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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 20 September 2024 12:12  
**To:** Planning Application Comments  
**Subject:** Comments for Planning Application 24/00828/REM

**Categories:** Rudi

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/09/2024 12:11 PM from Mrs Joanne Lowe.

### Application Summary

|               |  |
|---------------|--|
| Address:      | Land South Of 295 Main Street Stanton Under Bardon Leicestershire  |
| Proposal:     | Approval of reserved matters (layout, scale, appearance, landscaping and access other than vehicular access) of outline planning permission (ref: 22/00527/OUT) for residential development of 50 dwellings. |
| Case Officer: | Tim Hartley  |

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### Customer Details

|          |   |
|----------|---|
| Name:    | Mrs Joanne Lowe   |
| Email:   | clerk@stantonunderbardonpc.org.uk   |
| Address: | Stanton Under Bardon Village Hall, 2 St John Cole Crescent, Stanton Under Bardon Leicester, Leicestershire LE67 9AE |

### Comments Details

|                      |  |
|----------------------|--|
| Commenter Type:      | Parish Council   |
| Stance:              | Customer objects to the Planning Application   |
| Reasons for comment: |  |
| Comments:            | Stanton under Bardon Parish Council wishes to submit a second objection to this application, reference 24/00828/REM, with specific reference to the following points:<br><br>Settlement Boundary: We initially objected as the site is outside of the Settlement Boundary as determined in the Site Allocations and Development Management Policies DPD. The site does not appear on the plan shown in within this document. This has not been addressed as the planning document only confirms that it is outside of the boundary and is adjacent to it. It |

does not take into account that the issue is that it is outside the boundary making up the local plan. Again, the Council wish to emphasise that the development of the site would be contrary to Policy DM4 of HBBC's SADMP. This policy aims to safeguard the countryside with certain exceptions. The site would have a significant adverse effect on the intrinsic value, beauty open character and landscape character of the countryside. It will exacerbate ribbon development. The development is contrary to Policy DM9 which aims to safeguard the natural and semi-natural open spaces. The construction of housing would not meet the criteria for exception to this policy. The application makes no reference to the right of way R19 which crosses the site. Main Street Stanton under Bardon has several pinch points where parking further restricts road width. Additional traffic from 50 houses would be unsustainable.

**Bus Services:** While the document highlights the proximity of bus stops, it does not address the fundamental issue - a lack of sufficient bus services. The bus service through Stanton under Bardon is poor, with only four buses per day and none on Sundays. The first arrival in Coalville is 0925 and in Leicester 0825 making it unsuitable for workers. Therefore proximity to stops is irrelevant without an adequate transport service in place.

**School Capacity:** The document mentions that the village infrastructure, including the school, was considered sufficient during the outline permission stage. However, it provides no evidence or plan to support how the existing school, already at capacity, will accommodate additional students from the proposed development. This needs clarification and justification. Despite the erection of some 98 houses over the last ten years, there has been no increase in the size of school. The school hires the Village Hall during the winter to give additional space for exercise purposes. The school would not be able to accommodate additional pupils. Nearby villages such as Markfield and Thornton are also under pressure due to the increased number of properties either under construction or under consideration for planning.

**Drainage and Sewerage:** The Council could not find any detailed plans on how flood-prone areas are being managed. Considering the capacity concerns for drainage and sewage, this is an essential issue that remains inadequately addressed. Again, we wish to highlight that the services to Stanton under Bardon are under severe pressure. Severn Trent Water regularly send tankers to empty the storage tanks at the sewage facility on Thornton Lane. This facility is known to overflow, causing effluent to enter the water course and, ultimately, the reservoir system.

**Proposed Access and Footpath Safety:** The planning document mentions a pedestrian route linking the site to the wider area, but there are concerns that the footpath will be narrowed to 1.5 meters from 2 meters in key areas, including the main path into the village. This narrowing, especially in areas where pedestrian access to schools and village amenities will be essential, raises serious safety concerns. The footpath is already cited in the planning document as a key connection for new residents, and any reduction in its width undermines this claim. Given the increased traffic and the importance of pedestrian safety, the Council strongly oppose any changes that make the footpath narrower than originally planned. This is a crucial issue that should be reconsidered. Again we wish to highlight that both accesses to the site are located either near to a junction or bad bend. Access by large vehicles such as refuse lorries requires the full carriageway to enable them sufficient turning. This is a significant road hazard.

In summary, the objections raised by the Parish Council have not been adequately addressed in the current planning documents. The development not only fails to confront the lack of local school capacity and public transport but also introduces new concerns regarding pedestrian safety, making the current proposal less safe than the original plan.

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Kind regards