

TOWN AND COUNTRY PLANNING ACT 1990

STATEMENT OF COMMUNITY INVOLVEMENT

(SCI)

TO ACCOMPANY AN OUTLINE PLANNING

APPLICATION AT:-

**LAND OFF CORK LANE,
GLEN PARVA, LEICESTER**

FOR:-

**UP TO 165 DWELLINGS TOGETHER WITH
ASSOCIATED INFRASTRUCTURE WITH ALL**

MATTERS RESERVED

EXCEPT ACCESS.

FRAMPTONS ON BEHALF OF: -

MANOR OAK HOMES

FEBRUARY 2014

CHARTERED
TOWN PLANNING
CONSULTANTS

1.0 INTRODUCTION

1.1 This Statement of Community Involvement ('SCI') has been prepared by Framptons Planning on behalf of Manor Oak Homes in support of a planning application for Land at Cork Lane, Glen Parva for:-

“outline planning application for up to 165 dwellings together with associated with all matters reserved except access.”

1.2 The SCI describes the process by which arrangements have been made to engage with local community in Glen Parva, including both elected representatives and residents, to establish views about the planning application. This report describes the methods used to publicise a public exhibition; the information provided to the public at the exhibition; the methods used to gather feedback on the proposals; and a summary of the responses received during and after the public exhibition.

1.3 The intention of the public engagement process was to provide local residents and other interested parties with an early opportunity to view the emerging proposals prior to the submission of an outline planning application to Blaby District Council (the Local Planning Authority), and to make the content of the proposals known to the local community.

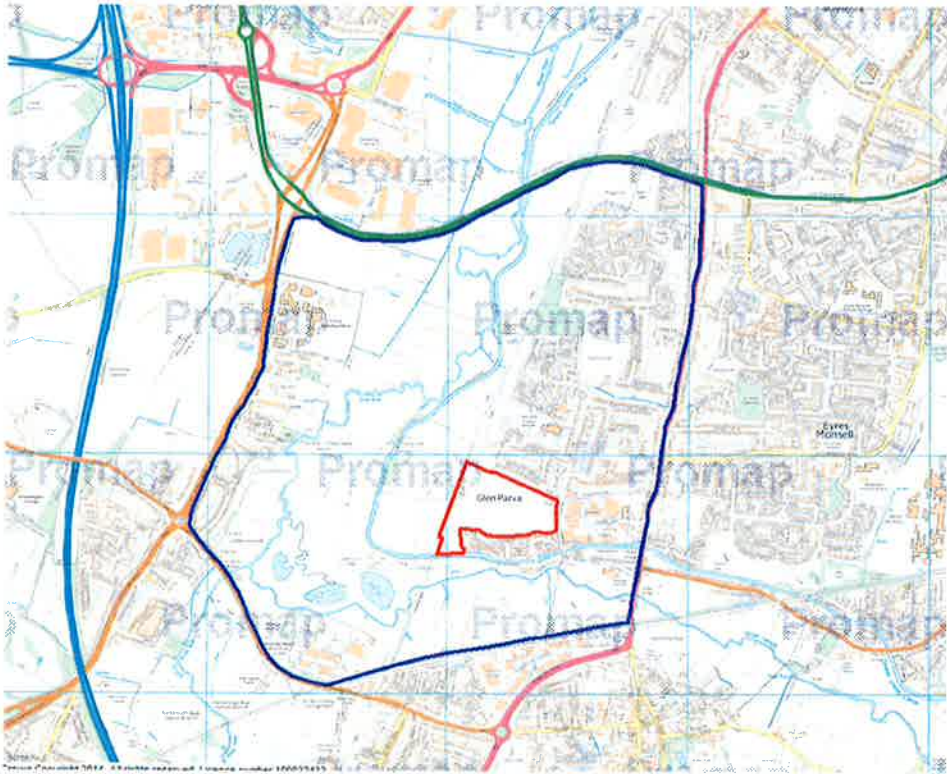
- 1.4 A public exhibition was held at The Memorial Hall, Dorothy Avenue, Glen Parva, LE2 9JD on Tuesday 28th January 2014 between 3pm – 8pm.
- 1.5 There was an additional briefing session from 2pm to 3pm specifically for elected representatives to be briefed and discuss the proposals with Manor Oak Homes' project team prior to the 3 pm opening of the exhibition to the general public. The list of those invited to this session is detailed in paragraph 2.3.

2.0 COMMUNITY CONSULTATION PROCESS

Publication of the Exhibition

- 2.1 In an attempt to generate the maximum possible attendance by members of the local community at a time most convenient to them, the applicant carried out an afternoon and early evening consultation session. Publicity was arranged in various forms, in an endeavour to ensure that all interested parties were fully aware of the consultation process and the date of the public exhibition events.
- 2.2 The exhibition that took place was advertised locally prior to the event by leaflets of invitation sent out to all properties within the immediate vicinity of the site. Figure 2.1 overleaf illustrates the extent of the resident's leaflet of invitation (area edged 'blue'). The leaflet included a site location plan; contained details for the proposed public exhibition and displayed the date, time and venue. A copy of the invitation leaflet sent to local residents is attached as **APPENDIX 1**.

Figure 2.1 – Extent of resident leaflet posted



Source: Promap 2014, annotated by Framptons

2.3 In addition, the invitation leaflets were also emailed to locally elected Parish and District Councillors:

- Councillor White (Blaby District Council)
- Councillor Scott (Blaby District Council)
- Councillor Freer (Blaby District Council)
- Councillor Merrill (Blaby District Council)
- Councillor Welsh (Blaby District Council)
- Councillor Welsh (Blaby District Council)

- Clerk Joanne Small (Glen Parva Parish Council)
- Stephen Dorrell (MP)
- Andrew Robathan (MP)
- Derek Clark (MEP)
- William Newton Dunn (MEP)
- Roger Helmer (MEP)
- Emma McClarkin (MEP)
- Glenis Willmott (MEP)
- Kristy Ingles (Planning Officer, Blaby District Council)
- Stepping Stones (Leicestershire County Council)

2.4 A copy of the email and the attached invitation leaflet sent to these individuals is attached as **APPENDIX 2**. Copies of the leaflet were posted in the Memorial Hall foyer on the community notice board in advance of the event and a pile of summary leaflets was made available for visitors to the venue to take away in the week leading up to the event.

2.5 A public notice was also placed in the local newspaper 'The Leicester Mercury' on Monday 27th January 2014. A copy of the public notice is attached as **APPENDIX 3**.

