From: Dr Satbir Singh Jassal [redacted]
Sent: 21 August 2021 11:23
To: localplans@charnwood.gov.uk
Subject: Response to Local Plan area HA15
Attachments: SJ objection to local plan 20 08 21.docx

Dear Team

Please find attached our response to the local plan area HA15.

Kind Regards
Sat

Sat and Sunny Jassal
[redacted]

Scanned by McAfee and confirmed virus-free.

Old Dairy Woodthorpe objection to local plan HA 15

We strongly object to this proposal for area HA 15, as identified in the recently published Local Plan 2021-2037.

The proposed development on area HA 15 would lead to the destruction of our local heritage.

Woodthorpe is a small hamlet situated 1½ miles south of Loughborough in Leicestershire. The name Woodthorpe is a Scandinavian name and means the outlying farm with/by the wood. The original settlement dates from the late 800s and was recorded within the Doomsday Book. Historically it has been part of the Beaumanor estate and so has strong connections to the history of Loughborough and Leicestershire with the additional national history associated with Lady Jane Grey.

It is unique within the Loughborough area as the only unspoilt Thorpe left. Through its history there has been little change in the number of houses/cottages that have existed in the Hamlet. This was originally due to its relationship with the Beaumanor estate until the 1940s and subsequently Charnwood local planners' active restrictions to maintain its integrity and uniqueness.

The net result of this application will be a destruction of the character and uniqueness of this, the last-remaining hamlet in the area.

Charnwood Borough Council have stated the importance of maintaining the integrity of small villages and settlements, and we are genuinely concerned that if this proposal goes ahead, Woodthorpe will become swamped by Loughborough and Quorn becoming one large conurbation with no natural separation between settlements.

The proposed development on area HA 15 would lead to significant traffic congestion at the Terry Yardley Way, Woodthorpe roundabout.

There is already significant pressure on the Terry Yardley Way, Woodthorpe roundabout due to the new housing estates built around that area. This has already led to increased issues of congestion. The main road leading into Woodthorpe which would be used by any development in HA 15 is not fit for purpose and adjoins the roundabout at an angle that is so acute as to cause significant safety issues for traffic at the roundabout. Proposals for a road leading to HA 15 from Terry Yardley Way is also impossible due to traffic planning regulations. The statements are clearly supported by Leicester County council highways authority who have submitted evidence to this effect.

Furthermore, there are no bus routes anywhere near the area of Woodthorpe and HA 15. Local bus companies have officially acknowledged that they have no plans to develop any form of bus service to this area in the future. This therefore has significant impact for low-income families, elderly and disabled future residents who will find themselves isolated and only able to use expensive forms of transport such as cars or taxis. This will inevitably lead to more cars using the narrow Main Street leading to congestion, parking and safety issues and increasing pollution.

The proposed development on area HA 15 is not supported by the current infrastructure in the area.

There are insufficient places for middle school in the area. Further development will lead to children needing to travel significant distances to attend any school. This will lead to increased congestion of traffic within Loughborough, increased environmental pollution and decrease child health from not being able to walk to school. Future developers may offer to build school on HA 15. However, this is unlikely to be done in time to support any future residents on HA 15 who will therefore end up swamping the local schools to find places for their children.

Loughborough and Quorn currently have major issues with access to general practice care. The Quorn medical practice is above maximum capacity and would be unable to cope with the increased numbers of people living in the area. Practices within Loughborough are already struggling to service the current patients.

The proposed development on HA 15 would have a significant negative impact on local wildlife and green areas.

During the pan epidemic the hamlet of Woodthorpe and the surrounding areas were used extensively by the residents of Loughborough and Quorn to help with their physical and mental well-being. The ability to use green spaces and see wildlife allowed many to cope with the significant isolation at other times during Covid. Developments at HA 15 would mean that all this natural resource would be lost.

There is extensive local wildlife within the area including deer, badgers, foxes, hares, bats and a huge variety of birdlife. All this wildlife needs the space and the wildlife corridors to move around and exist, finding natural resources to live off. Development on HA 15 will not only mean the death and destruction of the local wildlife and their habitat, but also the loss of that wildlife for future generations of residents in Loughborough and Quorn.

We would strongly urge Charnwood planning department to remove HA 15 as future development land and leave a more defined area of separation, a natural green belt area between Loughborough and Quorn defined by its current boundaries.

Yours Gratefully

Dr Satbir and Dr Sunita Jassal

[redacted]

20/8/2021