near to Hinckley , Earl Shilton etc.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

Noted, the SHLAA assesses sites for their suitability for residential development and highlights constraints for potential sites. The SHLAA pro-forma was used as a basis for assessing whether sites would be developable for any type of development. The SHLAA will be reviewed annually.

The Thornton Lane site is highlighted within Appendix 2 to avoid confusion in relation to the numbering and reaffirms that the site is an alternative option and refers to appendix 6 where there is further detail. Page 83 of Appendix 6 falls within the Gypsy and Traveller Section of the appendix and therefore this clearly identifies that this site is an alternative option within the document.

Noted, and this matter has been considered throughout the preferred options processes. However it should also be noted that the Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

Noted, this will be investigated further through the preparation of the submission DPD.

Figures from Leicestershire constabulary do not suggest any change in the reports of crime around new and established sites, there may well be a criminal element to the Travelling population but this is a minority which is in proportion to the wider population.

**Customer References:-**

06148

**Comment Ref:** U09302

**Customer Comment:** Object to the amendment of the settlement boundary.

**Council's Response:** The settlement boundary has been amended to include the housing site at the Convent.

**Customer References:-**

12331

**Comment Ref:** U09337

**Customer Comment:** Object to a further 60 homes sited at Sherwood Road.

Object to the settlement boundary being amended.

Object to the gypsy and traveller pitches

For the following reasons; increased; light pollution, traffic, demand on health care, sewerage capacity, and loss of wildlife

**Council's Response:** The projection of lighting is a material consideration. For example, 'Designing Gypsy and Traveller Sites: Good Practice Guide' (CLG, 2008) provides good guidance on external lighting arrangements to ensure safety and the need to avoid light pollution, which should be noted is particularly important in the countryside.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

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 Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

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

12499

**Comment Ref:** U09442

**Customer Comment:** No need to extend settlement boundary when allocation of 60 dwellings can be located on the Convent site.

**Council's Response:** Noted. However, there is still a need to revise the settlement boundary in order to incorporate the Convent site.

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

04446

**Comment Ref:** U09828

**Customer Comment:** Objects to the extension of the settlement boundary.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on Brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

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

04517

**Comment Ref:** U09870

**Customer Comment:** The settlement boundary should not be changed.

**Council's Response:** Noted.

**Customer References:-**

02761

**Comment Ref:** U09941

**Customer Comment:** Unnecessary to revise the Stoke Golding settlement boundary for housing development to incorporate St Martins Convent site.

**Council's Response:** The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

04541

**Comment Ref:** U10040

**Customer Comment:** Do not extend the settlement boundary.

**Council's Response:** This site has been allocated for as existing allotments.

**Customer References:-**

01561

**Comment Ref:** U10061

**Customer Comment:** The extension of Stoke Golding boundaries the development proposed will destroy what is so special about a lot of the small villages. Small villages should be protected and not put under more pressure.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

04568

**Comment Ref:** U10073

**Customer Comment:** Disagrees with the settlement boundary.

**Council's Response:** It is the role of the Site Allocations and Generic Development Control Policies DPD to review settlement boundaries. The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

04575

**Comment Ref:** U10077

**Customer Comment:** Extending the settlement boundary and 59 houses between Sherwood Road and Dadlington.

**Council's Response:** It is the role of the Site Allocations and Generic Development Control Policies DPD to review settlement boundaries.

**Customer References:-**

04576

**Comment Ref:** U10607

**Customer Comment:** I do not agree with the proposal to change the existing settlement boundary because the required allocation of 60 dwellings can be located on the Convent Site.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The settlement boundary would need to be amended to incorporate the Convent Site.

**Customer References:-**

04447

**Comment Ref:** U10628

**Customer Comment:** This should not be extended. Many residents will have proposed the establishment of a new settlement boundary for 60 dwellings on the St Martin Convent site. Residents have not had the opportunity to comment on the size of any new settlement boundary. It is inferred that the settlement boundary need only be a size to accommodate 60 dwellings. In the original Mar City Proposal residents made it clear that they were against over development of the site.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The preferred option DPD is public consultation with residents.

**Customer References:-**

CU0288

**Comment Ref:** U11322

**Customer Comment:** Against the extension of the boundary as it will increase building all around the village. Stoke Golding could be joined to Hinckley or Bosworth.

**Council's Response:** The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

01687

**Comment Ref:** U11459

**Customer Comment:** It is outrageous that you intend to extend the settlement boundary.

**Council's Response:** The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

02148

**Comment Ref:** U11740

**Customer Comment:** Objects to any extension of the settlement boundary that includes tract of land with a

site reference (As 534) and request that it will remain outside of any new boundary so determined.

**Council's Response:** Noted.

**Customer References:-**

04634

**Comment Ref:** U11770

**Customer Comment:** Objects to any extension of the settlement boundary that includes tract of land with a site reference (As 534) and request that it will remain outside of any new boundary so determined.

**Council's Response:** Noted.

**Customer References:-**

04645

**Comment Ref:** U11898

**Customer Comment:** Objects to this proposal and request its removal from your considerations. The village has markedly increased in population over the last 10 years by continued infilling to the extent that the current community facilities reasonably copes with the demands being made on it. Additional pressure on the existing heavy traffic flow in and through the village is unacceptable and cannot be warranted.

**Council's Response:** The settlement boundary will be revised to incorporate any new allocation and this will limit development within this new boundary.

**Customer References:-**

04713

**Comment Ref:** U12143

**Customer Comment:** Object to the extension of the settlement boundary of Stoke Golding.

**Council's Response:** Considered and noted, the Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

02262

**Comment Ref:** U12165

**Customer Comment:** I wish to register my opposition to the proposed as it is inappropriate and should be withdrawn from the LDF from immediate effect. It is unreasonable to expect Dadlington and Stoke Golding communities to bare the burden which these new developments will inevitably place upon our infrastructure and amenities and the destruction of more of our local land. It is totally unnecessary and without merit. Urbanisation

**Council's Response:** Considered and noted, 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. The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The

settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary.

**Customer References:-**

02293

**Comment Ref:** U12304

**Customer Comment:** STG02a should not be included within the settlement boundary. A developer could not then easily get the land changed to some other use before (e.g. residential) before any care facility is built. If STG02a is allocated for conventional housing then it would be reasonable to include the site within the settlement boundary provided that the STG01 allocation is no longer an allocation and is a Greenfield outside the boundary.

**Council's Response:** Considered and noted. The site would have to go through the usual development control process. When a planning application is being assessed it is considered against the relevant policy. The Case Officer would have to consider the DPD's allocation, if the proposal was for something other than the allocation it would be against planning policy.

**Customer References:-**

02480

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**Total Comments of type *Objection* : 32**

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**Stoke Golding**

**STG10ALT**

**Comment Type:** Objection

**Comment Ref:** U09453

**Customer Comment:** Sites put forward for housing development and not gypsy and traveller use. There is likely to be issues related to land ownership. No history of gypsy and traveller activity on these sites. No safe highways access in place.

