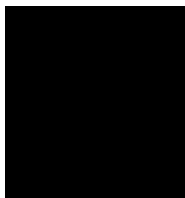


**From:** Jim Smith [REDACTED]  
**Sent:** 04 August 2021 11:19  
**To:** localplans@charnwood.gov.uk  
**Subject:** Local Plan 2021-2037  
**Attachments:** local plan 2021-2037 comments.pdf

Please find attached some comments on this plan. I hope that they are in a form which is acceptable, if not please contact me with guidance.

Jim Smith





4 August 2021

Re: Local Plan 2021-2037

I submit the following comments on the draft Local Plan 2021-2037 for your consideration:

The summary<sup>1</sup> states that more than half the homes to be built under this plan will be satisfied by those for which there is an existing planning permission, but which have not yet been built (paragraph 6).

The plan calls for 345 homes to be built in Sileby, however there are three estates within the village, for which planning permission has been granted, which have not yet been built. These are 170 homes on Peas Hill<sup>2</sup>, 195 homes on Seagrave Road<sup>3</sup>, and 108 on the old waste management site at the end of Cemetery Road<sup>4</sup>. These amount to 473 homes to be built. Even allowing that some of these have been started it is obvious that Sileby has commitments already for much more than those required. For this reason, no further applications to build homes in Sileby should be allowed.

Furthermore, the plot of land labelled HA53 off Barnards Drive has already been the subject of a planning application that was rejected, appealed, and rejected again. The developers then appealed to the Minister who appointed an inspector to hold an Inquiry and make a decision with regards this application. The Inspector, Alex Hutson MRTPI CMLI MARborA, found against the application. Amongst his reasons the following is pertinent to this plan:

“It is my understanding that housing commitments at the Borough’s Service Centres, as of 1 April 2019, has subsequently increased to 4323 homes. In my view, this is well beyond the quantum of housing envisaged in CS Policy CS1 to be provided at Service Centres. Moreover, of these, 1006 have been committed at Sileby alone. On the basis that there are seven Service Centres within the Borough, such a level of commitment in respect of just one of these settlements seems to me to be overly disproportionate. To provide a further 228 homes adjoining Sileby would add materially to the already excessive level of housing commitments in Service Centres, when compared with levels the CS plans for, and to the disproportionate level of housing provision within Sileby.” (Para 18)

There are other arguments given by Mr Hutson, but as these relate only to the Core Strategies in place at the time of the inquiry they do not carry as much weight as they might otherwise.

This piece of land is outside the development envelope of the village, building here will not be required (as stated above), and it is on productive farmland which supports the wildlife environment (which HM Government is minded to protect). For these reasons alone it should be removed from the Local Plan.

James Smith BSc MBCS

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<sup>1</sup> [https://www.charnwood.gov.uk/pages/summary\\_charnwood\\_local\\_plan\\_2021\\_37](https://www.charnwood.gov.uk/pages/summary_charnwood_local_plan_2021_37)

<sup>2</sup> Peas Hill ([P/17/1578/2](#))

<sup>3</sup> Miller Homes Seagrave Road ([P/19/1215/2](#))

<sup>4</sup> Cemetery Road ([P/16/1359/2](#))