The Exhibition

2.6 Intended to stimulate discussion with the local community, a series of exhibition display boards were displayed providing information about the application site and the emerging proposals. Copies of the exhibition material are appended to this SCI in **APPENDIX 4.**

2.7 The exhibition was attended and overseen by representatives from the client's consultancy team:

- William Main – Manor Oak Homes
- Oscar Briggs - Manor Oak Homes
- Peter Bateman – Framptons Town Planning
- Rob Woolston – RG+P Architects
- Shabir Akhtar – RG+P Architects
- Martin Andrews – JPP
- Mark Bisley – First Environmental

2.8 A leaflet was made available for residents to take away, summarising the proposals. A copy is attached as **APPENDIX 5.**

2.9 Photographs taken at the exhibition are attached as **APPENDIX 6.**

3.0 ATTENDANCE AND FEEDBACK

3.1 The exhibition event was attended by approximately 185 visitors in total.

3.2 Comment forms were provided during the exhibition event to enable attendees to reflect on the proposals and submit reasoned comments and observations. An example of the comment form is provided in **APPENDIX 7**.

3.3 A total of 63 written representations were received both during and following the consultation events. A full summary of the written representations received is provided in **APPENDIX 8** (Copies of the original comments can be made available upon request and will be sent to Blaby District Council on CD for their information).

3.4 The public exhibition identified that overall the most significant concern raised was traffic issues arising from the housing development bringing an increased volume of traffic; leading to congestion, a lack of parking spaces, increase in off road parking and inability of road systems coping with this. Other concerns raised included:

- Poor junctions to access the main road, as well as poor visibility at junctions;
- Landfill site not suitable for a housing development;
- Risk of flooding;
- Lack of availability at school, doctors surgeries and dentists (along with other local amenities);

- Capabilities of drainage and sewage systems;
- Construction noise and length of construction phase;
- Long term disruption of the development, and change in quality of life for current residents;
- Size of the development;
- Noise, pollution and screening of the development;
- Additional bus lane causing more congestion;
- Safety issues, particularly in proximity to schools;
- Changes in ownership of the private drives;
- Too many building developments over the last decade, along with a lack of house sales in the area;
- Loss of green space and wildlife;
- Lack of play areas;
- No need for 4 bedroom houses;
- External view from existing houses, and devaluation of house prices;
- No shopping facilities factored into the development; and
- Lack of update on the development by the Council.

3.5 Notwithstanding the concerns raised, some of those who attended the public exhibition did acknowledge there was a need for housing, particularly affordable housing and that this site was a logical one to bring forward. The open space was also supported by interested parties, as were the links to the open countryside.

**APPENDIX 1
LEAFLET OF INVITATION**

Public Exhibition to view proposals for new homes on land at Cork Lane, Glen Parva

■ framptons



The key features for the scheme are as follows:

- The application is outline for up to 160 dwellings together with associated infrastructure including roads, drainage and open space;
- The site will deliver needed homes in a sustainable location;
- The site will deliver, subject to viability a number of benefits including affordable housing, play facilities;
- The scheme will offset its impact on existing services by way of financial contributions where it is necessary to do so (e.g. Health, Education, Policing etc);
- The site is a greenfield however is a former landfill site that is currently used as grazing land;
- The site has potential to connect to and provide public access to a significant area Green Infrastructure to the West of the site;
- The site is a logical extension to the build form of Glen Parva rounding off a gap between existing residential estates and maintaining the established form of the settlement.



An exhibition to display these proposals has been arranged for:

TUESDAY 28TH JANUARY 2014

AT THE MEMORIAL HALL, DOROTHY AVENUE, GLEN PARVA, LE2 9JD

BETWEEN 3PM-8PM

Illustrative drawings of the emerging proposals will be available at the exhibition and also on the Framptons website: www.framptons-planning.com

All enquiries concerning the exhibition should be directed to: enquiries@framptons-planning.com or 01295 672310

**APPENDIX 2
INVITATION EMAIL TO COUNCILLORS**

From: Natalie Dunkley
Sent: 21 January 2014 09:52
Subject: Land at Cork Lane, Glen Parva
Attachments: 14 - 9034 Invite Leaflet FINAL.pdf

Dear All,

An exhibition is being held on Tuesday 28th January 2014 between 3pm – 8pm at The Memorial Hall, Dorothy Avenue, Glen Parva, LE2 9JD, to show proposals for new homes on land at Cork Lane, Glen Parva. **We invite you to meet our project team to see and discuss the proposals at 2pm, prior to the exhibition opening to the public at 3pm.**

In addition to invitations sent to local residents, a press notice will be displayed in the Leicester Mercury newspaper during the forthcoming week

I have attached the flyer sent to residents in the area for you information.

With kind regards,
Natalie Dunkley

Office Manager



Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Tel: 01295 672310 Fax: 01295 275606

Email: natalie.dunkley@framptons-planning.com

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Public Exhibition to view proposals for new homes on land at Cork Lane, Glen Parva

■ framptons



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**APPENDIX 3
PUBLIC NOTICE**

Statement of Community Involvement
Land off Cork Lane,
Glen Parva

Framptons
Town Planning Consultants
February 2014
PF/9034

Public Notice

Land at Cork Lane, Glen Parva

A public exhibition is being held to view proposals for new homes on land at Cork Lane, Glen Parva. The exhibition has been arranged for: Wednesday 28th January 2014 between 3pm and 8pm, to be held in The Memorial Hall, Dorothy Avenue, Glen Parva, LE2 9JD.

Members of the public are invited to attend the exhibition.

The public exhibition is being held by Framptons, North Bar, Banbury, OX16 0TH

www.framptons-planning.com

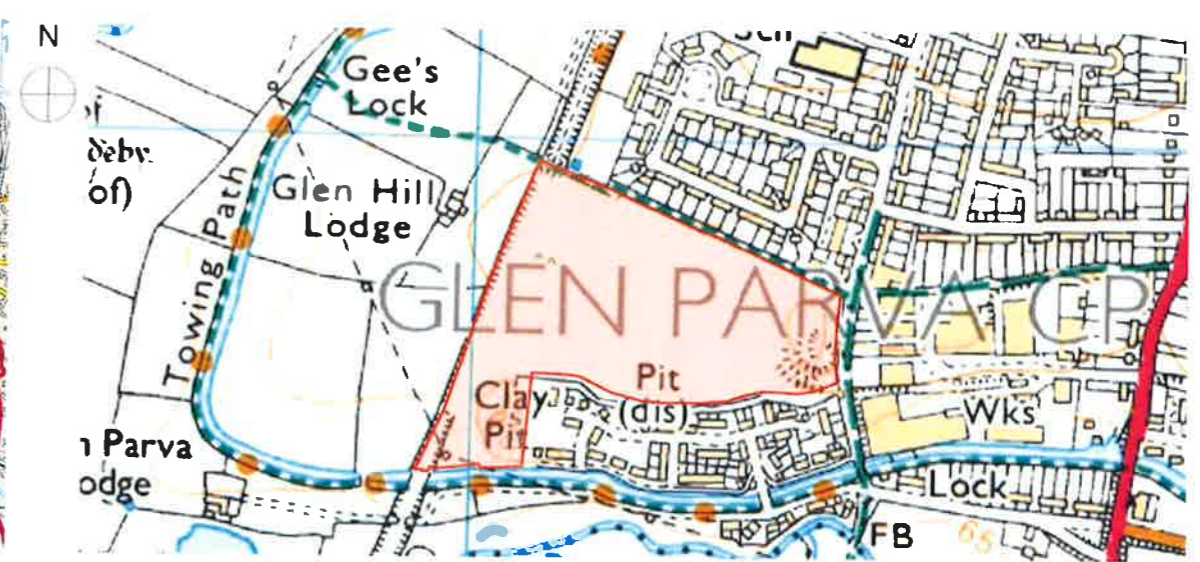
**APPENDIX 4
EXHIBITION BOARDS**

1: Introduction



Manor Oak Homes are working with a team of consultants to submit an outline planning application for a housing led scheme on land at Cork Lane, Glen Parva, Leicestershire. For the provision of up to 166 new homes and associated infrastructure including landscaping, public open space, highways and drainage. The site is shown on the adjacent plan and is the land edged red. The site is approximately 10 hectares.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the scheme design.