**Council's Response:** Noted. Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this. The deliverability of sites will be considered. The Council is identifying suitable sites across the borough. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04446

**Comment Ref:** U10028

**Customer Comment:** Questions the necessity for so many sites to be provided in the County of Leicestershire.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

The Hinckley and Bosworth Borough Council Core Strategy sets out the number of pitches that must be provided. It states that we must provide 42 permanent residential pitches (plus space for 10 transit caravans and 3 plots for showpeople) from 2007 to 2017. This figure was derived from the Leicester, Leicestershire and Rutland Gypsy and Traveller Needs Assessment (GTAA) (2007) which was used as an evidence base document for the production of the adopted East Midlands Regional Plan. The GTAA makes an assessment of unmet need and proposes figures accordingly. HBBC have not been required to provide the highest provision requirements within Leicestershire.

**Customer References:-**



04559

**Comment Ref:** U10043

**Customer Comment:** Site is in open countryside with no historical use as a traveller's site and also has inadequate access.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

The Local Plan is to be replaced by the Local Development Framework. The documents contained within the LDF will form the planning policy for the Borough and therefore current planning policy is being reviewed as part of this process.

Noted and considered historical uses. The GTAA provides information on authorised and unauthorised encampments across the borough.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

01561

**Comment Ref:** U10554

**Customer Comment:** This site was put forward as an expression of interest for housing development as part of the Strategic Housing Land Availability Assessment and not for Gypsy or Traveller use. It is likely that there would be issues relating to land ownership.

Although we recognise that gypsy and traveller sites can be placed in open countryside there is no justification for the breaching of the settlement boundary for this purpose. There has been no history of gypsy and traveller activity on this site.

There is no safe highways access and its provision would be a major exercise and totally impractical given the distance from wider and more major roads. This site was put forward as an expression of interest for housing development as part of the Strategic Housing Land Availability Assessment and not for Gypsy or Traveller use. It is likely that there would be issues relating to land ownership. Although we recognise that gypsy and traveller sites can be placed in open countryside there is no justification for the breaching of the settlement boundary for this purpose.

There has been no history of gypsy and traveller activity on this site. There is no safe highways access and its provision would be a major exercise and totally impractical given the distance from wider and more major roads. The fields between Stoke Golding and Wykin village should provide a 'Green Wedge' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. All expressions of interest were considered through the SHLAA process. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. Although there has been no gypsy and traveller activity on the site this site was put forward as an expression of interest for housing development as part of the SHLAA. The preferred options paper identifies the site for a small scale site. It is in accordance with Policy 18 of the Core Strategy.

**Customer References:-**

CU0716

**Comment Ref:** U10616

**Customer Comment:** The sites were put forward as expressions of interest for housing development as part of the Strategic Housing Land Availability Assessment and not for Gypsy or Traveller use. It is likely that there would be issues relating to land ownership. There is no justification for the breaching of the settlement boundary for sites in any of these locations. There has been no history of gypsy and traveller activity on these sites. The fields between Stoke Golding and Dadlington and Stoke Golding and Wykin Village should provide 'Green Wedges' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Although there has been no gypsy and traveller activity on the site this site was out forward as an expression of interest for housing development as part of the SHLAA. The preferred options paper identifies the site for a small scale site. It is in accordance with Policy 18 of the Core Strategy. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04447

**Comment Ref:** U11658

**Customer Comment:** Opposes the four gypsy and traveller pitches because there is no safe highway access and provision would be a major exercise as well as being impractical.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04615

**Comment Ref:** U11741

**Customer Comment:** There is no history of gypsy and travellers sites close to the village. The option sites all require the use of agricultural land. There is no appetite by the traveller community for sites to be located close to the village.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

04634

**Comment Ref:** U11904

**Customer Comment:** All three optional sites require the use of existing agricultural land close to the village which is considered unacceptable. As the Parish Councils submission clearly states there is no history of gypsy or traveller settlements close to or within the village and these options are looking to change the status quo. The Council states that there is evidence from both the settled and travelling communities that this may not be the best option.

**Council's Response:** Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this.

**Customer References:-**

04713

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**Total Comments of type *Objection* : 8**

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**Stoke Golding**

**STG11**

**Comment Type:** Support

**Comment Ref:** U10545

**Customer Comment:** The Stoke Golding Parish Council agrees with the designation - community facility with the addition that the school playing field be designated as a recreational green space.

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

**Customer References:-**

CU0716

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**Total Comments of type Support : 1**

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## **Stoke Golding**

## **STG12**

**Comment Type:** Support

**Comment Ref:** U10546

**Customer Comment:** The Stoke Golding Parish Council agrees with this area being designated as a local service centre and that it is recognised as the primary retail and amenities provision within the village and believe this area should be maintained for this provision

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

**Customer References:-**

CU0716

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**Total Comments of type Support : 1**

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## **Stoke Golding**

## **STG13ALT**

**Comment Type:** Objection

**Comment Ref:** U09454

**Customer Comment:** Sites put forward for housing development and not gypsy and traveller use. There is likely to be issues related to land ownership. No history of gypsy and traveller activity on these sites. No safe highways access in place.

**Council's Response:** Noted. Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this. The deliverability of sites will be considered. The Council is identifying suitable sites across the borough. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04446

**Comment Ref:** U10027

**Customer Comment:** Questions the necessity for so many sites to be provided in the County of Leicestershire.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

The Hinckley and Bosworth Borough Council Core Strategy sets out the number of

itches that must be provided. It states that we must provide 42 permanent residential pitches (plus space for 10 transit caravans and 3 plots for showpeople) from 2007 to 2017. This figure was derived from the Leicester, Leicestershire and Rutland Gypsy and Traveller Needs Assessment (GTAA) (2007) which was used as an evidence base document for the production of the adopted East Midlands Regional Plan. The GTAA makes an assessment of unmet need and proposes figures accordingly. HBBC have not been required to provide the highest provision requirements within Leicestershire.

***Customer References:-***

04559

***Comment Ref:*** U10555

***Customer Comment:*** This site was put forward as an expression of interest for housing development as part of the Strategic Housing Land Availability Assessment and not for Gypsy or Traveller use. It is likely that there would be issues relating to land ownership. Although we recognise that gypsy and traveller sites can be placed in open countryside there is no justification for the breaching of the settlement boundary for this purpose at this point. This site is adjacent to an area of particular attractiveness and tourist potential and which is at present used for leisure activities such as boating, fishing and walking. There has been no history of gypsy and traveller activity on this site. There is no safe highways access and its provision would be a major exercise, out of keeping and totally impractical given the distance from wider and more major roads and the gradient of access roads and awkward right angle bends. The site frequently holds lying water being the lowest point of the village with a large catchment area for surface drainage. This site is in close proximity to the 'Bath Piece' which is a wharf with access to the Ashby Canal. A large number of residential canal boats are moored here. HBBC should take into account that a number of boat people already use the services and facilities of Stoke Golding. The land is not suitable for any type of dwelling. The fields between Stoke Golding and Dadlington should provide a 'Green Wedge' between the settlements.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option. Although there has been no gypsy and traveller activity on the site this site was out forward as an expression of interest for housing development as part of the SHLAA. The preferred options paper identifies the site for a small scale site. It is in accordance with Policy 18 of the Core Strategy. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to sewage capacity, electrical connection etc it will also be investigated further at the planning application stage. Connection and installation will be paid for by the landowner/developer of the site not the public purse.

