

P/18/0715/2 - Land at Maplewell Road, Woodhouse Eaves, Leicestershire

Dear Andrew,

I would like to share my objections to the above planning application as the Leicestershire County Councillor for this area.

In my view, I believe this development is unsustainable for the following reasons:

- The nearest bus stop walking from the front of the site is 700m away on a steep hill. From the rear of the site the walking distance will be far greater and over the recommended walking distance to a bus stop making this site unsustainable and very reliant on car journeys.
- The Centrebus 154 service is an hourly service between Leicester and Loughborough. This service ends in the early evening so any residents not working 'Monday – Friday; 9-5' will be fully reliant on the use of a car to get to employment.
- To Note: Leicestershire County Council (LCC) also subsidises the last bus in the early evening and the whole of the Saturday service for the Centrebus 154 service. LCC are currently out for consultation on all of their subsidized bus services with a view to altering how they manage their subsidized bus services. With that in mind, there is no guarantee that the last bus in the evening and the Saturday service will remain as it is now. The service is only guaranteed until June 2019. If these services are removed, this planning application will be left with no weekend service. This could leave the 'Monday – Friday; 9-5' workers also reliant on car journeys to access employment.
- There is also the need to consider leisure and family time, equally as important for health and wellbeing. With a possibility of no available public transport in the evening and over the weekend period, this will leave families reliant on car journeys to access leisure facilities.
- The walking distance from the front of the site to the primary school is 900m, from the rear of the site the distance will be greater, again on a steep slope. This is above the advised walk to school distance and makes it very likely that children will be transported to school via car.
- There is no mention of the distance to other essential services, for example: the doctor's surgery; the school bus pick up point for secondary aged children; shops; the local village halls and facilities.
- The traffic assessment states there will be 10 arrivals and 30 departures from the site during the AM peak and 23 arrivals and 8 departures from the site during the PM peak. As this application is for outline planning permission with no indication of the housing mix it is very difficult to support these figures. The housing mix will greatly determine the amount of traffic leaving and entering

the site during the peak hours and care must be taken as the amount of traffic exiting and arriving at this site could greatly increase.

- The traffic assessment also included the traffic flows on Maplewell Road. During the peak hours, there were 404 vehicles movements northbound and 362 vehicles movements southbound. Unfortunately, these traffic movement figures were taken during the February half term and are not a true picture of traffic flows in the area. No weight can be given to those figures and they cannot be taken into account. Traffic flows will be far greater during term times.
- Consideration is needed to be given to the wider road network that the additional traffic from the proposed site will be using. Forest Road, Woodhouse Eaves has been selected as one of the site for LCC's average speed camera trials due to the high numbers of accidents on the road and the high speeds of traffic in the area. To add more vehicles into this road network will only have a detrimental effect and as highlighted above, most journeys from the proposed site will be by car.
- There are no cycle routes provided and very narrow pavements which does nothing to try and encourage less reliance on car journeys.

Taking all of the above reasons into account I think it is very clear that this site is not sustainable and the majority of journeys from the site will be taken by car. This will add huge pressure onto already very busy rural roads and will alter the rural village feel of Woodhouse Eaves.

I also think that the proposed site will not provide the residents with a sense of community as residents are likely to use their cars to access work and leisure facilities and are then more likely to look to facilities outside of the village rather than walking the long distance to the village centre to access services there.

Deborah Taylor

Leicestershire County Councillor, Bradgate Division.