

## **Lubenham Parish Council**

### **Transport Study 2 Brief**

#### **Issue**

Lubenham Parish Council (LPC) is concerned about the impact of traffic on the Lubenham Parish from proposed development of the Harborough Strategic Development Area (SDA) and other permitted developments in the North West of Market Harborough and in particular:-

- a. a potential increase in traffic using the A4304 road through the village, as it provides a link between Market Harborough (and places to the east), to the M1 junction 20 M6 junctions (Cattorpe and Rugby) and Magna Park;
- b. the safety and design of a roundabout junction on the brow of Lubenham Hill and its likely impact on the journey from Lubenham to Market Harborough
- c. a potential increase in traffic on Foxtan Road, Lubenham - a weight restricted road – particularly of concern with regard to potential showground and business park traffic and traffic from the west using it as a short cut to the Harborough bypass. Also the junction of Foxtan Road and A4304.
- d. the likelihood of the proposed link road becoming a 'rat run' through the new residential area as motorists avoid Market Harborough Town Centre
- e. the volume of traffic likely to use each of the proposed junctions from and to the new development on the SDA, the business area and showground.
- f. the impact of additional traffic accessing Lubenham School (already of concern) at start and finish times.
- g. the lack of traffic mitigation within the development infrastructure that is being proposed to mitigate a – f above within the Parish and particularly in the village

We are looking to commission work that can provide us with robust evidence that can

- I. inform elements and policies of our Neighbourhood Plan and
- II. provide us with accurate and trusted information to be used in responses for the soon to be determined planning applications for the SDA

#### **Background**

The Harborough Strategic Development Area is a proposed development of 1500 dwellings and associated services on land to the west of Leicester Road, Market Harborough, Leicestershire, made up of the following applications:

1. 13/01483/OUT - Erection of 450 dwellings, a local centre (to potentially include A1 (Retail), A3 (Food), A4 (Pub), A5 (Hot Food) D1 (day nursery/medical centre) and D2 (Leisure)), Public Open Space (to include outdoor sports pitches and children's play space, LEAP, allotments and community hall), Associated drainage infrastructure including SUDs features, highway infrastructure and new roads, including part of the new link road and the creation of pedestrian and cycle ways. (Davidsons)
2. 11/00112/OUT - Outline application for residential development (up to 924 dwellings), construction of access roads including bridge across the Grand Union Canal, demolition of footbridge and diversion of footpath 24, local centre with retail

(A1, A3, A4, A5), healthcare (D1) and community (D2) uses, primary school, construction of marina with hotel (C1) and retail leisure uses (A1, A3, A4, D2), provision of open space including country park, sports fields, allotments, parks, play areas and other open space, landscaping and formation of surface water storage ponds. (Hallam Land Management and William Davis)

3. 13/00523/OUT - Outline application for erection of up to 126 dwellings (means of access to be considered only) (Linden Homes)

In addition, the following applications are believed to already be passed (but not developed) for further land west of Leicester Road, Market Harborough:

4. 05/00987/FUL - Erection of Business Park for B1, B2 and B8 purposes
5. 05/00987/OUT - Business Park comprising 13,935 sq. m. B1 floorspace, Agricultural Showground and associated buildings and 60 bedroom hotel.

### **Points to note**

Developments 1 – 3 are subject of a Masterplan (now a Harborough District Council policy document) drawn up jointly by the developers of 1 -3 (above)

Harborough District Council Adopted Core Strategy states that developments 1 – 3 must not prejudice (not necessarily provide) a link road between the B6047 (Leicester Road) and A4304 (Lubenham Hill)

The above planning applications seek to deliver a link road between the B6047 (Leicester Road) and A4304 (Lubenham Hill).

The majority of this proposed development land lies in the Lubenham Parish Council Administrative Area with the exception of (3) above.

The LLITM modeling process was used by LCC highways dept to inform their response to the applications. Edwards & Edwards has already undertaken some background work for LPC in relation to testing the LLITM modelling which raised questions about its accuracy.

We believe the traffic implications of the applications need to be considered as a whole development and not as individual applications – we are not sure this is being done.

The proposal is for a school to be built in year 3 of the development – the application sites 1 & 2 fall in the catchment area of All Saints Primary School Lubenham and with current LCC policies there would be pressure on the school to take any children from within the catchment area (if they applied) regardless of available spaces – this would put severe pressure not only on the school but on the traffic situation around both Lubenham and Foxtton Schools. While application site 3 falls outside of Lubenham catchment area – historically some parents from the Lubenham Hill area have chosen to send their children to Lubenham School.

In addition to developments in 1 – 5 above, there are plans to enhance healthcare facilities at St Lukes Hospital, Leicester Road, Market Harborough, which may have an impact on traffic using the associated roads.

There are also concerns in other parts of Market Harborough about traffic impacts from such large developments.

Lubenham Parish Council and residents put considerable importance on keeping Lubenham separate from Market Harborough and for this reason any development to the west of Lubenham Hill (especially a part of the Link Road on this side of the hill) would not be looked on favourably.

### **Documents**

Documents in relation to the applications are on the Harborough District Council Website [www.harborough.gov.uk/planning](http://www.harborough.gov.uk/planning) and can be found on the planning search pages – review or comment on planning application by searching by application number – these documents can be forwarded to you as I have downloaded them.

We believe that the main transport assessment for the whole site has been carried out by contractors working on behalf of the Davidsons Application 13/01483/OUT. This approach was agreed following I representations regarding the perceived failures of the LLITM model, However the assessment states that reports should be read in conjunction with the Transport Assessments for the respective development sites.

There are some inaccuracies already noted in this document – e.g. Lubenham bus service recently changed and Hinckleybus no longer runs the 58 service on an hourly basis.