From: Marion Jean Martin[redacted]
Sent: 15 August 2021 19:54
To: localplans@charnwood.gov.uk
Subject: Draft Local Plan 2021-37
Attachments: Parklands planning.pdf

To whom it may concern:
Please find document attached

Marion Martin
[redacted]

[redacted]

From: Marion Martin,
[redacted]

15/08/2021

Local Planning Dept,
Charnwood Borough Council,
Southfield Road, Loughborough.
LE11 2TX

To whom it may concern:-

Re HA20 'Land off Beacon Road' in the Draft Local Plan 2021-37

I am writing to express my concerns regarding a plot of land **HA20 'land off Beacon Road'** that is designated for housing development in the **Charnwood Draft Plan 2021-37,** as I believe this plot to be unsuitable for residential development.

[redacted] My parents bought this property from the original owner in 1960, so it was my childhood home. My husband and I took over ownership when my mother died in 2018.

I am concerned that this plot of land has been described as 'off Beacon Road', which I think is misleading. The plot is currently owned by William Davis Builders, with a site entrance on Beacon Road, but the part of the site earmarked for development is at the furthest point from that entrance, and is more accurately described as 'abutting Parklands Drive' or 'abutting Cross Hill Lane' which is where the historic entrance to this plot was.

William Davis have purchased 3 houses, next-door-but-one to my house, and I understand the plan is for 2 of these houses to be demolished to provide an access road to HA20. I note that in the Draft Local Plan, development proposals would be supported if they included a contribution to costs of Primary schooling in HA15 if necessary.

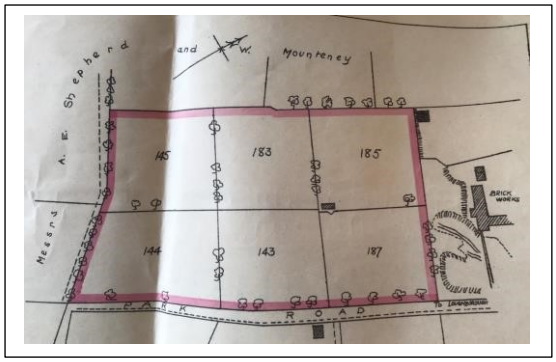
The thrust of the development of this plot is therefore more towards the south of Parklands Drive, and HA15, rather than 'off Beacon Road', feeding into Mountfields School. I think it would not be desirable for Primary children to be schooled in HA15, as this is a considerable distance away, and would necessitate them crossing Park Road, which is very busy at peak times already.

I would however like to offer a different historic perspective on this plot, as our family memory, backed up by the original paper deeds currently in my possession, goes back to

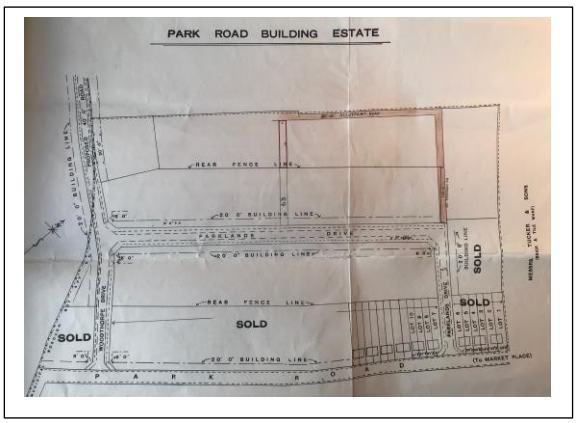
when Parklands Drive was originally developed. The information I have would suggest that the fact this land has not been developed, when much has been built all around it, is not accidental.

[redacted] was built on former allotment plots, the development in 1934 being known as the Park Road Building Estate (plots 145, 183 and 185)

