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Charnwood District Group

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Charnwood Borough Council,
Development Management
Southfields
Loughborough LE11 2TN

March 30th, 2021

For the attention of Denise Knipe

Denise,

**Planning application P21/0491/2 – Outline application for up to 170 dwellings
(including affordable housing) with all matters reserved together with
associated landscaping and other infrastructure**

Principle of Development / Coalescence:

CPRE Charnwood District Group object to the above application. It is not in accord with the provisions of the adopted Local Plan and proposes building on the Area of Separation between Sileby and Cossington which threatens the individual identities of the two settlements and fails to satisfy policy CS11.

We further note that Sileby has massively exceeded its share of housing provision as a Service Centre within the Local Plan. Substantial new developments are currently proceeding at Peashill Farm and on land East of Seagrave Road, Sileby. A further

development for 130 homes is proposed on Humble Lane, Cossington. This amounts to 500 new homes in addition to those already provided, delivering traffic onto inadequate roads which are already overloaded.

We also note that the site has not been allocated within the current Local Plan nor within the emerging draft Local Plan.

The new application relies on the fact that CBC cannot currently demonstrate a five year supply of land for housing. Whilst we understand that in these circumstances CBC are obliged to consider a presumption in favour of sustainable development outside the provisions of the Local Plan, we do not believe that the sustainability argument used to justify this proposal is sufficiently robust to overturn the provisions of the current and draft Local Plans.

Sustainability:

Access to employment and services including shops, secondary schools, leisure facilities and hospitals will require travel outside Sileby which cannot be met by public transport due to lengthy travel times – around 40 minutes by bus into Loughborough and 30 minutes into Leicester. The option of rail travel is limited because of walking distances to Sileby station and inadequate parking. In addition we understand that local healthcare facilities are operating at capacity.

Accordingly we consider that the reliance on private vehicles will increase which fails to satisfy Local Plan policy CS17 and also fails to satisfy paras. 6,7,14,17 & 34 of the NPPF.

CPRE considers that this is NOT a sustainable development and fails to satisfy the provisions of the NPPF in this regard.

Design Issues / Agricultural Land:

Present use of the site is stated as 'agricultural'. The Design Access Statement dismisses the land as 'undistinguished arable land but provides no qualitative assessment. Arable use suggests 'best and most versatile agricultural land' which both the NPPF para 170 and Local Plan policy CS16 seeks to protect.

The Natural England ALC grade maps show that the land is at least Grade 2. A detailed land quality assessment should be provided.

As this is an Outline Application, design proposals are vague, however CPRE can find no commitment to providing homes which satisfy local need including bungalows for the elderly and mobility compromised or homes for 'downsizers' to release established larger properties for 'incomers'. The application form indicates 119 market homes and 51 affordable homes (30%) but there is no breakdown of house types or sizes.

Design issues are aspirational and somewhat vague, but reference house designs for the new homes refer to recent development from which chimneys, an important local characteristic are absent.

Conclusion:

CPRE Charnwood consider that consent for this speculative application should be refused

Sincerely,

R F Hoyland