

From: Sandy fontay [REDACTED]
Sent: 06 August 2021 13:29
To: localplans@charnwood.gov.uk
Cc: Sandy fontay
Subject: OObjection to 'Charnwood local Plan 2021-2037'
Attachments: I write in connection with the above planning application.docx

Please find the attached

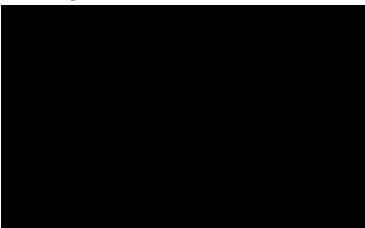
Objection to 'Charnwood local Plan 2021-2037'

Kind regards

Dwayne Toon

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Dwayne Toon



Date 6/8/2021

Objection to 'Charnwood local Plan 2021-2037'

I write in connection with the above planning application. I have examined the plans and I know the site well as my property is on Barkby Lane.

I wish to object strongly to the development in this location.

Character:

The impact of the development on the landscape must be an important factor in such an area of outstanding natural beauty

Barkby is currently an unspoilt village considerably under threat already with new builds - any further development proposals need be rejected completely.

Whilst I realise there are already plans for work to take place for the vast building of an astonishing 4500 houses within the whole area; further infilling in this particular proximity will absolutely destroy the character of the village due to the volume of houses resulting in what effectively would be another large town.

The sheer amount of houses already being considered across the whole area will put Barkby's unique identity at risk as it merges with all the other housing developments. The proposal of adding a further 1500 more houses (HA1 and HA8) on the green fields separating Barkby and Barkby Thorpe (HA1 on the map) is ludicrous and reckless. The protection of Barkby's visual and historic qualities should be taken into account as this area is in direct line with the route into the village from Syston.

Further building in this area would ruin the aspect, character and quality of the approach. This loss of a view from a public viewpoint has a wider impact on our neighbourhood, and such matters need to be taken into account where they are raised.

Also is the relevance of the loss of a view for myself, and neighbouring properties.

I understand that it is often said that "there is no right to a view" -Whilst this may be correct in strictly legal terms, it does not mean that the loss of a view is necessarily irrelevant to planning.-nor is it fair to totally dismiss another persons well-being and mental health.

The enjoyment of this view is an important part of the residential amenity of mine and neighbouring properties -its loss will have an adverse impact on the residential facility of these properties.

Flooding:

The area of HA8 (Land on Barkby Lane) is a **major concern**. There is a proposed 39 houses to be built in what effectively is our neighbor's back garden. There has already

been several occasions when after periods of heavy rain the area has flooded. (Pictures of the land next to my property is included)

It is already proven that building contributes to more flooding issues in areas due to the destruction of the natural -land, the loss of trees and the concreting of drives for parking. In addition, this land is also extremely close to the brook which runs through the whole village. Victorian sewers and drainage added to this will definitely cause major issues in mine and neighbouring properties, the road approaching the village, the village itself and indeed the brook and its infrastructure.

You will note that flooding has been identified on the plans as a high risk in this area – therefore surely it makes sense not to greatly compromise this risk by adding more houses. I would have to insist on asking - Who will be responsible for compensation should this result in my own property flooding?



Road infrastructure and highway safety:

The road that the HA8 and HA1 leads onto is a windy, narrow country road clearly built at a time where there were far fewer cars on the road.

There is no getting away from the fact that this road is **already** buckling with the sheer strain of the current rise in traffic, both in terms of congestion and accidents.

That is even before the 4500 houses already passed has started – that amounts to approximately **9000** more cars already.

In the past few years alone as more houses are built in the area, increasing traffic volume and careless driving which has resulted in several accidents including an overturned car. (Picture included)



There have been temporary traffic lights placed for safety reasons as the bridge wall protecting the brook has also been crashed into and knocked down.



