

## **Charnwood Local Plan – Post Hearing Consultation Response**

### **Carol Warner**

I am writing in response to the latest documents regarding the Charnwood Local Plan and specifically the transport strategy.

#### **Context**

In my opinion to use areas HA15, HA16 and HA17 as building land is completely inappropriate. This is an historic environment on the edge of the Outwoods, a designated area of SSSI. The valuable landscape, biodiversity and agricultural land in these three areas should be protected and retained here for future generations. The footpaths in the area are very well used and bring great benefits to health and well being including to the children and young people cared for at Rainbows Hospice. Charnwood Borough Council itself recommends that long range views (in this case of the Outwoods) should not be affected by new development.

#### **Position of sites**

The sites are remote from shops, bus stops, doctors/dentists, schools, and other services and leisure facilities and do not fall within the guidelines of minimum recommended walking distances. This means that the governments cycling, walking and wheeling strategy would not be realised as substantial car use would be a necessity for potential residents.

#### **Public transport**

Buses are unreliable and infrequent leading to total reliance on motor vehicles.

#### **Suitably of roads for additional traffic volumes**

Car parking on most internal roads such as Newstead way, Laburnum Way and Haddon Road is a fact of life because of insufficient space on driveways effectively reducing these roads to one lane. These roads were not designed to take the volume of traffic expected from up to 550 homes (one of the figures quoted by a developer) on this part of the allocation. With only two entrances to this site, new housing would have a significantly negative affect on the lives of residents in that area.

I have seen drivers, head on, out of their cars, on Haddon Road with both refusing to back up.

The cumulative impact to the area from all three allocations will be considerable. The internal roads were not designed to take the impact of cars from 1350 homes especially as the public transport infrastructure accompanying the Grange Park development has not been delivered, and due to design and layout mistakes, the estate now suffers from major on street parking on key routes such as Haddon way, Laburnum Way and Highland Drive, And yet the draft policy, as worded, states that individual developers will be required to assess their site-specific impacts, which will not take account of the combined impact of all three developments.

The impact on Woodthorpe would be intolerable.

#### **If plans were to be adopted**

- Authorities should ensure protection of this special area by ensuring at least 40% of green and blue infrastructure is included in any plans.

- Developers should not be allowed to pass responsibility for long term upkeep of areas to the council. Planting of young trees and shrubs and meadows and then just allowing everything to die is easy. It takes years to start to replace the diversity of the mature environment that was lost. Long term maintenance to ensure growth takes responsibility.
- Developers should be encouraged, through planning stipulation, to allow appropriate space for car parking. A four bedroomed house with single garage and 2 cars in tandem in front of it does not work. It inevitably leads to at least one and probably more vehicles being parked on the road or footpath a hazard for, among others, the visually impaired and wheelchair users.
- A traffic plan for the whole allocation needs to be agreed before any development takes place. Expecting developers to make piecemeal, site specific arrangements for the good of the community is not realistic in my view. It should not be up to individual developers to determine the transport impact of an area. The overall approach should ultimately be the responsibility of Leicestershire County Council.

In my opinion any development of sites HA 15,16 and 17 would be totally inappropriate as the negative cumulative affects would far outweigh any benefits.

Kind regards

Carol Warner