Map 1



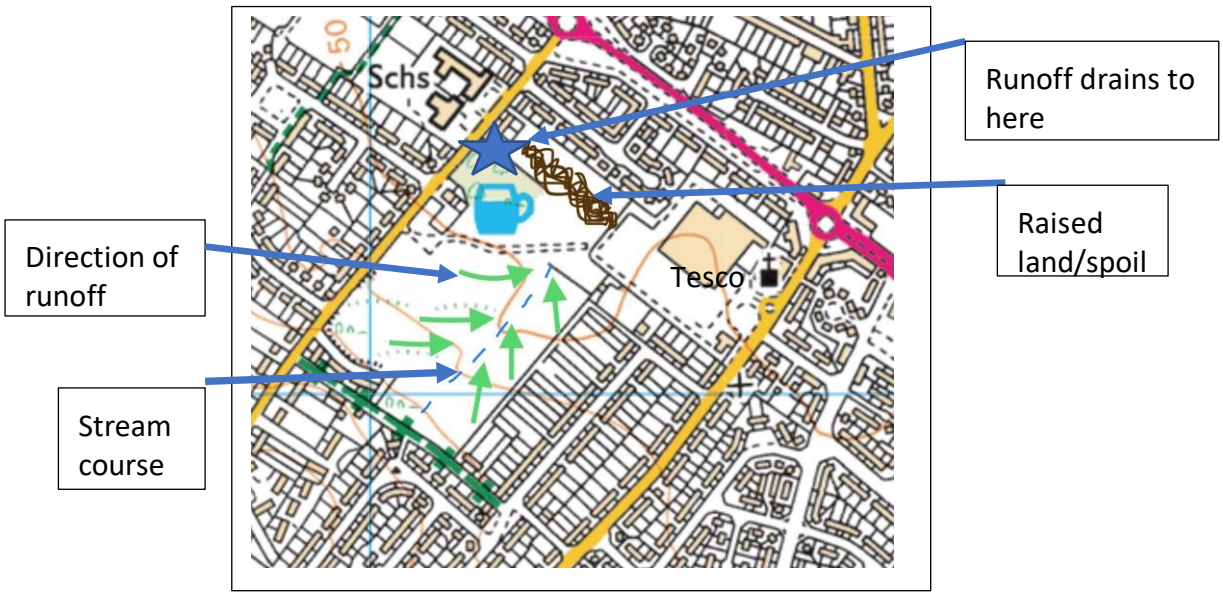
Map 2



The developer, Arthur Shepherd, bought the entire plot indicated on map 1, along with what is now HS18, with the intention of also building a similar row of houses fronting onto what is indicated on map 2 as 'Allotment Road', now the lane that gives rear access to Parklands Drive properties. This was therefore on the bottom half of the current plots, facing North west, towards what is now the proposed development plot HS18.

However, this plan was abandoned. When they came to build those houses, they realised there were considerable issues with sewage and drainage from the plot, as the land rises all around, creating a natural basin, and sewage would have drained into the then unused clay pit on the site that is now Tesco, creating a huge natural cesspit.

I have annotated **map 3** to indicate the problem, which is the same now as it was then:



The land slopes considerably down the length of Parklands Drive, but also down the gardens to a former stream course on the far side of the proposed plot. Much of the land to the North East in this plot is an artificial landscape as a result of historic brick clay extraction, and also has a considerable rise, with large mounds of spoil.
Shepherds abandoned the plan to build houses fronting onto Allotment Road, and in 1939 offered the allotment plots unsuitable for building to the owners of the houses that had already been built along Parklands Drive. The original owner of 63 (Mr F E Lockwood), along with the owners of numbers 61, 59, 57, 45, and 41 bought them in, resulting in the extended plots that exist today.

The proposed development plot is currently green field pasture, having been used continuously as a mix of arable and pasture. As far as I am aware, it is the only part of Davis's land that wasn't used for clay extraction or soil deposits from the two former brickworks on the site. It lies just over the hedge from the site of the abandoned development of 1934 and borders the edge of a former claypit to the NE, that has well documented issues resulting from the landfill that went into it.

I therefore have some serious questions as to how any developer might overcome the issue of sewage extraction. The natural drainage flows towards Beacon Drive in the north, and is already identified as a runoff flood risk area by the Environment Agency: -

Map 4

Any further drainage channels/sewage pipes in that direction would be going across the whole site, and through areas of potentially unstable landfill or spoil. Any other route would necessitate pumping uphill, over a considerable height, again across potentially unstable land.

There are many reasons to question whether this development is suitable (traffic, provision of utilities, environmental impact, schooling, etc). This plot is only a small plot in comparison to HA15-17, and would be an expensive plot to develop. It is unlikely that any houses built on this plot would be affordable.

However, I think the implications around sewage and drainage are sufficient to suggest this plot is not suitable for housing development at all, and therefore the proposal to build here is unsound. The conditions prevalent in 1934 that caused Shepherd to abandon the plans then have been exacerbated by the subsequent landfill, and development around the site (for example the housing in Lansdowne Drive, which further encloses this site).

For this reason, I consider this site to be unsuitable for residential development, and that HA20 should be removed from the Charnwood Draft Plan, as an unsound proposal.

Yours faithfully

Marion Martin (Mrs)