

- **Application Number:** P/23/0191/2
 - **Site Address:** 97 Gynsill Lane Anstey LE7 7AJ
 - **Application Type:** Outline Planning Application for up to 20 dwellings (All Matters Reserved except Access - Phase 2)
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Dear Team,

We would like to comment on the above application. This is an extension to the now approved planning application P/21/0869/2 for up to 40 dwellings. In the emerging Charnwood Borough Plan, this site is allocated to take only 35 houses.

We spoke at the Plans Committee meeting regarding application P/21/0869/2 in December 2022, and our extreme concerns about this site (Appendix 1). Our main concerns are the busy road and the sustainability of the site.

The concerns with the previously approved application are now amplified with this submitted extension for a further 20 homes.

There are limited bus services near to the site and residents will need to walk towards Glenfield to pick up any further bus services.

There is mention in the application about connectivity to Anstey as a service centre, to the facilities in Anstey and especially to the primary and secondary schools in Anstey. Families from this proposed development are within the catchment area for schooling in Anstey.

It is very likely that children from both these sites will be schooled in Anstey, as that is their catchment area, and not within schools in Glenfield as advised by the developers the Plans Committee in December for the application for the 40 houses.

There have been improvements made to the footpaths linking the two new housing developments (opposite) on Gynsill Lane to Anstey. These footpaths are well used and a popular walking route for families.

We are extremely concerned with how the proposed site will access those footpaths, especially families with young children and the older generation.

As noted in the highway report submitted for (for P/21/0869/2) under 3.9 it states 'It is likely that the 85th percentile 'wet weather' speed of vehicles as they enter the visibility splay envelope from the south is likely to be around the 40mph speed limit, as vehicles will have been approaching on an uphill section and negotiating a bend. However, the speed of vehicles approaching from the site north is likely to be higher, as when they first enter the visibility splay envelopment, they will just be entering the 40mph speed limit. It is therefore likely that the 85th percentile 'wet weather speed of vehicles approaching from the north will be perhaps nearer to 50mph.'

3.9 above states that vehicles will be travelling at nearly 50mph as they approach the site from the north. In our view this speed is not safe for anyone to cross the road, let alone any vulnerable pedestrians.

We, therefore, ask again that a **signalled crossing** across Gynsill Lane is constructed to allow residents from the proposed site to safely cross the road and access schooling and facilities in Anstey in a safe manner.

Cllrs Deborah Taylor and Paul Baines

Appendix 1

Application Reference Number P/21/0869/2

Application Type: Outline Planning Permission

Date Valid: 15th April 2021

Applicant: Swithland Homes

Proposal: Outline application for up to 40 dwellings with all matters reserved except access.

Location: 97 Gynsill Lane, Anstey

I speak on behalf of Cllr Baines and myself.

I would like to start by saying that this application should be considered whilst also considering the other 1,048 houses with live planning applications, taking the total to 1,088 proposed houses, an increase in the size of Anstey by 33% or a third, without any major infrastructure support. They all need to be considered together and not as individual sites.

Roads

We are pleased to see that the proposals include a new footway to link the development to Glenfield and provides a safe walking route to access facilities in Glenfield and to further bus services.

There is no mention in the application about connectivity to Anstey as a service centre, to the facilities in Anstey and especially to the primary and secondary schools in Anstey. Families from this proposed development are within the catchment area for schooling in Anstey. There have been improvements made to the footpaths linking the two new housing developments (opposite) on Gynsill Lane to Anstey. These footpaths are well used and a popular walking route for families. We are extremely concerned with how the residents from this proposed site will access those footpaths, especially for families with young children and the older generation. As already noted in the highway report submitted under 3.9 it states that vehicles will be travelling at 40mph as they enter the visibility range from the south, however, the speed of vehicles approaching from the north, as they enter the visibility range, will be perhaps nearer to 50mph.

In our view neither of these speeds are safe for anyone to cross the road, let alone any vulnerable pedestrians. We, therefore, ask that a traffic light signalled crossing

across Gynsill Lane is constructed to allow residents from the proposed site to safely cross the road and access schooling and facilities in Anstey.

We understand that the advice from the highways department is that a pedestrian crossing is not needed, but it is only advice. We are very concerned that if this application is approved, it is a death waiting to happen, and only you, as the plans committee can add a condition to this application, that a traffic light signalled crossing is installed across Gynsill Lane. Not only will this connect the development to Anstey, but it will also slow the traffic down in the area.

As local councillors we know what happens on the ground here and we urge you to listen to us and add a condition to this application, that a traffic light signalled crossing is installed across Gynsill Lane. There have been many accidents and near misses over the years on Gynsill Lane, but this has seen an increase in the last two years because of previous housing developments in the area. This increased traffic now creates a high-speed road, with two blind bends and multiple junctions. This new proposed access will essentially create a 'crossroad' with Gynsill lane and Wilford road, right in the middle of a 40mph stretch where drivers put their foot down and easily meet speeds of around 50mph.

Gynsill Lane, to give some context from a resident's point of view is a "Rat Run" that links the A46 roundabout with the old A50 County Hall roundabout. Despite the additional Local Traffic lane on the A46 that links Anstey to Groby. People travelling from Anstey to Glenfield use Gynsill Lane as the preferred option. This with only increase with additional development in this area.

Sustainability

The application originally proposed up to 50 dwellings, then was amended to up to 40 dwellings, which is still over the 30/35 dwellings, identified in the housing allocation policy. This is overdevelopment of the site.

In 2008 (P/08/2993/2) an application was submitted for the erection of bungalow to the rear of the existing house. The Appeal was dismissed, I asked for a copy of this appeal decision, but it cannot be found anywhere. All we can now go on is what officers have told me. This is explained on page 4 of the extras pack, I request you ensure you have read it.

Residents tell us that the previous application for a bungalow to the rear of the existing house was rejected by the Borough council because it destroyed the "Linear Look" of the Lane. This "Linear Look" has been maintained by the new development of Davidsons Homes to complement the original houses along the eastern side of the road. This proposal would destroy that.

Officers advise that since that appeal took place in 2008, times have changed, and this appeal decision is not relevant now, but the area hasn't, and those appeal comments are still relevant. It will change the landscape of the area and the Borough of Charnwood Landscape Character Assessment was prepared in July 2012, 10 years ago, but is still referred to. Our view is that previous decisions and assessments still hold weight.

We respectfully ask that this application is refused but if you are minded to approve, please add a condition that a traffic light signalled crossing across Gynsill Lane is constructed.

Cllrs Paul Baines and Deborah Taylor