

EDWARD ARGAR MP
Member of Parliament for Charnwood



HOUSE OF COMMONS
LONDON SW1A 0AA

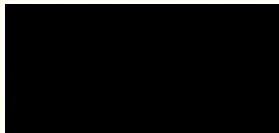
17th August 2022

Dear Ms Walker,

**Re. Representations on Planning Application P/22/1031/2
Outline Application for demolition of 287 Markfield Lane, and up to
150 Dwellings on land south of Markfield Lane, Leics LE67**

I am just following up on the attached representations that I made on 16th July in respect of the above planning application, that do not yet appear to be up on the planning portal. In case they have gone astray I am resending them with this letter, and hope that they will be able to be placed before the Plans Committee when they consider this application.

Yours sincerely,

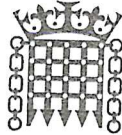


Edward Argar MP



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16th July 2022

Dear Ms Walker,

**Re. Representations on Planning Application P/22/1031/2
Outline Application for demolition of 287 Markfield Lane, and up to
150 Dwellings on land south of Markfield Lane, Leics LE67**

I am writing to make representations, on behalf of my constituents in Newtown Linford, Groby, and the surrounding area, who have contacted me expressing their very significant objections to the above application. I should highlight that those objections are also mirrored by correspondence I have had copied to me by people just outside of my constituency, in Markfield/ Fieldhead, who, although living in the Hinckley & Bosworth Borough, and constituency, will be impacted by this development, should the application be approved. Therefore I would ask that their strong representations are also to the fore of the Plans Committee's deliberations on this application.

The developers have purchased a property on Markfield Lane, and propose demolition of that property to provide access from the lane to their main site, where they propose the construction of up to 150 dwellings.

While, as an MP, I have no direct power over the determination of any planning application, which role falls entirely to the Council/ Councillors, where an application is of a scale or nature as to significantly impact upon the character of a town/ village, or to significantly impact on local services/ infrastructure, I believe it is important I reflect the representations made to me by residents, to the Council. Those residents from all the above villages who have contacted me have clear and consistent concerns, which I reflect below, all of which are sensible and practical points that I would urge the Plans Committee to consider carefully.

/cont.

Ms Linda Walker
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Highways Issues

Markfield Lane and Leicester Road join at Fieldhead Roundabout, which is crossed by the A50, making for a very busy junction. Given the nature of public transport options in the immediate area, it is highly likely that a significant number of those moving in to the new dwellings will be dependent upon private cars to travel to work, for shopping etc, thereby adding to an already busy local road system. It is also important to highlight that the applicants' analysis of traffic impacts would appear to suggest an assumption that traffic from the development would go via the roundabout and then disperse on to the wider road network, however there appears to be no detailed analysis of impacts on traffic in Newtown Linford, should this be the route traffic takes, which appears to be a notable omission. Indeed, as below, more widely impacts on Newtown Linford and Groby, particularly in the context of services, appear to be underplayed, or omitted. Aside from the additional air pollution that more cars will generate, a final traffic impact that has not been fully addressed in this application is the proposed entrance to the new development, via a priority 'T-junction' on to Markfield Lane, which will present considerable traffic/ road safety challenges.

Environmental Impacts

The impacts of this proposed development on nature and the environment are also of significant concern to residents who have contacted me, which is reflected in their representations. If approved, this application would see the loss of green open space, the loss of trees, and the associated loss of natural habitat for a wide range of wildlife, and a reduction in the biodiversity that is rightly so highly valued, alongside the negative impact of an increase in air pollution, as noted above.

Impacts on Local Services/ Infrastructure in Neighbouring Villages

One very significant issue with this application is that, while in Charnwood Borough Council's area, it is on the boundary of that area, bordering Markfield/ Field Head as nearby settlements within Hinckley and Bosworth. While the additional traffic & pressure on local services, would be felt in Newtown Linford & Groby, and the applicant does not appear to satisfactorily take this in to account or address it, a very significant additional pressure on local services would also be felt in Markfield & Field Head which must be fully considered. While those resident in Markfield have submitted eloquent and clear representations drawing to the Council's attention the significant pressure that local GP Practices and schools, such as Mercenfeld School, are already under, and that those pressures would only increase were this application to be submitted, I would echo their concerns and this application's failure to fully address and remedy these issues.



Local Residential Amenity Impacts

It should also be highlighted that the proposed development would have an impact on the residential amenity of those residents living in neighbouring properties to the site, with increased risk of over-looking and loss of privacy, which should not be neglected by the Plans Committee.

In summary, while I am conscious that, like Hinckley & Bosworth Borough Council, Charnwood Borough Council is falling short of meeting the requirement for a five year housing supply, meaning that, under the NPPF, the presumption is in favour of approval for applications, despite objections, it is possible to still reject an application where significant negative impact on the surrounding area would result. In the case of this application, as set out above and by my constituents in their representations, this application would significantly, negatively, impact on the surrounding villages in ways which the applicant, in my view, has failed to address/ fully mitigate, and in the case of Newtown Linford & Groby, appears to have largely omitted to reference, and therefore I would join with my constituents, and others, who have submitted their objections, in calling on the Plans Committee to reject this application as submitted.

Jan Argar,



Edward Argar MP