***Customer References:-***

CU0716

***Comment Ref:*** U10617

***Customer Comment:*** The sites were put forward as expressions of interest for housing development as part of the Strategic Housing Land Availability Assessment and not for Gypsy or Traveller use. It is likely that there would be issues relating to land ownership. There is no justification for the breaching of the settlement boundary for sites in any of these locations. There has been no history of gypsy and traveller activity on these sites. STG13ALT has significant problems as this is a narrow country road much used by pedestrians and visitors to the canal. A large number of residential canal boats are moored on the section of the canal close to STG13ALT – a gypsy or traveller site in the vicinity would overwhelm the area. The fields between Stoke Golding and Dadlington and Stoke Golding and Wykin Village should provide 'Green Wedges' between the settlements.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option. Although there has been no gypsy and traveller activity on the site this site was out forward as an expression of interest for housing development as part of the SHLAA. The preferred options paper identifies the site for a small scale site. It is in

accordance with Policy 18 of the Core Strategy. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

***Customer References:-***

04447

***Comment Ref:*** U10638

***Customer Comment:*** The site is unsuitable for residential development because: Access to the site is not clarified and unlikely. The Greenfield site breaches the settlement boundary and therefore does not make use of an existing brownfield site in the village of Stoke Golding. Policy from the Regional Plan states that assessing suitability of sites priority should be given to making the best use of brownfield sites. The site borders open countryside with views/vistas into and out of the village which have been identified as features in the Conservation Area for Stoke Golding which need protection. The detrimental impact on Crown Hill a major historical site identified in the Conservation Area for Stoke Golding.

***Council's Response:*** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option.

***Customer References:-***

CU0288

***Comment Ref:*** U11600

***Customer Comment:*** Environmental impact

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option.

***Customer References:-***

04587

***Comment Ref:*** U11657

***Customer Comment:*** Opposes the four gypsy and traveller pitches because there is no safe highway access and provision would be a major exercise as well as being impractical. The site frequently holds lying water being the lowest point of the village with a large catchment area for surface drainage.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. As part of the consultation process Severn Trent Water are a statutory consultee who will advise on matters relating to surface drainage, it will also be investigated further at the planning application stage.

***Customer References:-***

04615

***Comment Ref:*** U11742

***Customer Comment:*** There is no history of gypsy and travellers sites close to the village. The option sites all require the use of agricultural land. There is no appetite by the traveller community for sites to be located close to the village.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option.

**Customer References:-**

04634

**Comment Ref:** U11903

**Customer Comment:** All three optional sites require the use of existing agricultural land close to the village which is considered unacceptable. As the Parish Councils submission clearly states there is no history of gypsy or traveller settlements close to or within the village and these options are looking to change the status quo. The Council states that there is evidence from both the settled and travelling communities that this may not be the best option.

**Council's Response:** Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this.

**Customer References:-**

04713

**Comment Ref:** U12300

**Customer Comment:** Adjacent to an attractive area of Ashby Canal where the road runs beside the water. This is a popular spot with locals and visitors for sitting, walking, duck feeding and car parking. It would spoil the attractive amenity.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option. At the planning application stage it would be necessary for the applicant to demonstrate that the landscape and planting scheme is complimentary to the development and its surroundings to ensure it is inline with the Adopted Core Strategy.

**Customer References:-**

02480

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**Total Comments of type *Objection* : 10**

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**Stoke Golding**

**STG14ALT**

**Comment Type:** Objection

**Comment Ref:** U07794

**Customer Comment:** Infrastructure - traffic, local school, surgery, impact on rural area. Travellers would prefer private area away from housing.

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. It should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications and all site which are developed would be subject to these policies. Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this.

**Customer References:-**

01627

**Comment Ref:** U07796

**Customer Comment:** Object: impact of growth, overstretch services that feed the village, reduce the quality of life of residents and extend the village boundary into an area previously protected. Highway concerns: Hinckley Road Junction, congestion.

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

01628

**Comment Ref:** U07822

**Customer Comment:** Object to STG14ALT, this is green belt and protected, we have limited service, concern over increase in traffic.

**Council's Response:** The site is not within a Green Belt. 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. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

**Customer References:-**

01635

**Comment Ref:** U09455

**Customer Comment:** Sites put forward for housing development and not gypsy and traveller use. There is likely to be issues related to land ownership. No history of gypsy and traveller activity on these sites. No safe highways access in place.

**Council's Response:** Noted. Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this. The deliverability of sites will be considered. The Council is identifying suitable sites across the borough. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

**Customer References:-**

04446

**Comment Ref:** U10026

**Customer Comment:** Questions the necessity for so many sites to be provided in the County of Leicestershire.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option.

The Hinckley and Bosworth Borough Council Core Strategy sets out the number of

pitches that must be provided. It states that we must provide 42 permanent residential pitches (plus space for 10 transit caravans and 3 plots for showpeople) from 2007 to 2017. This figure was derived from the Leicester, Leicestershire and Rutland Gypsy and Traveller Needs Assessment (GTAA) (2007) which was used as an evidence base document for the production of the adopted East Midlands Regional Plan. The GTAA makes an assessment of unmet need and proposes figures accordingly. HBBC have not been required to provide the highest provision requirements within Leicestershire.

***Customer References:-***

04559

***Comment Ref:*** U10075

***Customer Comment:*** This site is adjacent to existing houses and has been proposed for housing development. Both communities strongly indicate that preference is for travellers sites to be developed a little distance from residential development, thus allowing each to follow their preferred way of life.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option.

Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this.

