

Charnwood Local Plan – Post Hearing Consultation Response

Mr & Mrs Cunnington

Firstly apologies for the late email, we were confused about the various deadlines and different ways to comment with this running alongside the Bloor Homes specific application also in our area at this time. We would be grateful if you would still be able to consider our comments below with regards to the Local Plan and the policies and strategies we are most concerned about.

We feel that once HA16 (17 and 15) are identified as allocations in an adopted Local Plan, it will be hard to refuse planning applications on these sites. We would therefore request that these sites do get included in the Local Plan, and amend Policies DS3 (HA16), 15, and 17 to reflect the unique Charnwood Forest setting, there should be a greater amount of green and blue infrastructure included - at least 40% and also we feel its really important to ask the developers to avoid the car parking mistakes of the past by avoiding back to back parking, ensuring provision is made for public transport for sustainable access, create connected off site cycle routes, and engage with the local community via the HWRA.

We would also like to comment on one of the documents being consulted on the 'Draft Transport Strategies to Enable Growth in the Borough of Charnwood'. This has clearly been produced hastily by Leicestershire County Council. One of the issues we consider really important is the need for proper assessment of the access, traffic impact and mitigations needed for all three developments that are proposed around the Grange Park Estate. In total these equate to over 1,350 homes and are allocated near Laburnum Way HA16 - 422 homes, Woodthorpe HA15 - 723 homes, and Moat Road - HA15 - 205 homes.

The approach proposed in the Leicestershire County Councils' draft Transport strategy for the Charnwood Local Plan in terms of assessing the transport requirements of these allocations is to leave it to the individual developers - as shown in extract below:

3.4.1 The (Transport) Strategies are not intended to deal with more localised impacts of a particular development site. There will continue to be a requirement for developers to assess and determine their site-specific impacts and mitigation requirements. The onus will be on developers to demonstrate this through their transport assessments developed in support of planning applications, whilst the Plan-led mitigation strategy will provide the overarching framework of prioritised and phased measures which mitigate the cumulative and cross boundary impacts of Plan-level growth.

The Plan detailed in the Charnwood Local Plan - Pre-Submission Draft 2021 - 2037 page 25 shows the proximity of HA16, HA17 and HA15 surrounding Grange Park. The cumulative impact of these three allocations is likely to be considerable. The internal roads were not designed to take the impact of an additional 1,350 dwellings, 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 Road and Highlands Road. 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.

We are concerned that this cannot be left to be assessed individually by promoters of each scheme, and that they should be considered holistically as part of the County Council's Transport Strategy assessment informing the Deliverability of the Local Plan.

In addition to the transport issues highlighted above there also seems to be no consideration of the local issues of both primary and secondary schools in the area already being oversubscribed

in catchment, if each individual application is passed in isolation these considerations will continue to become overlooked, but with a possible total of an additional 1,350 dwellings where are the additional children going to go to school.

Thank you for taking the time to read the above and we hope these comments will be considered accordingly.

Regards,
Mr & Mrs Cunnington