From: [redacted]
Sent: 22 August 2021 19:08
To: localplans@charnwood.gov.uk
Subject: Objections to development of HA20 within Charnwood Local Plan 2021-37

Ref: HA20 – Land off Beacon Road

Dear Sirs,

We are writing to express our concerns and objections to the proposed development of a new housing site identified as "HA20 – Land off Beacon Road" within the draft Charnwood local plan 2021-37.

It has come to light that access to this development plot from Beacon Road has previously been challenged on highway grounds and, whilst we are not sure of the detail of this challenge, we believe this may have previously been based on there being 2 schools on Beacon Road and that there were concerns around safety of the school children if there was increased traffic generated as a result of this development. Interestingly one of the schools (Ashmount) has recently been moved from Beacon Road and the site redeveloped for housing, right next to the remaining school, so raised the question as to why access from Beacon Road would not be the best option for this site, especially with the assumption that William Davis will be looking to develop further parts of the land adjacent to HA20 at some point in the future.

It has also recently come to our attention that the owner of the development site, William Davis, has successfully purchased 3 adjacent properties on Parklands Drive that the HA20 development site back on to and we believe that this is to potentially allow the developer to demolish 2 of these houses to make room for an access road through to the site from Parklands Drive itself.

Whilst we do have more general reservations around the development of the HA20 site, we are particularly concerned about this potential change due to the increased traffic that it will generate onto what is effectively a quiet residential street that regularly has young children playing along it.

The street is already quite crowded from a parking perspective and the increased traffic is likely to create an even greater safety risk, especially where the road bends 90 degrees at the Tesco end of Parklands Drive, as this is a regular spot for near misses due to the lack of visibility.

We also struggle today trying to get out of the Tesco end of Parklands Drive at busy commuting times, due to queues tailing back from both the Tesco and McDonalds roundabouts, so the potential of, what I would assume to be, around 100 additional vehicles trying to also use this route would be a massive bottleneck on an already busy junction.

Ultimately, if access to HA20 from Beacon Road was deemed unsuitable due to increased traffic and risk to children's safety then access from Parklands Drive would be just as much of a challenge, if not more so.

Moving on to our more general environmental concerns with the development of the HA20 site, we are aware of a number protected creatures that inhabit the HA20 site and surrounding area, such as bats, badgers and great crested newts, that should also be considered as part of your decision to approve the inclusion of this site in the housing plan.

In addition to this, there are already water table flooding challenges at the lower parts of the gardens on the north-west side of Parklands Drive and there is a real concern to us that the development of the HA20 site and removal of natural drainage via that field will push yet more water towards these gardens on Parklands Drive and causing potential flooding challenges to the garages that are accessed via the lane to the rear of these properties.

I know from personal experience that the houses on Woodlands Drive (at the bottom of Beacon Road) are already suffering badly from this problem and regularly have 12" or more of ground water present in the under floor cavity which is causing severe damp and structural issues for the residents.

The houses on Woodlands Drive have been there for 80 to 90 years but the water table issues on Woodlands Drive have only occurred in the last few years and was certainly not present 25 years ago when an elderly relative of ours purchased number 29, so we can only assume that building developments that have removed open field drainage around this area over the last 30 to 40 years, such as the Tesco site, the housing developments on Squirrel Way (at the

far end of Woodlands Drive) and creation of the Ashmount Close development on the old site of Ashmount school, have caused significant changes to the water table in that area and things are now at breaking point.

We have real concerns that yet another development on open higher land in this area will push more water into the gardens of Parklands Drive and could also push yet more water down Beacon Road onto Woodlands Drive.

We wish for the above points to be taken into consideration when deciding on whether to keep the HA20 site on the housing plan at the next review and, if it is deemed appropriate to keep in the plan, we strongly object to access being provisioned from Parklands Drive due to the traffic congestion and safety concerns that this would ultimately generate for the residents of Parklands Drive.

Yours faithfully,

Mark and Sharon Parkins