

Burton on the Wolds Under Threat



What is happening?

Burton on the Wolds is facing an unprecedented onslaught by housing developers. Collectively, applications under consideration or already approved could add 286 properties to the village, an increase in size of 67% and with little or no supporting infrastructure. The number of houses is not fixed in most of these applications and could increase.

The implications for local services are obvious: the school, doctors' surgeries, the already too small village hall, Towles Field and the Plantation will see a surge in use and traffic will increase (including a considerable amount of construction traffic for the next few years). Some of these applications expand the village into the countryside, beyond limits to development set in the newly approved Wolds Villages Neighbourhood Plan.

Why is it happening?

Burton is considered in Charnwood planning documents as unsuitable for large building projects (an "other" settlement, only for small-scale, infill development) and this continues to be the case in the proposed version of the updated Local Plan to 2037.

However, Charnwood Borough Council has fallen behind Government targets for new housing expected to be completed in the next few years.

When this happens, Government guidelines make it much harder for Charnwood to refuse applications, even if the plans would normally be considered unsuitable. As a result, developers typically rush in with proposals they may normally expect to have difficulty getting approval for.

What is being proposed?

Two applications which you may have heard about have already have approval. These are to turn the main office building of Hawker Business Park (the old Eaton / Cooper Bussmann factory) into 91 flats (P/20/1171/2) and to build 70 houses on the field cornered by Melton Road and the Eastern side of Sowters Lane (P/20/2322/2).

There are further details about planning applications in general and these applications in particular on the Parish Council website:

<https://bit.ly/2TudF7O> or



Two further applications are currently under consideration:

Application	Proposed Housing	Application No.	Comments Date
Loughborough Road	56 houses on the field cornered by Loughborough Road and Brickwood Place	P/21/1105/2	30/06/2021
Poultry Farm	60 houses replacing the Poultry Farm on Sowters Lane	P/21/0615/2	23/06/2021

The Planning Explorer on Charnwood Borough Council's website lets you view and comment on applications:

<https://bit.ly/3x8QwGE> or



Both of these applications are open for comments and **the current closing dates for this are approaching, as detailed in the table above**. They can be found using the "Specific Application" search on Charnwood's Planning Explorer (left).

Although housing will have an impact on the village through sheer numbers, you may also wish to comment on specific details of each application.

The final proposal is not yet a formal application, but we expect it will become one soon. The plans for this can

be found by searching on the Charnwood Documents Portal (right), but submitting comments is not currently possible:

Charnwood Documents Portal:

<https://bit.ly/3xaiRMF> or



Application	Proposed Housing	Application No.
Hawker Business Park II (Advice)	100 houses replacing the business park. This proposal replaces the 91-flat application already approved	P/21/0165/2

What can we do?

Burton on the Wolds, Cotes and Prestwold Parish Council will continue to represent the village to Charnwood, regulators and central government but it is very important that the individual voices of all residents are heard.

If you feel, as we do, that this volume of extra housing would be a disaster for the village, then please write to Charnwood's Planning Department. It is important that you write individually about each application. If you feel the planning system is generally letting down villages such as ours, then you can also write to our local MP, Jane Hunt (jane.hunt.mp@parliament.uk).

It is important that letters ask for things the village should reasonably receive in return, should a development be permitted. This might include pedestrian crossings, funding for village amenities or restrictions on working hours and construction traffic routes during the development.

Is this Important?

This planning situation is temporary, but **the results could be felt by this village for years to come**. Applications which would be refused at other times may be approved now and will have a detrimental effect on the village and surrounding areas. You CAN help by making Charnwood aware how strongly we object to our village being overwhelmed to make a small dent in their temporary housing shortfall.