From: Clare Pearson [redacted]
Sent: 15 August 2021 17:46
To: localplans@charnwood.gov.uk
Subject: Cossington (total 124 homes) HA59 land to rear of Derry's Garden Centre

[redacted] we strongly object to this development site in Cossington. The issues we raise are as follows:-

Flooding:-

Less than 18 months ago many residents of Cossington were forced to leave their homes due to flooding on Main Street. The cause of the flooding was the brook that surrounds the field allocated for development. I have read the information supplied from the developer regarding how they intend to avoid flooding being an issue, and have no confidence in the survey provided.

Prior to the flooding in October 2019 over a million pounds was spent on flood defence's, on the field adjoining the church carpark. The field is effectively 'tanked' and designed to protect the cottages near the church from flooding for 100yrs. It failed at its first test in October 2019, and that land is now continuously under water despite the work.

Flooding remains a constant source of anxiety for much of the village when there are heavy downpours. My neighbours in their mid 80's spent a year away from their home, due to flood ingress to their property.

Clearly this will not improve with additional building.

Highway Safety / Traffic:-

The village has a narrow Main Street with tight blind bends, and many residents have to reverse from their driveways onto the road. The through traffic is already heavy at peak times, and many motorists appear to travel beyond the speed limit due to the lack of speeding measures / road furniture. This presents a danger to residents, road users and pedestrians.

During times of flooding on the Soar Valley the local roads between Rothley and Mountsorrel become closed for long periods (sometimes weeks), causing traffic to divert through Cossington. This along with the large development sites in neighbouring Sileby have a huge impact on the traffic, and I have little confidence that any traffic survey have been properly conducted during these peak times.

[redacted] from one side to another. Walking my dogs, I regularly have to run across the road to avoid vehicles accelerating off the blind bends even when I have double checked for sounds, noise and lights before crossing. Our less mobile residents would really struggle to cross.

Access to the proposed site is inappropriate. The tight blind bend next to Derry's should not be subject to further traffic flow. A household without adult children will generally have 2 vehicles in this area, hence the development could easily cause a further 260 vehicles to be travelling through the village, and cause problems particularly when paused on a blind bend awaiting to make an offside turn.

The proposed 'emergency access' to the site is also inappropriate. The developers themselves state that is would be used at times of flooding, which they claim to negate the risk of earlier in the plans. The emergency access exits onto Humble Lane which is a single track road. Nearside from the junction would exit towards a blind crest of the railway bridge. Offside would either put vehicles onto back lane which is also single track and

extremely narrow, or down Bennetts Lane which is also single track. Neither Bennetts Lane or Back Lane have footpaths, hence they are both dangerous to walk on in busy periods of traffic.

Scale of Development:-

The scale of the development appears excessive given the current size of the village, and will detract from the character of the existing heritage of the village.

This development would almost double the size of the village, this is disproportionate.

Impact on Character:-

Cossington village is full of history, and blessed with many listed buildings. The site falls outside of the proposed development limits from Charnwood BC, and allowing a developer to build generic housing will negatively impact the character of the village.

Impact of Wildlife:-

Cossington is surrounded by wildlife, and the Wildlife Trust nature reserve [redacted] I am able to see Owls, Buzzards, Bats, Foxes, Hedgehogs, Toads and Crested Newts to name a few. It is my opinion that the field allocated will have an effect on the locate wildlife / nature being less than 100m from my own garden.

Sustainability:-

The village has very few amenities within walking distance of the average person. There is one village pub, a small and over subscribed school (where would parents send children in the meantime even if the developer were to develop the current school?), no shops, cafes, doctors surgery etc etc. Hence the villagers are forced to use vehicles. In fact Derry's is a local employer and amenity which is well used by locals and also provides sustainable employment; and has begun a refreshment van on site.

Neighbouring Sileby is a 30 minute walk to the centre where these amenities can be found, but it is already difficult to obtain medical appointments etc.

The village has a bus service that runs between Leicester and Loughborough which works fine, but is not well used by the community in general. It would be unfair to presume that any new residents would suddenly become avid public transport users. Any travel off of this bus route has to be done by vehicle. I am a keen cyclist myself, but with the best will in the world cycling all year round for work in this area would be challenging with flood diversions throughout the autumn / winter on national cycle routes to Leicester.

I do not feel the village has the access to shops, dentists, doctors, leisure, education & childcare, banking or transport to allow such a large development among a highly developed area.

Yours Sincerely

Simon and Clare Pearson

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