2: Planning Context

The application site is located within the administrative area covered by Blaby District Council. Blaby District Council has produced a Core Strategy (CS) as part of its Local Plan for the District. The CS will set out the spatial plan for the District up to 2029

The vision for the Core Strategy reflects many of the aspirations of the Community Plan. Specifically in relation to housing it states:

Housing will be provided to meet the needs of the current and future communities of Blaby District. The mix of housing will better reflect the needs of the population of the District including an appropriate balance of house types, sizes and tenures and there will be greater provisions of affordable homes to meet identified needs.

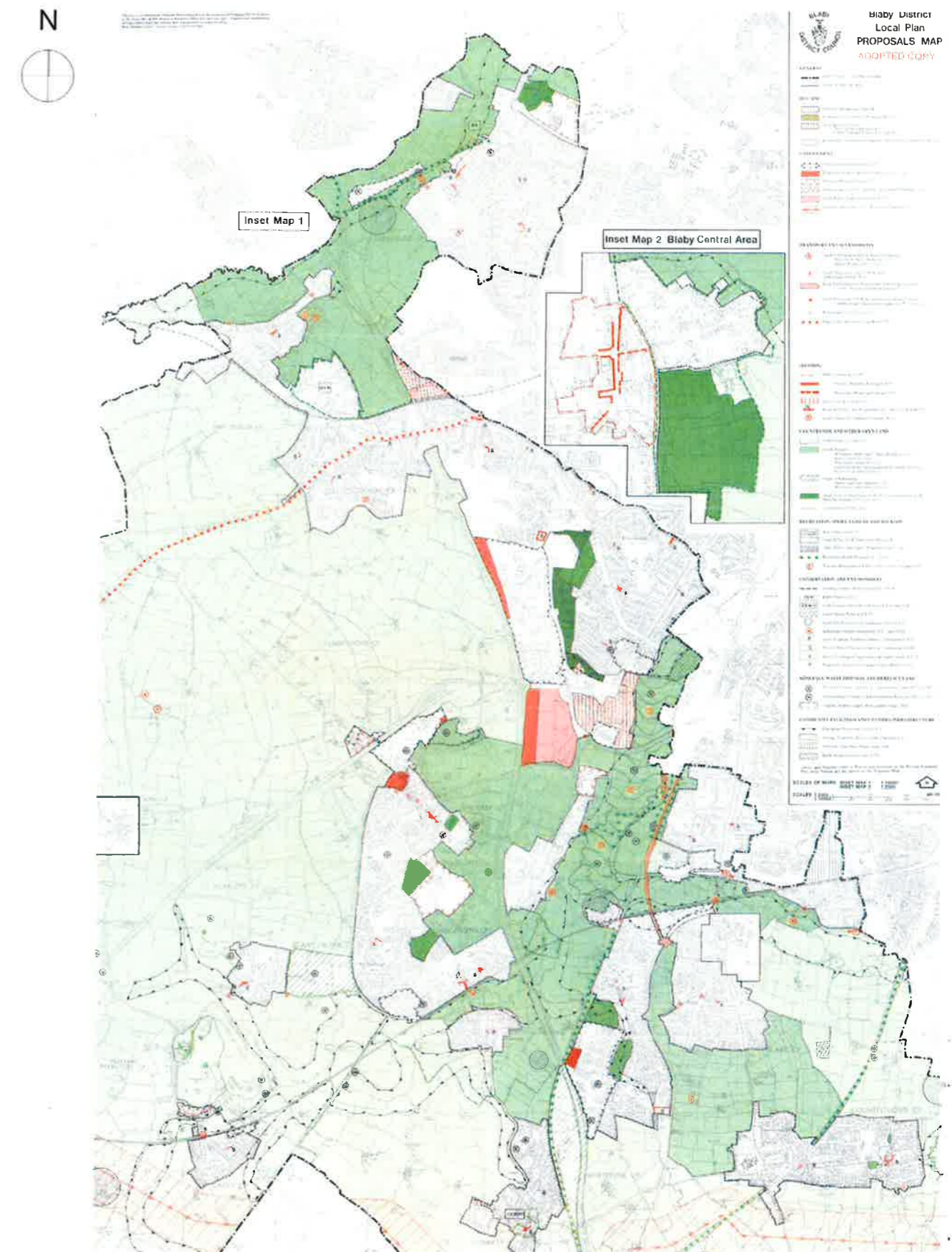
The CS housing strategy seeks to deliver the majority of the housing needs to the Principal Urban Area (PUA) which includes the settlement of Glen Parva. Paragraph 6.6. of the CS identifies that at least 5750 dwellings will be delivered in the PUA of which a circa 4250 dwellings should be delivered in a new Sustainable Urban Extension (SUE). The justification for this approach is to direct housing development to sustainable locations and to maximise self-containment. Therefore only sites which afford access to facilities and that can demonstrate they are sustainable should be pursued under policy CS1 of the CS.

In terms of need Paragraph 7.5.7 of the CS identifies that of the 5750 dwellings that need delivery to date the Council has 1309 completed or committed dwellings. This leaves a residual requirement of 4441 dwellings of which the 160 dwellings being promoted by this consultation could help deliver.

Paragraph 6.19 states that the CS will continue to protect established Green Wedges and Green Infrastructure and that the Council will seek to work with the 'Stepping Stones' project which operates in the District. This constitutes an opportunity for the land subject to this consultation as it adjoins an existing Green Wedge and could link to it.

The CS does not identify specific sites for allocation for development. The consultation on 'Call for Sites' has only recently closed and this will be developed by the Council to produce a 'Sites Allocation Document'. This will identify suitable sites that comply with the vision and housing strategy to deliver the future housing needs. Manor Oak Homes have made submissions to the Call for Sites and feel the Land at Cork Lane, Glen Parva, satisfies the requirements of Policy CS1 of the CS. It is located in the PUA, it is sustainable and would afford access to facilities, transport infrastructure and employment.

In summary the site is located in a location that the adopted plan identifies as suitable in principle for accommodating development. The proposal being promoted (160 units) accords with the numbers anticipated by the plan. The site allocation is being drafted but will focus on sustainable sites which are capable of being delivered. The remaining boards of this exhibition will examine the key planning considerations applicable to the site and examine possible solutions to demonstrate that the site is deliverable in a well-planned and sustainable manner.