***Customer References:-***

04575

***Comment Ref:*** U10553

***Customer Comment:*** This site was put forward as an expression of interest for housing development as part of the Strategic Housing Land Availability Assessment and not for Gypsy or Traveller use. It is likely that there would be issues relating to land ownership. This site would breach the settlement boundary and use greenfield land. The methodology used for identifying potential gypsy and traveller sites includes and relies on exploring the potential to extend existing sites as a first stage and this site has no history of gypsy or traveller activity nor is it an existing site. Safe highways access is not in place. This site is not a Preferred Option for dwellings as Stoke Golding's requirement should be satisfied by the use of the St Martin's Convent site STG02a. The STG15 Preferred Option of the Stoke Road/Higham Fields Lane site would include safeguarding the existing pitches for continued use by gypsies and travellers. Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016 and the STG15 Site Allocation means that Stoke Golding conforms to this requirement- through the identification of the STG15 Preferred Option of the Stoke Road/Higham Fields Lane using the methodology for identifying potential gypsy and traveller sites includes and which relies on exploring the potential to extend existing sites as a first stage. In addition safe highways access for STG15 is already in place. The site is a ridge and furrow field and as such has a historical element which should be respected and conserved. The 3 fields between Stoke Golding and Dadlington should provide a 'Green Wedge' between the settlements and not have any sort of development interrupting this.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option. All expressions of interest were considered through the SHLAA process. Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this. The Borough Council used this guidance in determining the alternative option. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. The site was set out as a preferred option for 59 dwellings (STG01) within the preferred options paper. Natural England retain records on the agricultural land quality throughout the country and are consulted as part of the preparation of the document.

***Customer References:-***



**Comment Ref:** U10618

**Customer Comment:** The sites were put forward as expressions of interest for housing development as part of the Strategic Housing Land Availability Assessment and not for Gypsy or Traveller use. It is likely that there would be issues relating to land ownership. There is no justification for the breaching of the settlement boundary for sites in any of these locations. There has been no history of gypsy and traveller activity on these sites. The STG14 site is not a Preferred Option for dwellings. Stoke Golding's requirement as identified in the Core Strategy can be satisfied by the use of the St Martin's Convent site STG02a. The fields between Stoke Golding and Dadlington and Stoke Golding and Wykin Village should provide 'Green Wedges' between the settlements.

**Council's Response:** This representation has been considered as an objection to this site becoming a preferred option. Although there has been no gypsy and traveller activity on the site this site was put forward as an expression of interest for housing development as part of the SHLAA. The preferred options paper identifies the site for a small scale site. It is in accordance with Policy 18 of the Core Strategy. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads. Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this. The Borough Council used this guidance in determining the alternative option. The site was set out as a preferred option for 59 dwellings (STG01) within the preferred options paper.

**Customer References:-**

04447

**Comment Ref:** U11304

**Customer Comment:** Highway safety issues. Drainage - high water table. Agricultural heritage - Ridge & Furrow. Non planning matters. Gypsy and traveller sites with housing allocations. Crime. Consultation with local traveller groups. Ransom strip. Hedgerow. What about providing affordable and social housing for young people.

**Council's Response:** The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

Note drainage issues. 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.

Natural England retains records on the agricultural land quality throughout the country and is consulted as part of the preparation of the document. The Historic and Natural Environment Department at Leicestershire County Council provide comments on the heritage potential of sites.

Noted, the Local Authority will take into consideration any responses that contain planning matters.

Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this. The negative portrayal of sites on investment has been noted.

Figures from Leicestershire constabulary do not suggest any change in the reports of crime around new and established sites, there may well be a criminal element to the Travelling population but this is a minority which is in proportion to the wider population. The Leicestershire Gypsy and Traveller Liaison Group were consulted and their input will inform the preparation of the document.

Consulted with Gypsy and Travellers through the Leicestershire Gypsy and Traveller

Liaison Group.

Ransom strip - also known as an access strip. A piece of land that typically provides access to a development site, which is held back by a vendor, preventing access and effectively holding prospective developers to ransom. Land ownership details obtained from the Land Registry.

The Hedgerow Regulations 1997 are designed to give protection to important hedgerows in England and Wales. Anyone proposing to remove a hedgerow, or part of a hedgerow, which is covered by the regulations, must first notify the Local Planning Authority by submitting a Hedgerow Removal Notice.

Policy 15 of the Adopted Core Strategy requires 40% affordable housing on sites with four or more dwellings or 0.13ha in the rural areas. Policy 16 of the Adopted Core Strategy on Housing Density, Mix and Design requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings.

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

01673

***Comment Ref:*** U11572

***Customer Comment:*** Many people have bought properties at this end of the road because it is a dead-end and quiet. There is concern over the increase in traffic. A road of bungalows would be overlooked by houses. It wouldn't be bad if entrance was made from Dadlington Road. There has been enough house building done already in the village with limited facilities. Services and infrastructure are over-stretched.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document with regard to the implications of development and its effect on traffic and roads.

The design and layout of sites will be considered at the planning application stage.

The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need.

Noted, and this matter has been considered throughout the preferred options processes. However it should also be noted that the Council is due to prepare an Infrastructure Plan Supplementary Planning Document for development across the Borough which will outline the infrastructure which may be required to support all and any development in each settlement. Any allocations which are made will be in line with the Adopted Core Strategy which considered existing infrastructure and services when identifying the distribution of development across the Borough. Additional infrastructure requirements will be identified within the Infrastructure Plan SPD.

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

02245

***Comment Ref:*** U11743

***Customer Comment:*** There is no history of gypsy and travellers sites close to the village. The option sites all require the use of agricultural land. There is no appetite by the traveller community for sites to be located close to the village.

***Council's Response:*** This representation has been considered as an objection to this site becoming a preferred option.

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

04634

***Comment Ref:*** U11902

**Customer Comment:** All three optional sites require the use of existing agricultural land close to the village which is considered unacceptable. As the Parish Councils submission clearly states there is no history of gypsy or traveller settlements close to or within the village and these options are looking to change the status quo. The Council states that there is evidence from both the settled and travelling communities that this may not be the best option.

**Council's Response:** Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this.

**Customer References:-**

04713

**Comment Ref:** U12301

**Customer Comment:** The site is adjacent to existing houses and has been proposed for housing development. It is outrageous to consider a travellers site next to housing as is stated on page 99 of the alternatives options considered.

**Council's Response:** Considered and noted. This representation has been considered as an objection to this site becoming a preferred option. Paragraph 65 of Circular 01/06 states that 'In deciding where to provide for gypsy and traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services. Paragraph 3.7 of 'Designing Gypsy and Traveller Sites: A Good Practice Guidance' (CLG 2008) provides additional guidance on this. For this reason this site was considered an alternative option for consultation.

**Customer References:-**

02480

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**Total Comments of type *Objection* : 13**

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**Stoke Golding**

**STG15**

**Comment Type:** Comment

**Comment Ref:** U09904

**Customer Comment:** Other sites in the document are better suited to accommodate travellers.

**Council's Response:** Noted – This comment has been taken as showing support for this site.

**Customer References:-**

03017

**Comment Ref:** U09977

**Customer Comment:** Extension and expansion should be done progressively.

**Council's Response:** Noted.

**Customer References:-**

04544

**Comment Ref:** U11905

**Customer Comment:** The proposal to extend the existing 2 pitch facility located at Higham Fields Lane / Stoke Lane is the obvious solution. This is an existing site with it is assumed the necessary infrastructure in place to support gypsy and traveller pitches.