I have spoken to Charnwood Council numerous times about the speeding traffic, the volume of traffic and the excessive loud exhaust noise from some of the modified vehicles. Unfortunately nothing was done as it was considered a police matter. The police considered it a council matter, so unfortunately it is the innocent that suffer once more. I strongly feel that this issue would completely crescendo out of control if this insurmountable amount of houses was allowed to continue.

Traffic pollution and congestion:

In the 10 years [REDACTED] I have noticed a significant rise in the volume of traffic running through the village. This has had an adverse affect for several reasons including pollution, congestion, health and safety and noise.

There are queues now when trying to get into the village from Scraftoft. This is due to

the rat run being over used by all the addition of other new houses in the surrounding villages.

There is congestion in the village where cars are trying to get up the Quenniborough Road, stopping any other traffic getting elsewhere. There is added traffic along Barkby Road (HA1 and HA8) due to these other issues and people trying to get into Syston or onto the A46.

This has expanded further out now resulting in huge tailbacks and queues around the Thurmaston shopping area – in particular the roundabout near Asda. This has resulted in dangerous driving, alternative rat routes and also exhaust pollution due to cars being stationary whilst queuing .

The noise pollution as well as the environmental pollution have already greatly increased and has resulted in loss of sleep and adding to high stress levels and loss of well-being.

Building and overcrowding:

With the other building works planned for, there is already an unacceptably high density of housing designated in this one small area. Adding any more to this would foolishly contribute to an over-development of the site.

There would be an adverse effect on the residential amenity of neighbours, by reason of (among other factors) noise, disturbance, overlooking, loss of privacy, overshadowing, light pollution / loss of light.

Wildlife loss:

This is not a trivial matter and should be a major factor when considering the destruction of natural habitat.

Currently there are many endangered species of birds and animals in this surrounding area. The land of **HA8** (next to us) currently has mating muntjac deer as well as pheasants, partridges, buzzards, red kite, yellow hammer and various species of owl to name but a few. I know that some of these animals are extremely rare, although not with any protection order as such , there has to be a responsibility on all sides to ensure these is a voice for these animals. Sadly there are no second chances.

Need over time:

Is there really a need for so many houses and why in this one very condensed space? I understand the current situation that the government and media have us believe but I am a headteacher in Leicester and I chair meetings with several other headteachers. We have had several emergency meetings recently with the local authority due to the concerns of rapidly falling birth rates in Leicester and Leicestershire.

This means that there are lots of empty spaces in schools for current reception age children (4 and 5 year old children). If the government bases its housing figures on historical projections over time, then these figures will be over exaggerated for the need of houses in 14 years time when these smaller numbers of reception children become adults.

With Charnwood also being such a large borough – why if there are already a colossal 4500 housing being developed in one area - (resulting in one the largest extension developments in Leicestershire ever) is there even any serious consideration been given to adding more houses to that figure?

I understand people have a right to live and need houses but there is also an major accountability to make sure that these new developments are shared much wider where

feasible and not completely destroying the character of one historic area.

Barkby Parish Council and the BABTAG (Barkby and Barkby Thorpe Action Groups) also share these major concerns.

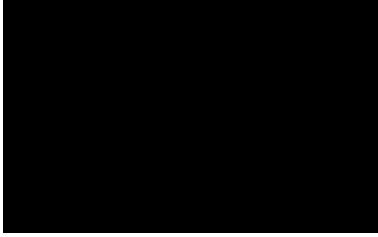
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Yours sincerely



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A large black rectangular box redacting the signature of the sender.

D.Toon

FULL NAME	DUTY TO COOPERATE	LEGALLY COMPLIANT	SOUND	WHICH PART	WHICH PARAGRAPHS
Mr Dwayne Toon	No	Yes	No	Policy	

WHICH POLICY	WHICH POLICY MAP	WHICH DIAGRAM	WHICH TABLE
Comments relate to Policy DS3 Housing Allocations and specifically pages 33-37 paras.2.64-2.8 and to Leicester and Leicestershire's unmet need page 32 paras. 2.59-2.63			

WHY PLAN NOT SOUND	MODIFICATIONS
Please see attachment	

HEARINGS	HEARING SESSIONS
No	