Blaby District Council Local Plan Proposal Map

Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. The predicted number of trips are shown in the table below.

Proposed Vehicle Trips						
Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	50	140	189	100	49	149

A Transport Statement is currently being completed to understand the impact of these new vehicles on the highway network. Any impact will be mitigated to ensure that there is no detriment to the highway network.

Parking

Car parking will be provided on site for all dwellings in line with Blaby District Council's parking guidelines.

Accessibility

The proposed development is located within a sustainable location which is within acceptable walking and cycling distances of local facilities.

Drainage

Design

The drainage for the site will be designed in line with current legislation:

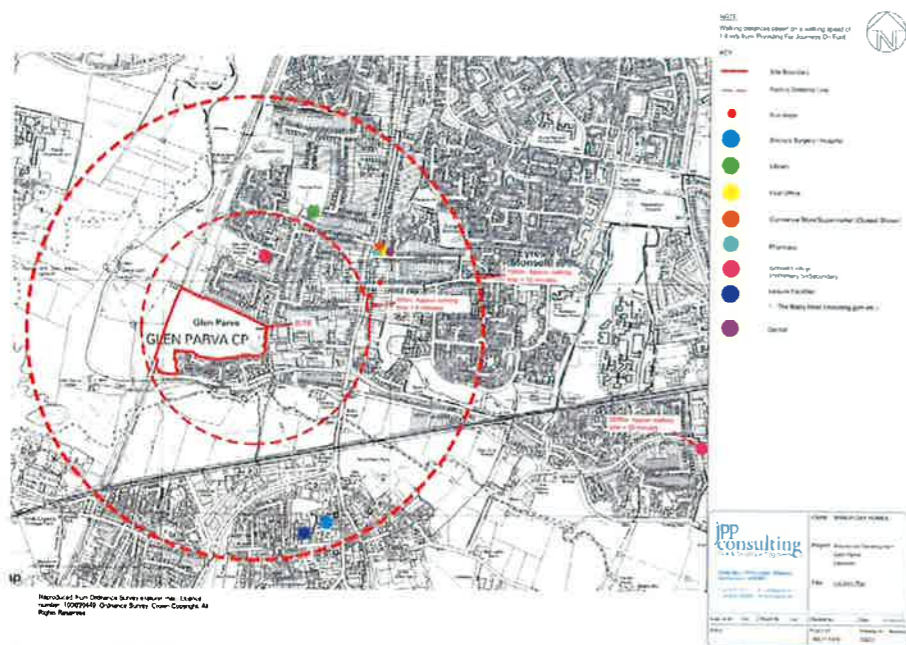
- Building Regulations Part H
- Sewers for Adoption 7th Edition
- Code for Sustainable Homes
- National Planning Policy Framework

Sustainable Urban Drainage Systems (SUDS) will be utilised including:

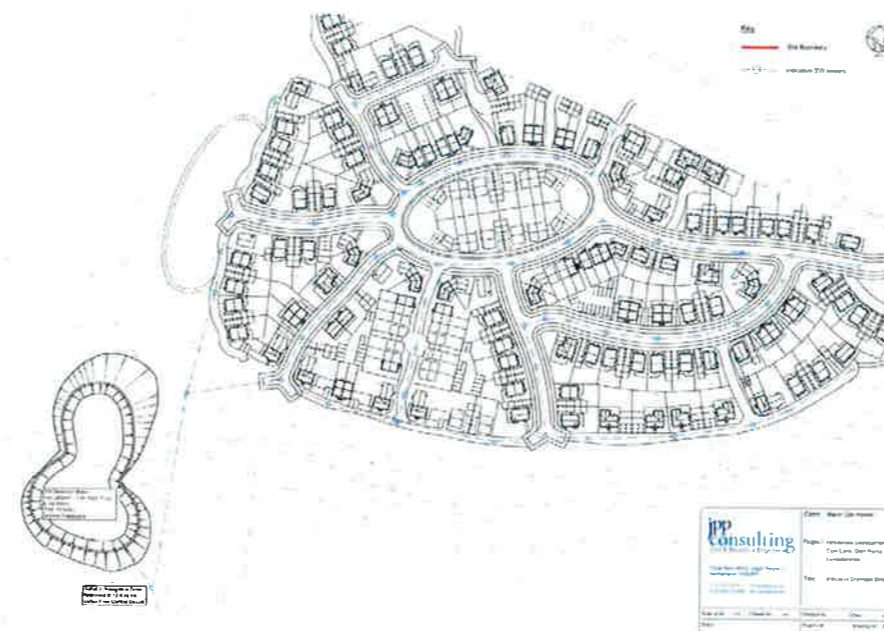
- Detention basins will be incorporated into the drainage design to provide temporary surface water storm attenuation during rainfall events which will allow water to be attenuated to greenfield runoff rates.

Flooding

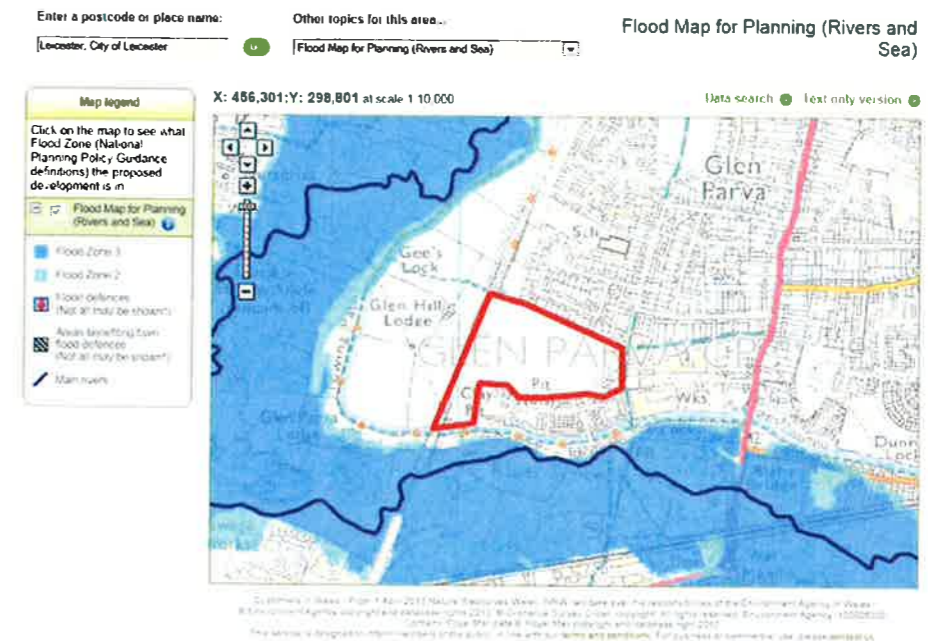
The application will be supported by a Flood Risk Assessment, which considers the site to be located within Flood Zone 1, as defined by the Environment Agency's Flood Map. Flood Zone 1 is defined as being a low flood risk zone with the likelihood of flooding being less than 1 in 1,000 years or 0.1%.