**Council's Response:** Noted and considered.

**Customer References:-**

04713

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**Total Comments of type Comment : 3**

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**Comment Type:** Objection

**Comment Ref:** U07781

**Customer Comment:** Object to the development - lack of amenities, shoals full, water and sewage can't cope, highway concerns.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

**Customer References:-**

01622

**Comment Ref:** U07790

**Customer Comment:** Infrastructure - traffic, local school, surgery, impact on rural area

**Council's Response:** When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. It should be considered that in all and any development landscaping and screening are a material consideration for the assessment of planning applications and all site which are developed would be subject to these policies.

**Customer References:-**

01627

**Comment Ref:** U07812

**Customer Comment:** No other rural community in Leicestershire is being asked to accept such significant development. Main objections are – increase in traffic, dangerous access, strain on sewers, health care, school places.

**Council's Response:** The Core Strategy sets out the housing requirements for settlements. Each District within Leicestershire is going through the same process. It is the role of the Site Allocations and Generic Development Control Policies DPD to identify land to meet this need. Where it can not be accommodated on brownfield land within the settlement boundary it must be identified on suitable land outside the existing boundary. The settlement boundary will be extended to incorporate these new allocations and development must occur within this revised boundary. The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document. When determining the level of housing required in settlements, infrastructure was taken into account. The Submission Core

Strategy sets out an Infrastructure plan that outlines how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

***Customer References:-***

01631

***Comment Ref:*** U09338

***Customer Comment:*** Object to a further 60 homes sited at Sherwood Road.

Object to the settlement boundary being amended.

Object to the gypsy and traveller pitches

For the following reasons; increased; light pollution, traffic, demand on health care, sewerage capacity, and loss of wildlife

***Council's Response:*** The projection of lighting is a material consideration. For example, 'Designing Gypsy and Traveller Sites: Good Practice Guide' (CLG, 2008) provides good guidance on external lighting arrangements to ensure safety and the need to avoid light pollution, which should be noted is particularly important in the countryside.

The Highways Authority are being consulted as part of the preparation of the document, this will inform the next stage of the document.

When determining the level of housing required in settlements, existing infrastructure was taken into account. An Infrastructure Plan Supplementary Planning Document will be prepared by the Council which will outline how the necessary physical, social and green infrastructure is provided to support the existing and new communities. This can be achieved through a variety of measures including developer contributions, Hinckley and Bosworth Council Funding, New Growth Point Initiative Funding and other general funding streams.

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 Borough Council has produced a Biodiversity Assessment that informs the preparation of the site allocations. As part of the preparation of the site allocations various environmental groups are consulted. At the planning application stage the Leicester, Leicestershire and Rutland biodiversity 'trigger list' identifies whether a biodiversity assessment is required on a site.

***Customer References:-***

12499

***Comment Ref:*** U10029

***Customer Comment:*** Questions the necessity for so many sites to be provided in the County of Leicestershire.

***Council's Response:*** The Hinckley and Bosworth Borough Council Core Strategy sets out the number of pitches that must be provided. It states that we must provide 42 permanent residential pitches (plus space for 10 transit caravans and 3 plots for showpeople) from 2007 to 2017. This figure was derived from the Leicester, Leicestershire and Rutland Gypsy and Traveller Needs Assessment (GTAA) (2007) which was used as an evidence base document for the production of the adopted East Midlands Regional Plan. The GTAA makes an assessment of unmet need and proposes figures accordingly. HBBC have not been required to provide the highest provision requirements within Leicestershire.

***Customer References:-***

04559

***Comment Ref:*** U10234

**Customer Comment:** RED sites are unsuitable and have serious highway problems. Not acceptable in principle on highway grounds. Not acceptable in principle on highway grounds. It would be contrary to highway development control policies in that it would introduce additional turning movements on to an unlit, derestricted route that lacks footways. As this site already exists with planning permission the GTAA recommends some small extensions to family sites where practical. The permission was granted to meet the need of the current occupants and is personal to them. The site is well outside the settlement boundary with poor access. Paragraph 65 of Circular 01/06 states that local planning authorities should first consider locations in or near to existing settlements with access to local shops and services.

**Council's Response:** Considered and noted, the Borough Council will work alongside the Highways Authority in the preparation of the submission document to ensure that any sites taken forward are acceptable in highway terms and to identify any potential mitigation measures where applicable. The Borough Council will take the information provided into consideration in the preparation of the submission document.

**Customer References:-**

CU0152

**Comment Ref:** U11067

**Customer Comment:** This site is not within the Parish boundary of Stoke Golding. It would result in increased visual intrusion into open countryside and does not have adequate access/egress facilities.

**Council's Response:** Noted. This will be considered in the revision process of this document.

**Customer References:-**

CU0596

**Comment Ref:** U11360

**Customer Comment:** Site is within the parish of Higham on the Hill and not Stoke Golding. Present site is only adequate for two residential units and the parking of four vehicles. The only possible way of an extension to this site is the north. Trees were planted in 1979-80. The area is very narrow and should more units be added it would result in traffic movements being close to other caravan units.

The site has no electricity. The present incumbents use a generator. Drainage issues. Mains water supply. Concern over the cost and maintenance of extending the existing site.

**Council's Response:** Noted. Sites are linked to the nearest settlement in which they best relate and not necessarily accord with parish boundaries.

Majority of sites are privately funded by gypsy and travellers themselves. Some sites are socially rented (council) to be provided and managed by a Registered Social Landlord (RSL). Families pay council tax and license fees on settled sites.

Noted the identified constraints on extending the existing site and this will be investigated further. As part of the consultation process all major utility companies are consulted including Severn Trent Water and British Gas who will advise on matters relating to drainage, sewage capacity, electrical connection etc it will also be investigated further at the planning application stage. Connection and installation will be paid for by the landowner / developer of the site not the public purse.

Noted, some caravans are poorly acoustically insulated and this has had an impact on applications adjacent to motorways and main train lines, these applications have had to produce detailed noise survey data and implement suitable acoustic screening to reduce the impact to the occupants. The use of generators is normally not required on residential sites as it is normal practice to connect to mains electricity. Where this is uneconomical in very rural settings the generators are normally housed in their own acoustic housing. All these issues are normally addressed at the planning application stage.

**Customer References:-**

CU0763

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**Total Comments of type *Objection* : 8**

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**Comment Type:** Support

**Comment Ref:** U09313

**Customer Comment:** Support the Stoke Golding allocation of a 4 pitch extension to the existing site off Stoke Lane / Higham Fields Lane.

**Council's Response:** Noted.

**Customer References:-**

12331

**Comment Ref:** U09452

**Customer Comment:** The site has historically been used by gypsy and travellers and allocation would safeguard the existing pitches for continued use. Site is in accordance with Policy 18 of the Core Strategy which includes exploring the potential to extend existing sites as a first stage in this process as well as access to services and facilities. Safe highway access is already in place.

