

From: Debra Marshall <[REDACTED]>
Sent: 18 July 2021 14:29
To: localplans@charnwood.gov.uk
Subject: Local Plan proposal HA59
Attachments: LocalPlanObjections.docx

I attach comments on the above proposal.

Regards

Debra Marshall



18th July 2021

Dear Sir/Madam

I write to register my strong objections to the proposal in the Charnwood Local Plan for the development of the Land to the rear of Derrys Garden Centre (HA59) for the reasons listed below.

1. The area is currently used as farmland and is a Greenfield site. The development would therefore be detrimental to the character and appearance of the countryside. It would potentially have a negative effect on local biodiversity as a result of habitat loss such as hedgerows and watercourses and existing species would be disturbed. At present there are a number of species of bats that nest in the church but use the woodland and field at the rear of Derrys for feeding, there are amphibians in the pond, including newts, Linnets, Corn Buntings and Barn owls amongst other birdlife have been sighted on the field as have many species of small mammals.
2. The immediate area is subjected to flooding on a regular basis. The gradient of the land in question slopes towards Main Street and the watercourse to the South of Derrys. During periods of prolonged rainfall water runs off these fields, watercourses overflow and flooding occurs on Main Street/Cossington Road. In 2019 children had to be evacuated from Cossington school and many homes on Main Street were inundated. Residents had to vacate for up to 12 months whilst properties dried out. During the winter of 2020/2021, despite recent drainage works, there have been several occasions where flooding has occurred on Main Street and residents have had to place sandbags on the front of their properties to prevent water from reaching their front doors. The proposed development would result in an increase in impermeable surfaces which would exacerbate the flood risk.
3. The proposed access is on an extremely dangerous bend and unsuitable to cater for potentially another 240 cars (based on 2 cars per household). Additional traffic would lead to increased danger to highway users as forward visibility on the bend is substandard increasing the risk of accidents.
4. The size of the proposed development would potentially increase the size of the population by 50% and increase the number of dwellings by 50%. The scale of the development is therefore inappropriate in a rural setting and

would spoil the essential quality of the village which is that of an unspoilt traditional Leicestershire Conservation village.

5. There would be increased pressures on the local community. The local plan identifies Cossington as a Neighbourhood Area alongside Sileby, Rothley, Barrow and Quorn however we have very few services in comparison. There are no shops, doctors and dentists in surrounding settlements are full and not able to take on more patients and the village hall is inadequate in terms of size, lack of kitchen facilities and having asbestos within its construction. Indeed. The only facilities we have are the primary school (which only caters for families with young children), one pub and a half hourly bus route which links to Sileby, Barrow and Loughborough. Public transport is not available to other local centres such as Rothley or Syston. Thus residents would be reliant on cars for day to day needs creating more traffic and pollution.
6. There is little employment in the village so most people will commute. Main Street is already extremely busy, vehicles speed and a large number of HGVs pass through. When Syston Road and Slash Lane in Sileby are closed due to flooding we have vastly increased numbers of vehicles passing through. With parked vehicles, it is already hazardous to drive along Main Street and another potential 200+ cars will exacerbate the problem. Many of the buildings are listed buildings and so much traffic passing causes vibration which may ultimately result in structural damage. Main Street, Syston Road and Cossington Road are too busy for cyclists and indeed there have been several accidents with major injuries in the last 2 years.
7. Part of the site is within an area of Local Separation between the villages of Sileby and Cossington and any further development would further reduce the physical separation between these settlements. Sileby and Cossington have very distinct characteristics and both would want to retain these.
8. The public footpath between Cossington Road and Homestead Close has special significance in terms of the social history of the village. There is reference to this in a document dated 1649 and can be seen on the earliest Ordnance Survey maps of the village in the 1800s. It features on the village trail in the bi annual Secret Gardens of Cossington event. The field itself used to be known as Brooke Field and has been used for agriculture since the Domesday period. Deeds of transfer for this field are referenced in a document held by the University of Leicester. To build on this land would be against the aims of the Local Plan to protect our valued landscapes, biodiversity and heritage.
9. Previous planning applications P/04/2227/2 and P/04/2853/2 were refused on basis of
 - (the) development would further reduce the physical separation between these settlements. (Cossington and Sileby)
 - The site lies in an area at risk of flood.
 - Part of the site is within an area of Local Separation between the villages of Sileby and Cossington.
10. The village has completed a Neighbourhood Plan which demonstrates a willingness to work with the Council in identifying more suitable

development opportunities. Many residents have worked together to carry out Site Assessments and have identified more appropriate locations for development within the village. Although this has yet to be adopted, we would hope that the aspirations of the Local Plan in engaging local communities with planning issues would apply and that the village voice will be heard. The number of letters sent in to Charnwood in relation to Planning Application P/20/2393/2 indicate the strength of feeling and outline a wide variety of objections.

I sincerely hope that these points are considered as we believe that we have a duty of care to protect the buildings, landscape and essential character of our village for future generations.

Yours faithfully

Mrs D. Marshall