Accessibility



Indicative Drainage Proposal



Flood Risk Map

4: Constraints & Opportunities, Noise & Air Quality



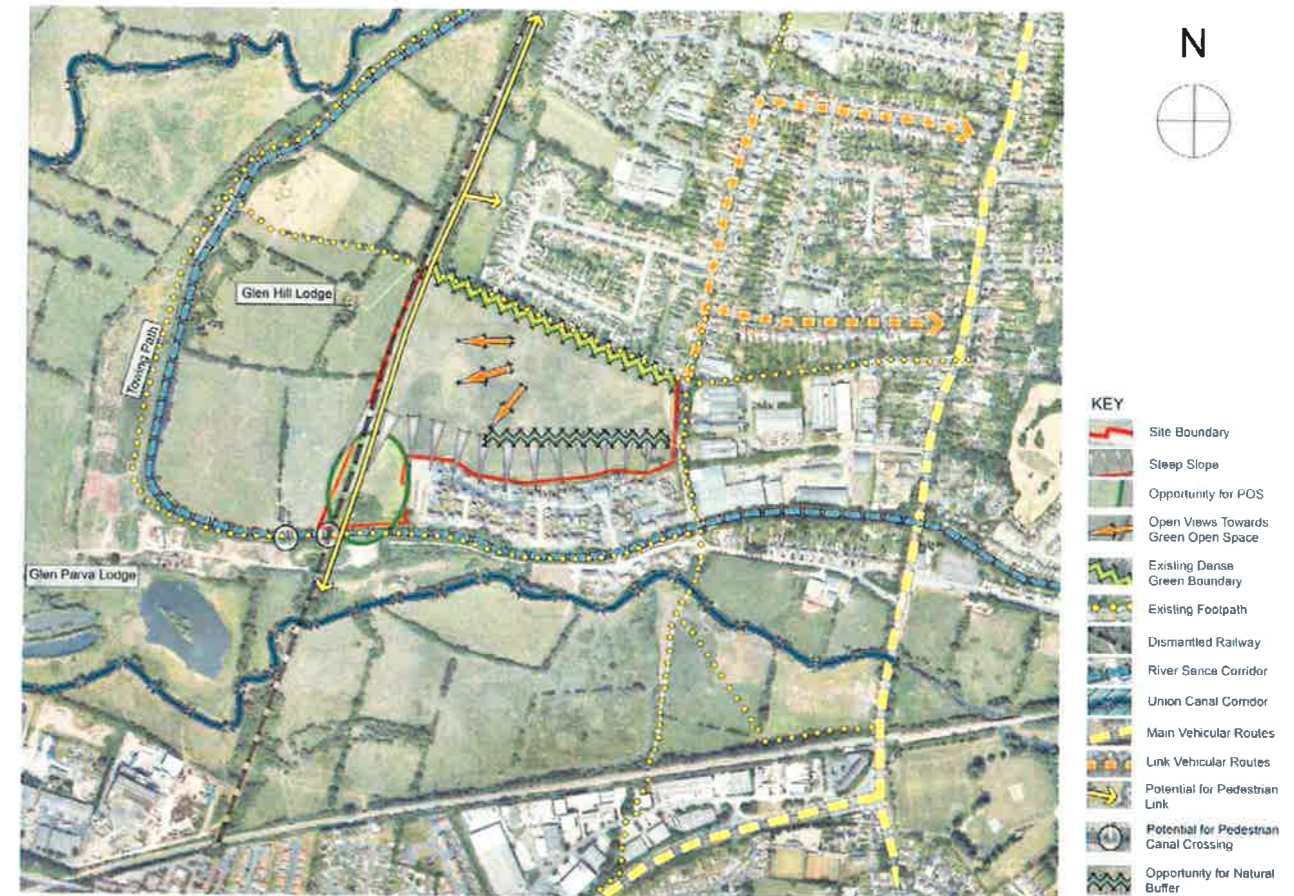
Air Quality Assessment

The development has the potential to cause air quality impacts at sensitive locations. These may include fugitive dust emissions from construction works and road vehicle exhaust emissions associated with traffic generated by the proposal. As such, an Air Quality Assessment was required in order to identify baseline conditions at the site, determine location suitability for the proposed end-use and quantify potential impacts associated with the development.

Potential construction phase air quality impacts associated with fugitive dust emissions were assessed. It is considered that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.

Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. An assessment was therefore undertaken to predict pollutant concentrations both with and without the proposals in order to quantify potential changes at sensitive locations. This indicated that predicted impacts on pollutant concentrations would not be significant at any receptor in the vicinity of the site.

Based on the assessment results, air quality issues are not considered a constraint to planning consent for the development.



Noise Impact Assessment

A series of Noise Surveys have been completed in order to measure the noise impact on the proposed development site from key surrounding noise sources.

Noise Impact Assessment

This Noise Impact Assessment has identified that the key noise sources within the vicinity of the Site are from commercial noise to the east, rail traffic to the south and road traffic to the west. Accordingly appropriate consideration has been given towards the mitigation measures required to ensure a commensurate level of protection against noise for future occupants.

Recommended Mitigation Measures

This assessment has recommended the following mitigation measures in order to ensure an adequate level of protection from noise within living spaces:

- An acoustic-grade fence should be installed along the garden boundary of the plot to the north of the entrance of the site and the south eastern corner of the site;
- For habitable rooms which have a direct line of sight to the commercial area, railway line and M1 Motorway, a scheme of alternative ventilation is required in order to gain a supply of fresh air to the room as an option to opening windows



5: Proposed Masterplan



Location Plan

- The Masterplan is for identification purposes and shows a development of 166 dwellings.
- All of the dwellings are 2 storey.
- Incorporated into the site will be approximately 25% affordable dwellings ranging from 2 to 4 bedroom family homes.
- Public Open Space is situated on the west and south-west of the site with a play area.
- An area of Natural Open Space is located on the southern side between the existing development of Navigation Drive.
- All minimum dwelling separation distances are achieved throughout the scheme.



