From: Michael Sedgwick [redacted]
Sent: 16 August 2021 20:33
To: localplans@charnwood.gov.uk
Subject: Objection letter - Proposed site HA68 Old Gate Road, Thrussington
Attachments: refusal letter HA67 & HA68.docx

Good evening,

Please find attached our concerns and objections to the proposed charnwood housing site at HA68 Old Gate Road, Thrussington.

We would like these concerns and objections to be included in any consultation process and would like to be kept up-to-date with the next steps.

Many thanks
Michael and Helen Sedgwick
[redacted]

14th August 2021

Dear Sir/ Madam,

Proposed Development of 90 New houses in Thrussington (HA67 and HA68)

We wish to raise strong objections about the Charnwood Borough Council Draft Local Plan, which proposes to develop areas HA67 and HA68 in Thrussington leading to the construction of 90 new houses, a near 40% increase in the number of dwellings.

On a personal level we were particularly shocked with the proposed development on 60 houses at site ref HA68 on Old Gate road given the nature of Old Gate road being a single track road, outside the village boundary and with particularly poor services such as drainage and access. We would also like to state that having gone through a significant consultation process with Charnwood Council as a village to develop the Thrussington Neighbourhood plan, we are extremely disappointed that the Thrussington Neighbourhood plan has been completely ignored.

Our objections focus on the Old Gate Road (HA68) proposal and are as follows:

Thrussington is recognised for its historic nucleated form. Our forebears have maintained the cherished character of our village over centuries. The developments would adversely affect this and change the appearance of the village both internally, and when approaching from either north or east. Planning applications for the area of HA68 have failed for this reason before.

Thrussington is surrounded by undulating open countryside and the proposed sites comprise of grazing/ farm land outside the identified village settlement limits. Being located outside of the village settlement boundary and therefore in the open countryside, general countryside policies of the Leicestershire Structure Plan apply.

The proposed HA68 site off Old Gate Road occupies an elevated position, the land rises from the village and we believe that any development would be prominent in views both from the village and the surrounding countryside and be seen as an extension of the village into this attractive countryside. We believe the proposed development at HA68 would break the skyline view and have a negative impact on the various protected vistas that were detailed in the Thrussington Neighbourhood plan.

The drainage and water flow on Old Gate road is already a real concern. Whenever there is a substantial rain fall (which is becoming ever more regular) the drains on Old Gate road fill almost immediately and water runs down the road, across the junction at the Seagrave road and down a jitty to a culvert (we are able to provide dated pictures showing the water issues on Old Gate road as recent as 2021). Any additional development is likely to significantly impact the water flow and drainage, causing flooding. Our house is located at a lower position to the proposed HA68 development and as such we would be at risk of flooding.

Old Gate Road is currently an extremely quiet part of the Thrussington village mainly used by horse riders, walkers and farmers. It has a significant wildlife corridor. Bats nest in the old Kiln barn opposite the proposed HA68 development, barn owls are regularly seen flying across the fields close to the proposed development as well as deer, hedgehogs, and foxes. A development on this scale will negatively affect the wildlife that is currently living on Old Gate Road.

The proposal doesn't rank as minor infilling as it equates to nearly 40% increase to the village total.

Development outside of the village settlement in the countryside is not normally permitted unless it is essential for agriculture, which is not the case.

A development of this scale would be significant and would harm both the character and appearance of the village and the surrounding countryside. This would not only be contrary to the objective of the Councils policies but also to the advice expressed in the Planning Policy guidance notes.

There could be 180 more vehicles in the village and additional commercial vehicles would serve the developments.

The roads are narrow and in the case of Old Gate Road by HA68, single track, with no suitable access to the nearby A46. The following is a direct quote (by a Proper Officer from Charnwood Borough Council) taken from a previous refusal for the development of housing on Old Gate Road;

'The proposed development, if approved, would lead to an increase in traffic on old gate road, outside the main confines of the settlement on a road which is considered inadequate in design and width to cater for additional traffic and subject only to the national speed restriction of 60mph. This would be detrimental to highway safety' (Application: P/92/1243/2)

There have been no changes (since this original application) made to design, access, width, or speed restrictions on Old Gate Road, to implement any changes would have significant impact on the environment and established historical hedgerows/ trees.

Parking in the village often means there is only room for one car to pass at a time and obscured views around parked cars already makes driving difficult. More traffic would add further safety concerns. We understand no traffic assessment has occurred so safety, congestion and parking in the village, parish area and near the school have not been considered.
There is no bus service in Thrussington, which is a key element of Charnwood's Sustainability Assessment. This reinforces the point made about the traffic/highways impact and as all new residents would need private forms of transportation.

Thrussington fails to meet other requirements including proximity to a convenience store and a GP surgery, which are both miles away.

'If permitted, the Local Planning Authority would find it difficult to resist further uncontrolled expansion of the village beyond the policy area to the detriment of the rural character of the locality, and the settlement pattern' this is another direct quote reasoning the previous refusal of development on Old Gate Road by Charnwood Borough Council.

The proposed developments take no notice of the wildlife corridors identified in the Village Neighbourhood Plan and the draft Charnwood Local Plan does not take this plan into account, even though it was adopted by the Borough Council in 2018. The proposed sites have ancient established hedgerows and trees, which would be destroyed and habitats irreversibly ruined.

Thrussington is next to the River Wreake. In wet weather the water runoff that will occur from new developments draining to the river risks overloading the village watercourse system. This has happened before, causing flood damage to homes on The Green.

For the reasons outlined we consider the draft Charnwood Local Plan proposing development on site HA68 to be UNSOUND and wish my objections to be heard at the Public Inquiry.

Kind Regards,

Michael & Helen Sedgwick
[redacted]

……..

Local Plans, Charnwood Borough Council, Southfield Road, Loughborough LE11 2TX localplans@charnwood.gov.uk