

P/18/0611/2. Outline planning permission for up to 220 dwellings with associated road infrastructure, landscaping, drainage and associated works (considering access from Melton Road only with all other matters reserved). Land at Melton Road Queniborough LE7 3FL. Hallam Land Management Limited

The Parish Council strongly objects to this proposal for the following reasons:

Local Plan. The proposal is contrary to the Local Plan. Queniborough is defined as an ‘other settlement’ in the Local Plan. ‘Other settlements’ are required to take 500 houses in total as part of the plan and Queniborough has already been allocated 176 at Barkby Fields, Barkby Road; 101 at Millstone Lane and 125 at Queniborough Lodge. This is a total of 402 houses in a village of 1,300 dwellings. An increase of 31% and over 80% of all the development required by all ‘other settlements. An increase of a further 220 will bring this to 622 dwellings and increase of 47% and more than the entire 500 dwellings allocated in the Local Plan.

In addition, the following applications and pre-application proposals have been submitted for: -

- 150 houses on Barkby Road (P/18/0309/2)
- 195 houses (P18/0338/2) on land north of Barkby Road and west of Queniborough Road in Syston, abutting Queniborough Parish
- 300 houses in East Goscote

That would mean a proposed increase of another 150 houses in Queniborough with a total increase of 802 houses, over a 60% increase in size.

It would also mean an additional 495 houses in our neighbouring village of east Goscote and the service centre of Syston.

Traffic. The Council has been concerned about traffic in the village for some time.

This application would, together with development at Queniborough Lodge and The Millstones, add further pressure on the Melton Road and particularly the roundabout at Syston, which is already at capacity, and the junction of the Melton Road and Syston Road, The Council is especially worried about the increase in traffic on the Melton Road. In addition to the general increase of traffic, Melton Road has pupils travelling to Wreake Valley Academy from the direction of Queniborough and East Goscote, a cycle way, and with this development increasing pupils travelling to Queniborough Primary School. At peak times, with traffic travelling in these different directions, the mix of cars, pupils walking and cyclists, and the close proximity of the junction of this development, The Millstones and Queniborough Lodge, there is a real danger of an increase in accidents in the area. In addition, traffic turning in and out of the garage close to the development and the Laurels Nursery only adds to the hazard created by this development. The cycle way, which will cross the entrance to this estate, is of not just of local importance but forms part of route 48 of the National Cycle Network. In Queniborough itself, traffic is already a problem at school start and end at Queniborough Primary School with complaints from residents in the area.

The Council views the access proposed for this development of one junction to be completely inadequate for an estate of this size, especially given the complexity of the local traffic situation

sited above. It has the real potential of future hazard in that an incident near the entrance to the development would block access by emergency vehicles.

Despite, the views stated in the traffic assessment, apart from the shop at the garage, there are no facilities within easy walking distance from the proposed development. The shape of the development means that even to access this shop residents would be likely to use a car. The need to use a car to get to any facilities makes the development unsustainable and any mitigation put in place to reduce this would in real terms would have minimal impact.

The Parish Council questions the data that the traffic assessment is carried out on. The Council supports the comments made by Matthew Lonie of 1517, Melton Road, Queniborough and would refer planning officers and the Planning Committee to the questions he raises both on the application in general and the traffic assessment in particular. The Council has discussed this with traffic consultants and belief that the data the developer's traffic assessment is based on is out dated. It takes no account of the housing developments in Queniborough and the surrounding villages currently being built or planned. The Parish Council request that a sequential traffic assessment is carried out to fully evaluate the total impact of developments in the area on the village.

'Traffic and Transport' was identified as the main key issue from Queniborough Neighbourhood Plan Steering Group's recent Community and Stakeholder's Consultation Events and as such the group will have to address the issues in Queniborough's Neighbourhood Plan. The top two specific concerns, regarding 'Traffic and Transport', that villagers would like to see improved were 'Speeding and the Bus Service'.

Area of separation and character of the village. The development at Millstone Lane has reduced the green space surrounding the built environment of Queniborough village on the Syston side. This will be further eroded when Queniborough Lodge is completed. This application will further reduce this green space. It is a policy of the Charnwood Local Plan to maintain the area of separation around the current built environment of Queniborough village. This is a major concern raised by residents in the consultations now taking place for the Queniborough Neighbourhood Plan. In effect if this development is agreed there will remain little green space between Queniborough and Syston when approaching the village from Syston.

Amenities. The Council has great concerns about the ability of the local amenities to cope with this level of increase in dwellings. The primary school is at capacity and the Council understands that the school wishes to remain at its current size. There is increasing pressure on health and other services in the area. There are increasing waiting times at the Syston Health Centre and the Centre has informed the Council that it can no longer absorb any additional patients. Parking in Syston is inadequate to meet current demands as it is at the Thurmaston shopping centre, especially at peak times. The Local Plan defines Queniborough as an 'other settlement' which is not capable of sustaining large scale developments as it does not have the amenities to support this. It is clear to the Council that neither does the service centre in Syston and the surrounding villages.

Ecology and environment. Natural England's MAGIC map shows that the site is known to support lapwings, yellow wagtails and tree sparrows; and is in area that is 'a High Priority for Countryside Stewardship'.

Flooding. The Council has very real concerns about flooding caused by this development. The flood risk submitted by Hallam Homes puts the risk greater than 75% of ground water flooding.

The assessment does not take into account the full impact of the current development of 172 houses at Barley Fields, Barkby Road, Queniborough, which is the process of being built; the proposed development at Queniborough Lodge; and the proposed development of 150 houses at Barkby Road, Queniborough. All these developments will feed through the culvert in the village into the same area of open water and have a cumulative effect on the flood plain. Part of this development is on the flood plain would be affected by the cumulative effect of the developments in the area. This has not been accounted for. The Environment Agency Flood Map shows the railway bridge across Queniborough Brook to already be liable to flooding, without the additional water flows from the new developments.

The Council wishes to refer the planning officers and Committee to the detailed work carried out by Rod Axon, 8 The Chase, East Goscote, on the threat of flooding that this development causes and his conclusion that the site is not suitable for development.

Conclusion. The Parish Council held two open days at the parish council office and had a considerable number of villagers very worried and asking what can be done by the council about traffic, pollution, area of separation and the loss of the character and identity of the village. The Parish Council and our MP have received many letters, as have Charnwood Borough Council, from villagers objecting to further developments in the village.

The Parish Council would like Charnwood's Planning Officers to take into account the impact of this proposed development on the local infrastructure and services not only in Queniborough but the surrounding villages e.g. East Goscote, Barkby and the neighbouring town of Syston.

For the reasons stated the Parish Council objects to this application. It is not a sustainable development, which will have a disproportionate impact on traffic and safety, the environment and the character of the village.

Philip Laughton
Clerk
Queniborough Parish Council