Proposed Site Plan



Section 01

6: Illustrative House Types & Elevations



2 Bed Houses



3 Bed Houses



4 Bed House



Illustrative 3D visuals

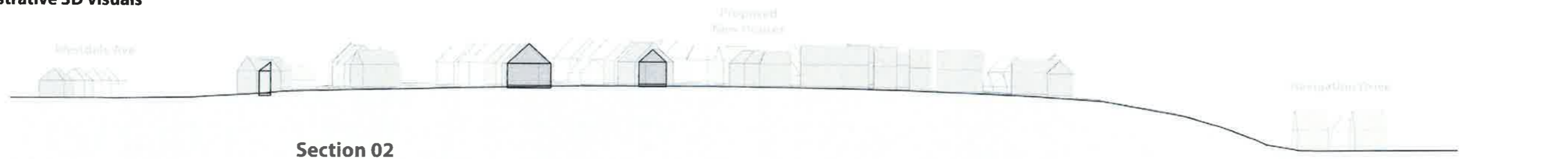


3 Bed Houses

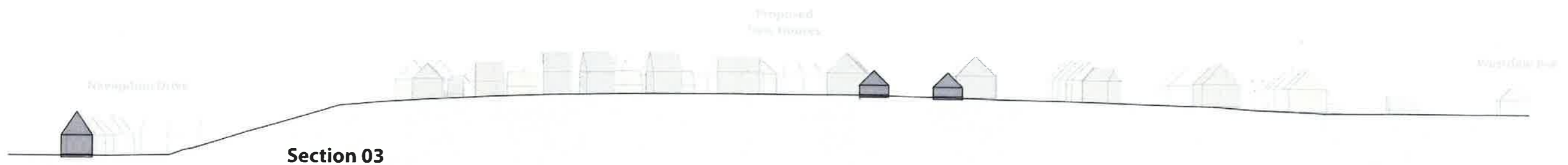


3 & 4 Bed Houses

Illustrative House Type Elevations



Section 02



Section 03

7: Proposed Landscape Masterplan

Supporting Information

URBAN GRAIN vs. PUBLIC OPEN SPACE



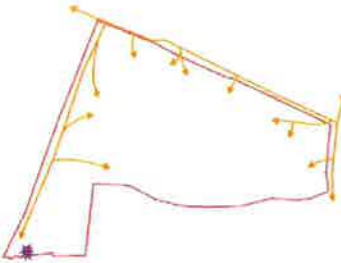
The thumbnail illustrates the public open space (green) allocation within the proposed development. The public open space is predominantly located along the western and southern site boundary. The hardscape (white) and proposed dwellings (black) are located along the ridge line.

VIEWS



The proposed development site lies at the southern end of a ridgeline extending out eastwards into the Sence River Corridor. The local topography allows for views south and westward, across the river corridor.

PEDESTRIAN & CYCLIST SITE ACCESS



The development aims at providing good pedestrian access and linkages to existing pedestrian and cycling routes (Guthlaxton trail). There is potential for the Local Planning Authority to extend the cycle route across the Grand Union Canal (M) towards Blaby.



KEY		
	SITE BOUNDARY	
	EXISTING VEGETATION	
	PROPOSED TREES	
	PROPOSED SHRUB	
	PROPOSED HEDGE	
	PROPOSED WILDFLOWER MEADOW	
	PROPOSED WETLAND MEADOW	
	PROPOSED PLANTING OF NATIVE WHIPS	
	GRASS	



8: Proposed Green Wedge



Application 12/0865/1/OX
Proposed extension of brewery, including meadows for grazing and improved public access and connectivity

The extension and or addition of additional land to public open space along the Grand Union Canal and River Soar will **improve** the visual amenity, **increase** biodiversity, **prevent** development in flood zones, **provide** better connectivity for cyclists and pedestrians and **safeguard** land for wildlife.



Potential to upgrade existing public footpath to accommodate cyclists and pedestrians

Glen Hills Nature Reserve

The location of the proposed development site abuts an existing cycle route, the Guthlaxton Trail, leading from Leicester to Market Harborough. The Guthlaxton Trail form part of the National Cycle Network which is supported by Sustrans.

Potential to extend the Guthlaxton Trail through the proposed public open space, along the western site boundary.

Potential to enhance the cross valley connectivity, by providing a link between existing public routes to the east and west of the Grand Union Canal. Lock 36 of the Grand Union Canal will provide a potential crossing point

A long term goal for the local authority should be the repair of the former railway bridges crossing the Grand Union Canal and River Sence to allow for a direct and safe cycling link to Leicester, thus reducing pressures on the traffic and the environment.

GLEN PARVA



- KEY**
- Site Boundary
 - Green Wedge
 - Existing Park / Green Space
 - Potential Park / Green Space Extensions
 - Existing Cycle Route
 - Potential Cycle / Pedestrian Route Improvements
 - Potential Informal Footpaths
 - Disused Railway Corridor used as Cycle path
 - Disused Railway Corridor
 - Potential Extent of Flooding

The Green Wedge strategy is part of an ongoing liaison with Leicester County Council and in particular the Green Infrastructure Division (Stepping Stones).

Vision for Blaby's green space strategy:

" To provide green spaces that make a positive contribution to the quality and diversity of the local environment and to the health and well-being of our residents. Our green spaces can be used, valued and enjoyed by everyone."

**APPENDIX 5
EXHIBITION LEAFLET**

Land at Cork Lane, Glen Parva

What is being proposed?

Thank you for attending the public exhibition on Tuesday 28th January 2014.

Manor Oak Homes are working with a team of consultants to submit an outline planning application for housing led mixed use scheme on the land Cork Lane, Glen Parva, Leicestershire, for the provision of up to 160 new homes associated infrastructure including landscaping, public open space, highways and drainage. The site is shown on the plan below and is the land edged red. The site is approximately 10 hectares. The consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the scheme design

What happens next?

The proposals will comprise an outline planning application seeking planning permission for the principle of 160 units together with access. The remaining matters will be reserved for later consideration. The Master Plan displayed overleaf is an indicative drawing.

Once submitted Blaby District Council will announce receipt of the application. Details will be publically available via the Council's web-site www.blaby.gov.uk

The planning application process is expected to last 13 weeks from the point of submission.

The planning application will be accompanied by the following documents and technical reports.

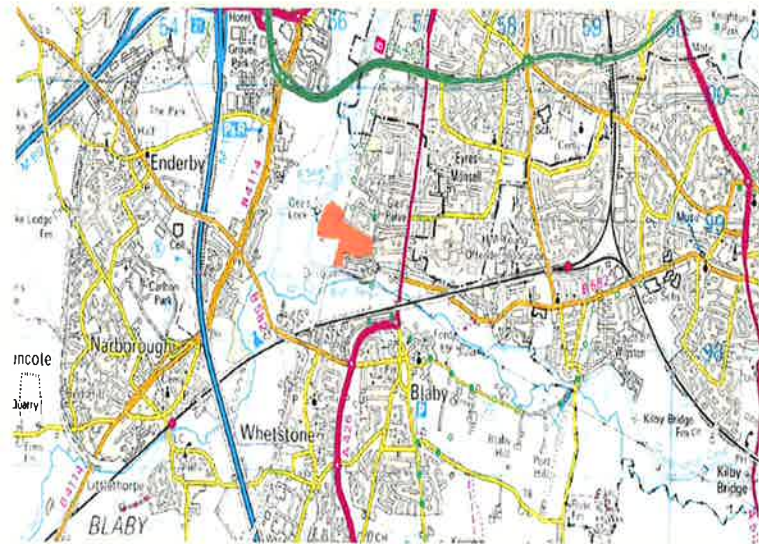
- Design & Access Statement
- Planning Statement
- Landscape & Visual Impact Assessment
- Transport Assessment
- Arboricultural Assessment
- Flood Risk Assessment and Drainage
- Ecological Assessment
- Statement of Community Involvement
- Noise
- Air Quality
- Contamination

There will be a legal agreement entered into with Blaby District Council (called a Section 106 Agreement) which may secure the delivery of, amongst other things affordable housing, public open space / play facilities, a contribution towards education and health facilities, and highway improvements as may be necessary and justified by the Local Planning Authority.

