

From: Cllr. Birgitta Worrall
Sent: 04 September 2024 13:55
To: localplans@charnwood.gov.uk
Subject: Charnwood Local Plan Examination Main Modification Consultation
Attachments: Comments on Local Plan.docx

Dear Sir/Madam,
Please see enclosed attachment with my comments.
Thank you.

Kind Regards
Birgitta

Cllr Birgitta Worrall
Ward Councillor for Woodthorpe Ward

Charnwood Borough Council

Development Management

Loughborough,

Leicestershire,

LE11 2TN

3rd September 2024

Dear Sir/Madam,

Charnwood Local Plan 2021-37

Charnwood Local Plan Examination, Main Modification Consultation, Exam 81.

My comments relate mainly to HA15, HA16, HA17 and HA19 as they are within Woodthorpe Ward, (except HA17) and/or will impact on the ward and its residents. These developments will add 1168 homes to Woodthorpe Ward (current number of households 1480) and a total of 1373 including HA17.

MM4, discusses sustainable development and sustainable patterns of growth,

MM6, states that it aims to make Loughborough a walkable, compact destination for shopping, leisure, entertainment and culture.

I completely share the vision of MM6 and MM4 however I am disappointed not to find any mention of improved walking/cycling facilities from HA15/HA16 or HA19 anywhere in the Exam document. There is also no mention of improvements to the Allendale Road roundabout or along Ling Road to make walking/cycling safer between these developments and the town centre.

MM17, I also totally concur with the reduction of travel by car. Please refer to my concerns as stated above and in addition I would also like to see more specific mention of improved public transport services for South Loughborough to ensure future and current residents will be encouraged to change behaviours and reduce the number of car journeys.

MM27, I welcome the statement about layout and design of a development to be considered alongside developments at nearby sites and lists HA15, HA16 and HA17.

This requires a Master plan for the three sites. I have on numerous occasions alongside the Residents Groups requested that these sites are planned and managed cumulatively, instead of the current piecemeal approach, as the impact of these developments on such a small area of Loughborough will be enormous.

The statement 'Proposals should respond positively to opportunities for integrating' is nowhere near sufficient to ensure cumulative planning and development. I would like to see much stronger wording here to ensure the impact on the ward and its residents especially relating to infrastructure are an integral part of these developments.

Currently the integration of infrastructure only relates to transport requirements, and I would like to see this extended to incorporate access to GP and dental services, education, green infrastructure and flooding.

This type of modification has been proposed for HA12, (land at Gynsill Lane and Anstey Lane) for 260 homes. This sets out a requirement for a master plan to be agreed in relation to access, landscaping, education etc 'in order to achieve comprehensive development'. I appreciate this involves two separate local authorities. I would like to see a statement which outlines that authorities will be working together with the residents groups to achieve an integrated, comprehensive masterplan for HA15, HA16, HA17 and HA19.

MM28, I noticed the removal of the school from the diagram of HA15. This has been replaced by a darker orange square. I am concerned about this as the need for a primary school as part of this development is urgent. I do not want this darker orange square on this diagram to be misinterpreted as housing and I would like to see this square stating labelled as a school.

MM83/MM84 I am pleased to read about improvements to cycling/walking but there is no mention of the provision of safer walking/cycling from HA15/HA16. Can this please be rectified.

MM108, I have concerns regarding the deviation from space standards for social housing. I believe that having sufficient space in a home has a huge impact on the quality of life for the occupiers. I would like to see a different compromise such as less privately owned homes on a development.

MM125, I fully support this.

MM128, I welcome the sequential test of sites at risk of surface water flooding and the assurance of avoiding an increase in flood risk elsewhere as a result of development. This is very important to HA15, HA16 and HA17.

MM130, I welcome the reference to cumulative impact standards and that they are appropriate and there will be clear arrangements for ongoing maintenance for the lifetime of the development.

This concludes my comments and I look forward to further communication regarding the Local Plan and its adoption.

Kind regards

Birgitta Worrall

Ward Councillor

Woodthorpe Ward