

From: Nigel Trasler - Chair HWRA Residents Association <chair@haddonwayra.org.uk>
Sent: 29 August 2024 09:20
To: localplans@charnwood.gov.uk
Subject: Charnwood Local Plan Examination Main Modification Consultation - HWRA Response
Attachments: HWRA Letter of response to CBC Local Plan Examination Main Modification Consultation V1.pdf

Dear Sirs

Please see letter attached in response to Charnwood Local Plan Examination Main Modification Consultation

Please acknowledge receipt of this letter

Thank you

Kind Regards
Nigel Trasler Chair HWRA Residents Association
www.haddonwayra.org.uk

HWRA RESIDENTS ASSOCIATION
INCLUDING GRANGE PARK



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Charnwood Borough Council
Development Management
Loughborough
Leicestershire
LE11 2TN

29 August 2024

Dear Sir

Charnwood Local Plan 2021-37. Charnwood Local Plan Examination Main Modification Consultation

Further to your email dated 17 July 2024, advising of further updated documents which are available for review and comment, we write to respond as follows :

As a local Residents Association representing Haddon Way and Grange Park to the south of Loughborough our comments are in relation to the proposed allocations at HA15, HA16, HA17 and HA19 as these will have the most impact on our local residents.

MM27. Policy DS3 Main Modifications

As a Residents Association we welcome the statement that “development on allocations should be considered comprehensively” the document then states “especially with regard to” and lists HA15, 16 and 17. As a Residents Association we have commented several times both on the Charnwood Borough Council (CBC) Local Plan and individual planning applications to CBC to request that the effects of development on sites HA15, 16 and 17 must be considered cumulatively as they are in reality a single large extension of over 1000 dwellings that has been sub divided for convenience. It is evident that the long term effect of these allocations will undoubtedly have a detrimental effect on one another and the wider local area.

However, we consider the statement in the amendment “Proposals should respond positively to opportunities for integrating” **to be too weak and is open to interpretation by individual promoters**, and could result in a non-integrated approach as there is no onus on developers and land owners to work together i.e. the proposed main modifications are not deemed to be effective.

We also note that this approach to integrating infrastructure provision between sites, as set out in MM27, is focused on transport only, and misses out the need to apply a similar approach to flood mitigation, green infrastructure and education provision, which also have cross boundary impacts between allocations.

The following modification has been proposed for HA12 (Land at Gynsill Lane and Anstey Lane Glenfield for 260 homes, see extract below). This requires a masterplan to be agreed with adjoining local authorities of which includes access, landscaping, education provision, delivery and phasing arrangements and states “in order to achieve comprehensive development”.

MM35	40-41	Original Policy DS3 HA12 5 th bullet point	A masterplan to be agreed with the Local Planning Authority in consultation with Leicester City Council and Blaby District Council which includes access, landscaping, education provision, delivery and phasing arrangements for the wider cross boundary development area whole allocation, in order to achieve comprehensive development; and	To ensure it is clear how Policy DS3 HA12 is to be applied, to ensure the policy is effective.
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We strongly believe that for 1,350 dwellings that are ‘tagged’ onto the edge of the existing development, (HA15, 16 and 17), there should be a single comprehensive masterplan agreed between all parties with the similar wording to the above i.e. “A comprehensive masterplan to be agreed with the Local Planning Authority in consultation with , Leicestershire County Council (LCC), and the three Resident’s Associations of Woodthorpe, Haddon Way and Brampcote Road, which includes access, green and blue infrastructure, flood mitigations, education, doctor’s surgery, community and recreational facilities, in order to achieve a well-integrated and comprehensive development. There should also be a clear plan of implementation to restore the listed building “Halfway House” which is ear marked to be safeguarded, with a clear plan and finances ringfenced, ‘To ensure it is clear how Policy DS3 HA12 is to be applied, to ensure the policy is effective’.

MM28. Illustrative plans indicating darker orange areas where development is allocated

With reference to MM28 in response to policy 2.65 (see extract below) the diagrams showing darker orange areas where development is allocated. We do not consider this helpful as it is not part of a comprehensive master planning exercise and fails to take into account the wealth of local knowledge of the area. This statement should be deleted or revised to downplay the importance of the dark orange areas.

SoPMM Reference	Local Plan Page	Paragraph/ Policy/ Table	Main Modifications	Reason Relating to Soundness
MM28	33	2.65	<p>or negate some of the likely off-site transport infrastructure requirements described through (i) and (ii) above.</p> <p>For a number of sites, we have included site specific policies that are required to address specific constraints, wider objectives or other issues related to those sites. Site policies should be read in conjunction with the place-based and topic-based policies in the plan. If there is no site policy this means that the issues relating to that site are adequately addressed by applying place-based and topic-based policies in this local plan. <u>Some of the site policies are accompanied by illustrative diagrams to assist with interpreting the policies. In some cases these diagrams show, in darker orange, where housing should be located within the allocation boundary. When development is complete, designations of Countryside, Areas of Local Separation and Green Wedge will extend into the allocation up to the edge of the built form of the development.</u></p>	To provide additional clarification to ensure that the policy is effective.

MM140. Modifications to Policy CC5 Sustainable transport

We welcome and support the policy. It is essential that good sustainable links are developed between these three sites and that the issue is considered comprehensively

However, on page 113, we note that there is **still NO allocation of monies to mitigate the effects of the huge increase in traffic from HA15 and 16 (some 1100 houses) at Aldi / Woodthorpe roundabout.** This is a huge omission on the part of both CBC and LCC. It is essential that LCC and CBC review this matter and include designs and ringfence monies from HA15, 16, and 17 specifically for this work within the Local Plan document as a matter of urgency

MM131. Modifications to Policy CC2 Manage Flood risk

We also welcome and support the policy. It is essential that good sustainable links are developed between these three sites and that the issue is considered comprehensively

DM17 HA15 Land south of Loughborough. Table 2 Schedule of Proposed Main Modifications to Local Plan diagrams document

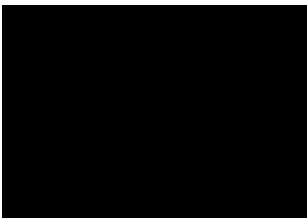
We note the “New School” has been removed for the revised diagram and replaced with darker orange housing allocation. We presume this is an administration error, please clarify this and issue an updated diagram

The revised document does not include a similar diagrams for HA16 and 17, please confirm this is unnecessary as there are no changes to these allocations

We trust that both CBC and the Inspectors will find our comments and recommendations constructive and look forward to further positive correspondence in the near future.

Please acknowledge receipt of this document.

Yours Faithfully,



Nigel Trasler – Chair
On behalf of Haddon Way Residents Association.