**Council's Response:** Noted and considered.

**Customer References:-**

04446

**Comment Ref:** U10013

**Customer Comment:** We support the Borough Councils preferred options for site allocations for gypsy/traveller sites which are either new sites outside existing settlements, or extensions of existing sites. Existing site.

**Council's Response:** Noted.

**Customer References:-**

04553

**Comment Ref:** U10042

**Customer Comment:** The preferred option should be endorsed.

**Council's Response:** Noted.

**Customer References:-**

01561

**Comment Ref:** U10547

**Customer Comment:** The Parish Council supports the HBBC Preferred Option for Stoke Golding which is in order to provide for gypsies and travellers in Stoke Golding by a four pitch extension to an existing site off Stoke Lane / Higham Fields Lane.  
Justification for the acceptance of the proposal: This site is does not breach the settlement boundary and currently has personal planning permission for use as two residential gypsy and traveller pitches. This proposal would include safeguarding the existing pitches for continued use by gypsies and travellers. Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016 and this proposal conforms to this requirement. The methodology used for identifying potential gypsy and traveller sites includes and relies on exploring the potential to extend existing sites as a first stage. Safe highways access is already in place. In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of Stoke Golding and the services

and facilities found.

**Council's Response:** Considered and noted. The DPD must go through an examination in public, and an Inspector will examine the soundness of the document. One of the tests of soundness is: 'It is a spatial plan which is consistent with national planning policy and in general conformity with the Regional Spatial Strategy (RSS) for the region or the Spatial Development Strategy (SDS) if in London, and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas'. The DPD must therefore be in general conformity with national and regional policy.

**Customer References:-**

CU0716

**Comment Ref:** U10615

**Customer Comment:** I support the preferred option, STG15 in order to provide for gypsies and travellers in Stoke Golding by a four pitch extension to an existing site off Stoke Lane / Higham Fields Lane. Justification for the acceptance of the HBBC proposal: This site has a history of use for gypsy and traveller pitches. This proposal would include safeguarding the existing pitches for continued use by gypsies and travellers. Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016 and this proposal conforms to this requirement. The methodology used for identifying potential gypsy and traveller sites means that this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy -which includes and relies on exploring the potential to extend existing sites as a first stage in this process. Safe highways access is already in place. In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of Stoke Golding and the services and facilities found there. This site does not breach the settlement boundary of Stoke Golding.

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

**Customer References:-**

04447

**Comment Ref:** U10630

**Customer Comment:** Support the preferred option, STG15 in order to provide for gypsies and travellers in Stoke Golding by a four pitch extension to an existing site off Stoke Lane / Higham Fields Lane. All other proposed sites for gypsy and travellers sites in Stoke Golding are rejected.

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

**Customer References:-**

CU0288

**Comment Ref:** U10768

**Customer Comment:** The Parish Council therefore supports the preferred options for site allocations for gypsy/traveller sites as follows: (1) New sites at GRO28, HIN84, and THO10 are outside existing settlements, close to easily accessible roads, not far away from facilities (2) Extensions to existing sites at BARL16, HIG11, MARK20, RAT20 and STG15.

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

**Customer References:-**

CU0206

**Comment Ref:** U11744



**Customer Comment:** The Parish Council recommends that the existing site referenced STG15 is the most suitable site. This is located at the junction of Higham Fields Lane/Stoke Lane. The existing site has the ability to cater for extra four pitches being proposed.

**Council's Response:** Noted.

**Customer References:-**

04634

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**Total Comments of type Support : 9**

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**Stoke Golding**

**STGSUG**

**Comment Type:** Comment

**Comment Ref:** U07803

**Customer Comment:** Give special status to Blacksmiths Yard, land behind Bennets Close and Land behind Laburnham Cottage.

**Council's Response:** Noted.

**Customer References:-**

01629

**Comment Ref:** U07808

**Customer Comment:** Give special status to Blacksmiths Yard, land behind Bennets Close and Land behind Laburnham Cottage.

**Council's Response:** Noted.

**Customer References:-**

01630

**Comment Ref:** U07813

**Customer Comment:** If is necessary to develop 60 dwellings in Stoke Golding I would suggest a number of sites are allocated to lessen the impact of development. Including: Convent Site, continuation of Sherwood Road (eastwards), continuation of Roseway (eastwards), Wykin Lane, High Street. With an average of 10-12 dwellings.

**Council's Response:** Noted.

**Customer References:-**

01631

**Comment Ref:** U07823

**Customer Comment:** Give special status to Blacksmiths Yard, land behind Bennets Close and Land behind Laburnham Cottage.

**Council's Response:** Noted.

**Customer References:-**

01635

**Comment Ref:** U08159

**Customer Comment:** I submit Mill House, Higham Lane, Stoke Golding for consideration through the LDF process. It has a history of multiple occupations, business, commercial, retail and

wholesale use dating back to the 19th century, all buildings on site are in good order and the land borders Ashby Canal. The last use entailed 100 traffic movements daily including artics, it has good access onto a well maintained road and the site is possibly superior to those being considered.

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

**Customer References:-**

13986

**Comment Ref:** U09303

**Customer Comment:** Propose a Green Wedge for Stoke Golding and Dadlington, in order to maintain the existing separation between the settlements, protect vistas from the Ashby Canal of the two villages, protect historic buildings and landscape features and provide a wildlife corridor adjacent to the Ashby Canal.

**Council's Response:** A Green Wedge Review is being undertaken as part of the evidence base for the preparation of the Site Allocations DPD.

The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.'

**Customer References:-**

12331

**Comment Ref:** U09445

**Customer Comment:** Blacksmiths Yard and the Garden orchard behind Laburnum Cottage - Designate both spaces as an Area of Special Character and Open Space. Sites are in general conformity with policy where wording is used to provide justification.

**Council's Response:** Noted, this will be considered further through the preparation of the submission DPD.

**Customer References:-**

04446

**Comment Ref:** U09446

**Customer Comment:** Hinckley Road Cemetery and Wykin Lane Cemetery - Designate these cemeteries as open spaces.

**Council's Response:** Noted, this will be considered further through the preparation of the submission DPD.

**Customer References:-**

04446

**Comment Ref:** U09447

**Customer Comment:** Land off Bennett Close - Designate as an amenity green space.

**Council's Response:** Noted, this will be considered further through the preparation of the submission DPD.

**Customer References:-**

04446

**Comment Ref:** U09470

**Customer Comment:** Designate the following suggestions as areas of open space and special character: Blacksmiths Yard and Garden, The Orchard and Land to the rear and SE of Laburnum Cottage and land at Park House.