We welcome your views on the proposals and would ask you to complete and return a comment form. All comments received will be compiled and submitted to Blaby District Council in a Statement of Community Involvement Document.

If you require further details or wish to be kept in touch with the progress of the application please contact Mr Peter Bateman at Framptons 01295 672 310 or email

enquiries@framptons-planning.com





**APPENDIX 6
EXHIBITION PHOTOGRAPHS**

Land off Cork Lane, Glen Parva
Exhibition Photographs



Land off Cork Lane, Glen Parva
Exhibition Photographs



**APPENDIX 7
COMMENT FORM**

Comment Form

Thank you for attending this exhibition to view proposals for residential development
at Land at Cork Lane, Glen Parva

We welcome your comments.

28th January 2014

Please feel free to continue comments overleaf.

You can either fill out this form and leave it in the box provided, or post it to:

*'Glen Parva' Exhibition , C/o Frampton Town Planning Ltd , Oriel House, 42 North Bar,
Banbury, Oxfordshire, OX16 0TH*

Please leave your details if you wish to be informed of the progress of the proposal and to be
sent a copy of our report on feedback received from this exhibition:

Name: _____

Address: _____

Email: _____

The report will be forwarded to Blaby District Council so that views can be taken into account
by the Local Planning Authority when the planning application is submitted. Your details will
not be passed to any other party.

 framptons

**APPENDIX 8
SUMMARY OF REPRESENTATIONS**



SUMMARY OF CONSULTATION COMMENTS

Glen Parva Exhibition 28th January 2014

Comment ID (Number)	Main Comments in summary
1.	<p>Concern about volume of traffic causing congestion.</p> <p>Landfill is not a suitable site for housing.</p> <p>Concern about gas and asbestos.</p> <p>Concern about flooding to the adjacent footpaths</p>
2.	<p>Concern about road proposal- west view, poor access junctions in terms to access the main road.</p> <p>Concern about available school places (already full), doctor's surgery, dentist etc. – no extra facilities included in the plan.</p> <p>Concern about increasing volume of traffic.</p> <p>Concern about flooding.</p>
3.	<p>Concern about the extra amount of traffic.</p> <p>Concern about sewage and drainage in the area.</p> <p>Concern about increased flood risk.</p> <p>Concern about availability of school places, doctor's surgery and dentist appointments.</p> <p>Appalling traffic around school pick/off pick time.</p> <p>General concern of using Westview and Glenville – different solution?</p>
4.	<p>Concern regarding construction noise and length of time.</p> <p>Concern regarding change of environment.</p>
5.	<p>Concern about traffic and infrastructure of the schools, shops, roads and noise level.</p> <p>Concern about adding extra bus lane.</p> <p>No catchment area for children in existing schools.</p> <p>Concern about timing of selling new houses.</p>

	Concern about increased flood risk.
6.	Concerns over vehicle access via Westview Avenue, Cork Lane and Glenville Avenue. Concern about extra bus lane and access to the main road. Concern about increased off-street parking and increased traffic. Concern about safety risk especially within school area.
7.	Concern regarding amount of traffic. Concern regarding build-up of the new houses.
8.	Concern regarding vehicular access during the construction period. Concern about availability of the school places. Concern about construction on contaminated land. Concern about the noise.
9.	Concern about noise, pollution and screening of the development.
10.	Concern about accessing the estate and school facilities. Concern about amount of traffic and difficulty with accessing the main road. Concern about sewage and increased possibility of floods. Concern about build-up and ownership of the land.
11.	Concerned about proposed access of the site, vehicular and foot access. Concerned about extra traffic. Concern about the changes in the 'ownership' of the 'private' drives. Concern about increased flood risk.
12.	Concern about too many buildings being developed over the past 10 years. Concern about development of playing field.
13.	Concern about housing development – too many houses in the area. Not happy about development of the area.
14.	Concern about the site access and traffic. Concern about using private road which is owned by 5 houses.

	<p>Concern about general public using the area across canal and along the development – increase in noise and disruption in the neighbourhood, and change in quality of life.</p> <p>Concern about security level.</p> <p>Concern about flood level.</p> <p>Concern about not enough play grounds for proposed site development – children using public open space causing disruption in privacy.</p> <p>Oppose the development.</p>
15.	<p>Concern of waste of space - no need for 4-bed houses, 1-2 bed houses would be more beneficial.</p>
16.	<p>Concern of building 4 bed houses, 2-3 bed houses would be more beneficial and would sell much quicker.</p> <p>Concern about footpaths, alleyways and bike lines.</p>
17.	<p>Concern about parking spaces for new and existing houses.</p> <p>Concern about increased traffic during the school drop of time.</p> <p>Concern of people parking on the pavements.</p> <p>Concern about school buses not being able to access school grounds due to cars parking off road.</p>
18.	<p>Concern about transport infrastructure and traffic.</p> <p>Concern of heavy vehicles accessing the existing housing estate, affecting road infrastructure and surrounding environment.</p>
19.	<p>Concern about traffic and queuing time to access A426.</p> <p>Concern about poor visibility at the junction.</p> <p>Concern about availability of school places.</p>
20.	<p>Concern about extra traffic.</p> <p>Burden on the local school.</p> <p>Concern about single access – will not cope with extra traffic.</p>
21.	<p>Concerned about extra traffic.</p> <p>Concerned about external 'view' from the existing houses.</p> <p>Concerned about loss of green area.</p>

	Concern of people walking on private roads.
22.	Concern about road traffic and access via Cork Lane. Concerned that proposed development may have negative impact on existing properties on Westdale Avenue.
23.	Concern about traffic and further congestion. Concern about noise. Concern about availability of places in local schools. Concern about air quality and pollution. Concern about traffic going through the Westview Avenue during construction process.
24.	Concern about the amount of cars entering the development site. Concern about delays and safety of children on route to school.
25.	Concern about amount of traffic going through Cork Lane, Glenville Ave and Westview Avenue. Concern about delays, especially during school pick time.
26.	Concern that proposed site is industrial landfill with no drainage. Concern about polluted water. Concern about vehicular access (including vehicles accessing development site) and volume of traffic. Concern about local schools, and local services which are already at maximum capacity. Concern related to public transport - would provide alternative to car use. Concern related to green lanes and green areas as public space are on the lines of the proposed A426 bypass.
27.	Concern of accessing the site via Glenville Avenue A426. Concern of further congestions. Concern about local schools – already overcrowded. Concern about the site being under the landfill.
28.	Concern about increased traffic along Cork Lane/Glenville Avenue. Concern about junction from Glenville Avenue to A426 becoming even more dangerous.
29.	Concern about lack of green space.

