

EDWARD ARGAR MP  
Member of Parliament for Charnwood



HOUSE OF COMMONS  
LONDON SW1A 0AA

Customer Service Centre
- 7 JUN 2021
Post Room

21<sup>st</sup> May 2021

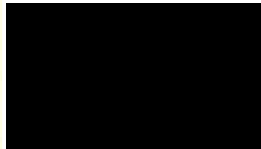
*Dear Richard,*

**Re. Representations on Planning Applications**

I attach representations sent on two different planning applications in late April, which do not yet appear on the CBC Planning Portal list of representations on these applications.

I am conscious that, as they were sent in hard copy, they may not have reached you/ the team, but would be grateful if you could pass them to the relevant Case Officer to have them added to the case file/ added to the portal list of representations.

*Edward Argar*



**Edward Argar MP**

Mr Richard Bennett  
Head of Planning  
Charnwood Borough Council  
Southfields  
Loughborough  
Leicestershire LE11 2TN

EDWARD ARGAR MP  
Member of Parliament for Charnwood



HOUSE OF COMMONS  
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23<sup>rd</sup> April 2021

*Dear Mr Jennett,*

**Re. Planning Application P/20/2393/2 – Representations**

**Land off Humble Lane, Cossington, Leicestershire**

I am writing in respect of the above planning application to highlight and register the significant concerns and strong objections large numbers of my Cossington constituents have to what is proposed in the application for Outline Planning Permission.

By way of context, I do fully recognise and support the need for a supply of new housing that ensures we can continue to meet local demand for housing that is affordable, in the right place, and of the right type/ size, however I fear that this application for up to 130 dwellings does not meet that 'right place' test.

To address in turn the relevant planning objections to this application:-

**Scale & Impact on the Character of Cossington**

Cossington is a very attractive rural village of around 200 dwellings, with a strong sense of identity and community. The proposed addition of up to 130 further dwellings from this application (I have commented in a separate letter on the other application currently submitted for further housing) would be well on the way to doubling the size of the village, and in doing so risks fundamentally changing the character of the village. Cossington is not only a small village, but one with an historic centre, and any development would need to enhance and complement this, rather than negatively impacting on it, which, in scale and likely design of new housing, I fear this proposed development would do. I would also highlight the importance of all our villages retaining their own unique character, and in this regard the areas of separation of countryside between Cossington & Sileby are vitally important. These proposals risk eating away at that separation.

**Transport Considerations**

Given the rural nature of Cossington, there is a heavy reliance upon private cars. The main street

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Mr Richard Bennett  
Head of Planning  
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HOUSE OF COMMONS  
LONDON SW1A 0AA

30<sup>th</sup> April 2021

Dear Mr Bennett,

**Re. Planning Application P/21/0491/2 – Representations  
Land East of Cossington Road, Sileby, Leicestershire**

I am writing in respect of the above planning application to highlight and register the significant concerns and strong objections many of my constituents have set out to what is proposed in the application for Outline Planning Permission for up to 170 dwellings at this location.

By way of context, I do fully recognise and support the need for a supply of new housing that ensures we can continue to meet local demand for housing that is affordable, in the right place, and of the right type/ size, however I fear this application for up to 170 dwellings fails to meet that 'right place' test.

To address in turn the relevant planning objections put forward by my constituents to this application:-

**Area of Separation**

Cossington & Sileby are neighbouring, but distinct, villages, each with their own character as a rural village with a strong sense of identity and community. The Area of Separation, or 'Green Wedge' policy of the Council to preserve such individual settlements, and avoid their becoming fused in to one by development is a sensible one. In this case the Area of Separation is already narrow, and the granting of this application on land adjacent to Brook Farm & Derry's Nursery

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would significantly eat away at that Area of Separation, so in turn negatively impacting upon the distinct character of the village of Cossington, and in contravention of Policy CS11 of the currently adopted Local Plan.

### **Transport Considerations**

Given the rural nature of this area, there is a strong reliance on private cars. The main street through Cossington already sees a significant volume of traffic and, while some of the additional traffic generated by the proposed 170 dwellings will pass through Sileby, a significant proportion is still likely to travel the other way, through Cossington, where the additional vehicular movements would add to an already challenging traffic situation, with parking on the kerbside common in the village, narrowing the road, as well as the impact on air quality additional traffic would cause.

### **Impact on Local Services**

The local village school in Cossington is already at capacity, and local schools and health services in Sileby are also already heavily subscribed, therefore any additional pressure on services generated by these 170 dwellings would be unmet pressure, and even s.106 monies, were they available, would not sufficiently address capacity issues for the village school in Cossington due to site constraints.

In summary, my constituents are clear in their view that, for the reasons set out above, this application should be rejected by CBC's Plans Committee, and would highlight that, even when there is a temporary drop in Charnwood's Five Year Land Supply, as at present, while this is required to be a factor in the consideration of applications, even without being able to demonstrate a full Five Year Land Supply at a given point in time, where an application would normally be rejected under the Council's planning policies, and where the proposal would clearly be detrimental to the local community, it can still be rejected, and my constituents would urge the Council to do so in this case.

*I would be grateful if you could copy this representation to the relevant Case Officer.*

*Yours sincerely,*

Edward Argar MP



through the village already sees a significant volume of traffic, and my constituents highlight that the additional vehicular movements would add to an already challenging traffic situation, with parking on the kerbside common in the village, as well as generating air pollution. They also highlight very real concerns that the proposed access to the new development, on a blind bend, is both dangerous and inappropriate, and was indeed rejected in a previous similar application.

### Impact on Public Services

A further negative impact, highlighted by local residents, will be felt in increased pressure on already pressured services locally. Cossington's local services consist of a local pub, and an old village hall, but no shops etc, and the village primary school. The increased number of dwellings/ residents envisaged by this application would inevitably see more people having to rely upon services in nearby Sileby, where they are also already under pressure due to significant development there in recent years.

Turning to the village school, while the developer suggests money would be available to improve the school, the nature of the school site and the mixed age group classes at present mean that any expansion would need to be a substantial expansion, potentially moving to single year groups, required major upgrade works which the site could not accommodate, nor do I believe the necessary finances would be forthcoming. It is also important to note that many villagers value the character of the school as a small village school as it currently is.

### Flooding

Cossington has recently (2019 and 2020) suffered from serious flooding caused by rainwater run-off, flooding village properties – to build on this area of fields which, despite recent problems, nonetheless do allow for absorption of considerable quantities of rainwater, would risk adding to the run-off issue.

### Individual Impacts

It would be wrong for me to conclude without also highlighting the individual impacts, beyond the broader village-wide impacts, that will be disproportionately felt by some residents whose properties neighbour the site. Those residents living alongside the site will not only experience significant construction impacts, but in planning terms, and subject to any detailed design, those who live alongside the site will see significant loss of residential amenity and loss of privacy arising from these proposals, with new houses directly overlooking, and impacting upon, them and their quality of life.

In summary, my constituents in Cossington are clear in their view that for the reasons set out above, this application should be rejected by CBC's Plans Committee, and I join with them in calling for their views, and carefully argued representations, to be heeded by the Plans Committee, and this application, as submitted, rejected.

*I would be grateful if this letter could be passed to the Case Officer.*  
*Yours sincerely,*

  
Edward Argar MP