**Council's Response:** Noted, this will be considered further through the preparation of the submission DPD.

**Customer References:-**

04457

**Comment Ref:** U10535

**Customer Comment:** 'Green Wedge' Between Settlements: The Stoke Golding Parish Council wishes to include in the LDF development document that a 'Green Wedge' and an open space to be maintained between the villages and other developed and urban areas. In the Core Strategy, Para 3.28, it states: "Related to this is the need to avoid coalescence of settlements so that separate identities remain and the need to safeguard valuable assets such as conservation areas, listed buildings, sites of archaeological and cultural heritage interest, geology and landscape character." That Green Wedges be established between Stoke Golding and other settlements – in particular between Stoke Golding and Dadlington and between Stoke Golding and Hinckley

**Council's Response:** Green Wedges must be considered in line with the RSS. The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.' The role of the Green Wedge is not just to provide physical separation and must be multi-functional as set out in the RSS.

**Customer References:-**

CU0716

**Comment Ref:** U10548

**Customer Comment:** Land off Bennett Close – footpath to Hinckley Road : The Stoke Golding Parish Council wishes it to be designated as an open green space

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

**Customer References:-**

CU0716

**Comment Ref:** U10549

**Customer Comment:** The Hinckley Road Cemetery: The Stoke Golding Parish Council wishes it to be designated as an community facility and an open green space

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

**Customer References:-**

CU0716

**Comment Ref:** U10550

**Customer Comment:** Wykin Road Cemetery: The Stoke Golding Parish Council wishes it to be designated as an community facility, open green space and wild life area

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

**Customer References:-**

CU0716

**Comment Ref:** U10551

**Customer Comment:** Areas within Stoke Golding Conservation Area: The Stoke Golding Parish Council wishes to include in the LDF development document the areas within Stoke Golding Conservation Area that are in keeping with the Stoke Golding Conservation Area Document published June 2004 with emphasis in protecting vistas of land adjacent to the St Margaret's School and Laburnum Cottage, Park House (STO 08), Land at the Church of St Margaret of Antioch (STGO7), the area known as the Blacksmiths Yard (adjacent to St Margaret of Antioch Church) and views of the village and Crown Hill from the Ashby canal.

**Council's Response:** Considered and noted; Conservation Areas are dealt with by separate legislation outside of the LDF process. However, Conservation Area Appraisals are used as evidence base documents in the preparation of the document.

**Customer References:-**

CU0716

**Comment Ref:** U10552

**Customer Comment:** Community Green Space – for future identification – no specific area proposed. The Stoke Golding Parish Council wishes that an additional area be identified as a community green space to enable the Parish Council to fulfil the requirements for a children and teen park area and enable Stoke Golding Parish Council to obtain at least a minimum quality score of 65% as listed in the HBBC Green Space Strategy, Policy 19 of the Core Strategy. The area currently area off Hall Drive has limited scope for incorporating the required equipment.

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

**Customer References:-**

CU0716

**Comment Ref:** U10608

**Customer Comment:** I support the creation of a new Green Wedge between Stoke Golding & Dadlington. This would maintain the existing separation between the two settlements, protect vistas from the Ashby Canal of the two villages, protect historic buildings and landscape features, and provide a wildlife corridor adjacent to the Ashby Canal.

**Council's Response:** The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.' Any new green wedge would need to be assessed in line with the Regional plan.

**Customer References:-**

04447

**Comment Ref:** U10611

**Customer Comment:** I strongly request that Blacksmiths Yard, and, the Garden, Orchard and land behind Laburnum Cottage are also created and designated as Areas of Special Character and

Open Space for the following reasons: They are open areas of land and comply with HBBC policies - 'a visual break between buildings which make a unique contribution to the aesthetic of the settlement'. (Cf. Preferred Option Policy – CHR3: Areas of Special Character). For further details in relation to this request please refer to Stoke Golding Conservation Area, designated 15th June 2004 – In particular "character statement" and "contribution of spaces and natural elements". They fall into the category as identified by HBBC - 'Although many natural spaces may not be 'accessible' in the sense that they cannot be entered and used by the general community, they can be appreciated from a distance, and contribute to visual amenity' (cf. SPD 'Planning for Play and Open Space page 15). The Stoke Golding Village Plan 2006/7 identifies a significant number of residents as contributing the opinion that 'more green areas would add to the attractiveness and enjoyment of the village environment'. Blacksmiths Yard and Garden is a historical remnant of land, which once connected the village with open countryside. The garden provides a 'feeling of space' between the cottages and is an important visual amenity. Blacksmiths Yard and Garden is designated in the Conservation Area for Stoke Golding as 'a key space' and an important historical feature. St Margaret's Church land, which adjoins this site, has been proposed as 'an area of special character and open space' in the Site Allocation Document so it is very appropriate that this site is similarly protected. The Orchard and land behind Laburnum Cottage is a unique historical remnant of land which once linked farms and cottages in the original settlement with the surrounding countryside. It includes an old orchard, the remains of a much larger area of land cultivated for fruit. In the designated Conservation Area document it states 'Laburnum Cottage and its stable link to the open space which lies beyond'. This is a reference to the buildings, open courtyards, and views of the countryside reinforcing the agricultural connections of this part of the village. The Orchard and land behind Laburnum Cottage provides a green space which enables a feeling of 'openness' in the village and it is an important visual amenity, enjoyed by pedestrians using the jitty connecting Hinckley Road and High Street. The Orchard and land behind Laburnum Cottage is designated in the Conservation Area for Stoke Golding as 'a key space and vista to be protected' and as "an area which warrants special consideration for enhancement",

Hinckley Road Cemetery and Wykin Lane Cemetery and Wild Life Area should be designated as a community facilities and open green spaces.

Land off Bennett Close – Footpath to Hinckley Road should be designated as an "amenity green space".

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

**Customer References:-**

04447

**Comment Ref:** U10619

**Customer Comment:** The Draft East Midlands RSS (July 2008) notes that a review of Green Wedges or creation of new ones in association with development should be carried out through the LDF process. The Green Infrastructure Strategy (2008) notes that the planning system must continue to maintain Green Wedges as protected open landscape features. The Borough Council in the Draft Site Allocations document rejects the further use of Green Wedges as they are an additional and unnecessary part of planning procedures and that adequate protection exists through open countryside policies and legislation protecting SSSI's and similar sites. It is however, retaining Green Wedges between Barwell, Earl Shilton and Hinckley and Rothley Brook Meadows. The use of existing countryside policies and legislation is normally reactive following the submission of a planning proposal. The establishment of a green wedge is proactive in that it clearly indicates where development can only take place in a tightly controlled and limited way. It is clear that the use of a Green Wedge would only be applicable in special circumstances and would not be generally applied to open countryside. The Green Wedge proposed for land around Dadlington and Stoke Golding is a special case. It would prevent settlement coalescence between the settlements; it would protect key vistas of both villages and Ashby Canal; it would provide clear and additional protection to historical landscape features and buildings; it would create a wildlife corridor adjacent to the Ashby Canal and it would protect areas of land closely associated with Bosworth Battlefield. In the Draft Site Allocations Document it states the policy for tourism development (Para 4.67). If areas around and associated with the Battlefield can be protected and promoted then this will be one of the key objectives of Policy 23. Within the proposed green wedge area and at locations within the settlement boundaries of Dadlington and Stoke Golding are a number of sites with links to the Battle of Bosworth.