	<p>Concern about traffic, road safety and traffic management.</p> <p>Concern about local environment.</p>
30.	<p>Concerned about existing road network not being able to cope with increased traffic, roads becoming more dangerous and overcrowded especially during school runs.</p> <p>Concerned about development on the landfill site.</p> <p>Glenhills school will not cope with the extra in flux of pupils.</p> <p>Concern of removing green space from the local school.</p> <p>Concerns related to congestions on the Lutterworth Road caused by additional bus lane.</p>
31.	<p>Concerned about the traffic on Cork Lane, Glenville Avenue during school pick-up time.</p>
32.	<p>Concerned about traffic at the junction.</p>
33.	<p>Concern about developing new buildings on an already developed and polluted estate.</p> <p>Concern about flooding.</p> <p>Concern of loss off the green land.</p> <p>Concern about water drainage.</p>
34.	<p>Concern about site access.</p> <p>Concern about traffic.</p> <p>Concern about building houses on a landfill site.</p> <p>Concern of loss of privacy.</p>
35.	<p>Concern about increasing traffic and level of pollution.</p> <p>Concern about council not updating residents on the progression of the development.</p> <p>Concern relating to works access and security.</p> <p>Concern about residents not being able to fully access the roads as other residents will be parking their cars off-road.</p>
36.	<p>Concern that development is too large.</p> <p>Concern of loss of privacy – houses to be built quite close together.</p> <p>Concern that houses in the area are not selling quickly and there is no need for additional development.</p>
37.	<p>Concern that local public institutions are at their full capacity already.</p>

	<p>Concern of loss of green space.</p> <p>Concern that existing houses are not selling in the area.</p> <p>Concern that proposed site is pushed forward too much.</p> <p>Concern there will be not enough planting outside new development.</p>
38.	<p>Concern about flooding.</p> <p>Concern that local public institutions are at their full capacity already, especially schools.</p> <p>Concern of affordable homes.</p> <p>Concern that council will not update residents on the works progress.</p> <p>Health concerns about developing site on the landfill.</p>
39.	<p>Concern about not taking into account existing infrastructure.</p> <p>Concern about increasing road traffic.</p> <p>Concern about local nature and existing environment.</p> <p>Concern about extra residents and lack of space.</p> <p>Concern that planners do not know the area.</p>
40.	<p>Concern over access only from the Cork Lane.</p> <p>Concerns over increasing traffic especially during pick time from local school.</p> <p>Concern that school is already at capacity.</p> <p>Concern that too many houses are proposed for the site.</p> <p>Concern of having not enough open space and green space.</p>
41.	<p>Concern over building too many houses on already developed infrastructure.</p> <p>Concern of increased traffic.</p> <p>Concern over the 'view' – restricted, not enough light in gardens.</p> <p>Concern over the wildlife.</p> <p>Concern over the development and impact on local community as well as local institutions.</p> <p>Concern over devaluation of existing housing infrastructure – could cause civil claim.</p> <p>Concern over increased flood risk.</p> <p>Concern over creation of creep that could affect foundations of the property.</p>

	<p>Concern relating to noise, increased traffic and pollution.</p> <p>Concerns related to security of residents and properties.</p> <p>Concerns related to privacy.</p>
42.	<p>Concern related to road exists and traffic.</p> <p>Concern about accessing the site.</p>
43.	<p>Concern over increased traffic.</p> <p>Concern related to local infrastructure.</p> <p>Concern of unnecessary development that could turn into a housing estate.</p>
44.	<p>Concerns related to access and traffic impact from Westview Avenue and Glenville Avenue.</p> <p>Concern over joining the drainage to existing infrastructure.</p>
45.	<p>Concerns over road access to the A428.</p> <p>Concerns over the traffic.</p>
46.	<p>Concern related to the traffic.</p> <p>Concern over local school being overloaded.</p>
47.	<p>Concern over the traffic.</p> <p>Concern relating to public institutions i.e. schools and surgeries.</p>
48.	<p>Concern about access via Glenville Avenue.</p> <p>Concerned over increased vehicular movement and heavy vehicle movement.</p>
49.	<p>Concern over development of the new site – too many houses.</p> <p>Concern over local public institutions being already at their full capacities.</p> <p>Concern over building houses at a landfill site.</p>
50.	<p>Concern over the traffic - new bridge should be taken into consideration to ease the traffic, as well as traffic lights.</p>
51.	<p>Concern related to traffic and congestion.</p> <p>Concern over extra vehicles being used on site.</p> <p>Concern of pollution.</p>
52.	<p>Concern over traffic.</p>

	Concern over the view from the existing houses.
53.	Concern over shopping facilities not being included into the proposed development.
54.	Concern over the impact on the existing area. Concern of the local residents – most owned properties are investments. Concern over local amenities i.e. schools etc. Concerned over increased traffic through Glenville Avenue and Westview Avenue. Concerned about congestions related to development.
55.	Concerns related to traffic through Glenville Avenue and Westview Avenue. Concerns over roads being blocked by parked cars, and concerns of only one exit/ Concern over local facilities being already at capacity.
56.	Concern over number of vehicles accessing the already congested roads e.g. through Glenville Avenue and Westview Avenue. Concern over footpaths/cycle paths becoming more dangerous with the extra traffic. Concern over lack of green space. Concern of higher risk of flooding.
57.	Concerns about increased traffic. Concerned about capacity of the school.
58.	Concern related to the grounds that would be used as a green field site. Concern about wildlife corridor which runs on this site through to Leicester. Concern that environment may suffer irreversible damage from building in its vicinity. Concern over the biodiversity and amenity of area. The concern over reduction of width of Grand Union Canal and River Sence. Concern over the brown fields available in the area. Concerned about wildlife and flora and fauna, and the possible disturbances to this.
59.	Concerned over increased traffic. Concerned of possibility of further congestion.
60.	Concerned about the traffic coming through Glenville Avenue and Westview Avenue. Concerned over the junction and accessing A426.

61.	<p>Concern over the traffic.</p> <p>Concern over the accident rates.</p> <p>Concern over the flood risk and drainage.</p>
62.	<p>Concern about road access for residents.</p> <p>Concern about safety of residents and local school pupils.</p> <p>Concern about pavements being blocked by even more vehicles.</p> <p>Concern about traffic and possibility of more accidents.</p> <p>Concern of no alternative route/access to the estate.</p> <p>Concern of not enough parking spaces for new development.</p> <p>Concern that Cork Lane/Brick Hill is popular pedestrian, cycle and bridleway area and may become a busy intersection with vehicles coming more frequently, creating a more dangerous environment especially for children playing on the ground.</p> <p>Concern that local school is already oversubscribed – the new development will add to this.</p> <p>Concern of losing the green playing fields.</p> <p>Concern that public institutions like doctors surgery and dentist will be more difficult to access as already very busy.</p> <p>Concern that there will be no alternative new road onto the surrounding network.</p>
63.	<p>Concern there will be only one single road access.</p> <p>Concern about increased congestion.</p> <p>Concern about increased pollution and damage to the environment.</p>



enquiries@framptons-planning.com
www.framptons-planning.com