

How to Say **NO** to Bellway's 68 Houses

As promised the PC working group has set out below the information needed for you to be able to object to the proposed housing estate off Old Gate Road.

How to object

You must include the planning application number P/22/1539/2 and your name and address with your objection. All objections must be received by 10th November.

By email: development.control@charnwood.gov.uk

By post: Planning Services, Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire LE11 2TN

Grounds for Objecting

- **The most important issue is that of sustainability.** The planned development is **not** sustainable as it is reliant on car travel. There is no bus service and majority of services/facilities that people need on a day to day basis are too far away (see over).
- 68 new homes represent a near 30% increase in the size of the village with no new facilities proposed, indeed Bellway have not undertaken any public consultation on this application.
- The development will potentially generate an extra 140 cars plus service vehicles. The impact on the village roads and junctions has been ignored.
- The site is on higher ground and will change the landscape, environment and character of the village. Even Bellway's own Landscape and Visual Appraisal states that the development would cause "inevitable adverse effects both in visual and landscape terms". The application claims that there is no planning history on this site, so does not refer to a previous application which was refused (see over).
- The plan shows a wildlife corridor to be protected but it will be destroyed.
- The development is contrary to the existing Local Plan and Neighbourhood Plan as it lies outside the settlement boundary.

Overleaf and on the village website (using the barcode, right) you will find more detailed information about the above points.



Please send in a different objection letter or email for each adult in your household. The more objections that are raised, the more notice the councillors will take!

Help – If you would like more information or help in submitting your objection then please contact a member of the working group: Steve Watson, Nigel Hainsworth, Suzan Rubins, Tim Bourne, Patrick Rendall, Mike Duggan, Rob Iliffe or email ninetyhouses@gmail.com

Additional detail:

As Charnwood Borough Council does not have a 5-year supply of housing land and because the new Charnwood Local Plan has been delayed by the Inspector, towns and villages in the Borough are extremely vulnerable to speculative planning applications by developers. National planning policy states that where there is not a 5-year land supply, there is a presumption in favour of granting planning consent for sustainable development. **If this application is approved by Charnwood Council (or later on appeal) it could lead to other planning applications being submitted on green fields around our village. Councillors on the Planning Committee will make the decision on this application, it is important that they understand the strength of feeling from this village and that as many of us as possible submit objections to the planning department.**

So, what are the potential grounds for refusal?

1. This application is contrary to the existing Charnwood Local Plan and Thrussington Neighbourhood Plan (2018) because the application site lies outside the settlement boundary.
2. **Sustainability:** The National Planning Policy Framework and the policies in the new Charnwood Draft Local Plan direct new development to sustainable locations which enable access to jobs, services and other facilities by means other than by car i.e. public transport, cycling and walking. The applicant states “This site is well positioned in terms of benefitting from good public transport links and services including local shops, schools, employment opportunities and health/leisure facilities.” This statement is totally FALSE – there is no bus service, with the nearest bus stop 2km away in Rearsby, extremely limited employment and the nearest GP surgery is 6km away in Syston. This development would be totally dependent upon the car!
3. **Access to services:** In October 2020 Charnwood Council updated its Settlement Hierarchy Assessment. With a population of 581, Thrussington is one of the smallest settlements in the Borough. The report details the key facilities required for day-to-day needs – Thrussington scores badly, lacking a food shop, employment opportunities, GP surgery, PO and pharmacy and above all no public transport to access services elsewhere. Out of a maximum score of 11 the Council gives Thrussington a score of 4, the lowest score in the ‘other settlement’ category. Lack of basic facilities makes it an inappropriate location for major development. This adds major weight to the lack of sustainability argument and is the Council’s own work.
4. **Highways:** With the addition of 68 houses, we would suffer a near 30% increase in the size of the village and potentially an increase of 140 cars plus service vehicles coming in and out of the village. Old Gate Rd has a width of 4.4 – 4.7 m between its junction with Seagrave Rd and the proposed new access. The applicant’s Transport Statement is incorrect, it states the width to be c4.7m wide. At 4.5m it is difficult for two vehicles to pass. Can the Leicestershire County Council Highways Authority accept that this standard of road is acceptable to facilitate 68 houses? North of the proposed access Old Gate Rd becomes a single-track road, leading to a dangerous junction with the A46. Turning right at the bottom of Old Gate Rd is dangerous, with cars often parked on both sides of the road. Cars often mount the pavement as they enter the village to avoid parked cars. Thrussington attracts many horse riders and cyclists and Old Gate Rd has become a recreational route for many. The Highways Authority must be asked to review this application in detail to assess whether it meets all good practice, standards and safety concerns.
5. **Character:** The village is recognised for its historic nucleated form which lies on lower ground adjacent to the River Wreake. The application site is on higher ground and will alter the historic form of our village. Bellway accepts in its report on visual and landscape impact that there will be adverse effects on the seven viewpoints that it considers in the surrounding area. The applicant’s design and access statement FAILS to mention that a planning application (P/91/0397/2) for 34 houses was refused. The Planning Inspector in 1992 wrote ‘the resultant harm to the character and appearance of both village and surrounding countryside would be so serious as to form a compelling reason for resisting this appeal’.
6. **Ecology:** In the applicant’s design and access strategy, section 4 shows 2 wildlife corridors to be enhanced and protected (in their words). One corridor will be destroyed by the proposed access!

Thank you for your support