Dadlington Church has burial pits discovered in the 19th Century, which we believe to be the mass graves of some of those killed in the battle and Stoke Golding has crown hill the location where Henry VII was crowned after the battle and St Margaret's Church where tradition has it that villagers were able to see the battle from the Church Tower. Landscape features that would be included in the Green Wedge include ridge and furrow fields, and the Tumuli and Moats at the rear of Park House. The existing vista of Dadlington and Stoke Golding from Ashby Canal would be protected. It should be noted that a significant portion of these sites have vista have already been delineated as part of the Battlefield and the Conservation Area. Buildings of historical significance, outside the settlement boundary, included in the proposed Green Wedge are the bone processing factory at the side of Ashby Canal and a WW2 shelter. All of the proposed green wedge areas are crossed by existing public footpaths and roads which are linked by back to the battlefield centre by a variety of routes suitable for cars, cyclists and pedestrians. Policy 23 states the need to develop a sense of place. The creation of a green wedge will create a sense of space and Crown Hill, St Margaret's Church and Dadlington Church as part of the distinctive and focused tourism story. The proposed Green Wedge would create a significant wildlife habitat adjacent to the Ashby Canal thus helping to maintain and promote existing biodiversity again one of the Councils objectives. There is a requirement to prevent coalescence between the settlements. The proposal STG01 to build houses off Sherwood Road highlights the need to retain the existing separation. Any individual submission for a development on part of the proposed green wedge would be looked at in isolation and may appear to have little impact as a one off. However, it should be noted that recent developments have significantly altered the Crown Hill Vista from one side of the village that was in the settlement area. The best way to protect the features is by a green wedge.

***Council's Response:***

The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.' The Borough Council is not proposing to delete any green wedges; it is the areas of separation that are proposed to be removed due to reasons outlined in the Preferred Options Paper. Green Wedges will be assessed against the objectives outlined in the RSS.

***Customer References:-***

CU0288

***Comment Ref:***

U10629

***Customer Comment:***

The areas identified below are areas of land and a visual break between buildings which make a unique contribution to the aesthetics of the settlement. The two areas are privately owned however. For further justification refer to Stoke Golding Conservation Area details. The Stoke Golding Village Plan 2006/7 identifies a number of residents as contributing to the opinion that more green areas would add to the attractiveness and enjoyment of the village environment. Area 1 –Blacksmiths Yard and Garden is a historical remnant of land, which once connected the village with open countryside. The garden provides a 'feeling of space' between the cottages and is an important visual amenity. Blacksmiths Yard and Garden is designated in the Conservation Area for Stoke Golding as 'a key space' and an important historical feature. St Margaret's Church land, which adjoins this site, has been proposed as 'an area of special character and open space' in the Site Allocation Document so it is very appropriate that this site is similarly protected. Area 2 - The Orchard and land behind Laburnum Cottage is a unique historical remnant of land which once linked farms and cottages in the original settlement with the surrounding countryside. It includes an old orchard, the remains of a much larger area of land cultivated for fruit. In the designated Conservation Area document it states 'Laburnum Cottage and its stable link to the open space which lies beyond'. This is a reference to the buildings, open courtyards, and views of the countryside reinforcing the agricultural connections of this part of the village. The Orchard and land behind Laburnum Cottage provides a green space which enables a feeling of 'openness' in the village and it is an important visual amenity, enjoyed by pedestrians using the jitty connecting Hinckley Road and High Street. The Orchard and land behind Laburnum Cottage is designated in the Conservation Area for Stoke Golding as 'a key space and vista to be protected' and as "an area which warrants special consideration for enhancement", Hinckley Road and Wykin Road Cemeteries should be designated as a community facility and open green space. Land off Bennett Close: Footpath to Hinckley Road should be designated as an amenity

green space.

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

**Customer References:-**

CU0288

**Comment Ref:** U10824

**Customer Comment:** The elderly care facility would be better placed next to the train station in Hinckley. This can then be considered close to Hinckley.

**Council's Response:** Noted. This comment will be taken as a suggestion for placement of the STG02a requirement to be accommodated in Hinckley.

**Customer References:-**

03346

**Comment Ref:** U10825

**Customer Comment:** This document does not address deficiencies in quality and quantity of green spaces for Stoke Golding and only identifies some of the existing spaces.

**Council's Response:** One of the purposes of this document was for people to identify those areas of green space that we had not captured. Much change has taken place since the last green space audit and there are often areas that informal areas that are of value to local people but not on record here at the council. In addition, the council are currently undertaking PPG17 Assessment of Open Space and Recreation which will replace the current Green Space Strategy and will look, in detail at where there are deficiencies to green space and in what areas so we can make provision in the next draft of the Site Allocations.

**Customer References:-**

03346

**Comment Ref:** U10826

**Customer Comment:** These new homes should be built on brownfield land such as the Convent site.

**Council's Response:** Noted and will be considered further. However, even if the residential dwellings were to be allocated on this site the settlement boundary would still need to be amended to ensure that the convent site was controlled within a development boundary which is essentially the purpose of the boundary to prevent sprawl.

**Customer References:-**

03346

**Comment Ref:** U11906

**Customer Comment:** Protection Should be included by allocating a green wedge to ensure the separate villages of Stoke Golding, Dadlington and Higham on the Hill remain distinct and individual in character.

**Council's Response:** No reference made to a Green Wedge for Stoke Golding and Dadlington in the Adopted Core Strategy. The Adopted East Midlands Regional Plan (2009) states that 'Green Wedges serve useful strategic planning functions in preventing the merging of settlements, guiding development form and providing a 'green lung' into urban areas, and acts as a recreational resource. Although not supported by government policy in the same way as Green Belts, they can serve to identify smaller areas of separation between settlements. Provision will be made in Green Wedges for the retention or creation of green infrastructure or green links between urban open spaces and the countryside, and for the retention and enhancement of public access facilities, particularly for recreation.'

***Customer References:-***

04713

***Comment Ref:*** U12170

***Customer Comment:*** Whilst highlighted in the Planning Department Conservation Area Booklet as key spaces within the conservation area, these do not appear to have been designated for protection in the LDF document. I refer in particular to the area of land surrounding Park House, the orchard and land surrounding Laburnham Cottage and land off Blacksmiths Yard. It is important that green areas in the village are protected to avoid them being developed in the future to keep the character of the village for future generations.

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

***Customer References:-***

02297

***Comment Ref:*** U12245

***Customer Comment:*** The document is missing some very important open spaces and community areas and need adding: Land adjacent to Bennett Close (Open Space); Land adjacent to Laburnum Cottage (Open Space); Wykin Lane Cemetery (Open Space/Community Area); and Hinckley Road Cemetery (Open Space/Community Area).

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

***Customer References:-***

02390

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***Total Comments of type Comment : 26***

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***Total No. of Generic Comments: 461***