



## **QUENIBOROUGH PARISH COUNCIL**

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# **MORE HOUSES FOR QUENIBOROUGH THIS WILL AFFECT ALL OF US LIVING IN THE VILLAGE WHAT CAN WE DO?**

**In 2011 Queniborough had 1,306 houses and since then**

**Barley Fields, Barkby Road. 176 houses**

**The Millstones, Melton Road. 101 houses.**

**Agreed in outline:**

**Queniborough Lodge, Melton Road. 125 houses.**

**(P/17/2437/2)**

**Proposed:**

**Hallam Homes, Melton Road. Up to 250 houses**

**(P/17/2613/2)**

**David Wilson Homes, Barkby Road. 150 houses**

**(P/17/2252/2)**

**A total of 802 houses. An increase of over 60%.**

**Consultations for the neighbourhood plan indicate that village residents don't want more large developments but what can be done to make sure you have your say?**

## **When to comment on planning applications**

**Everyone who is affected by planning applications has the right to have their say. Housing developers may often consult with the community as they prepare to put a planning application in to the planning authority but the really important time to comment is when the application has been made to the planning authority and they are consulting with everyone affected before they make their final decision.**

**This public consultation period is for just three weeks.**

**To find out when this is check:**

- **the Parish Council's website [www.queniboroughpc.org.uk](http://www.queniboroughpc.org.uk)**
- **look out for notices on village notice boards**
- **check Queniborough on-line [www.queniborough.online](http://www.queniborough.online)**
- **join the Parish Council's emailing list and you will be told when the consultation period is**

## **Who to make your comments to**

**The Parish Council is consulted on all planning applications but is only consulted, the planning authority, Charnwood Borough Council, makes the decision as to which applications are agreed. In doing so they have to abide by national and local planning policy.**

**Comments to Charnwood can be made by email:**

**[development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)**

**Or post: Development Control, Charnwood Borough Council, Council Offices, Southfield Road, Loughborough. LE11 2TX**

## What can you say?

When commenting on a planning application it is your chance to have your say on what you think but the planning authority can only consider ‘material planning issues’. These are:

**Design - Effect on the appearance of the street & village -  
Permanent disturbance issues if granted - Loss of privacy -  
Permanent noise issues if granted - Loss of daylight/sunlight -  
Permanent odour issues if granted - Overbearing impact on  
development - Traffic issues & pollution - Building in the  
countryside & keeping the green wedge/separation between  
villages.**

**The planning authority also must take account of the Charnwood Local Plan. This is Charnwood’s own policy on where to put the houses it is required by the Government to build. The Local Plan says about Queniborough:**

- **it is an ‘other settlement’ not capable of sustainable large-scale development only small-scale infill**
- **The Local Plan says that Queniborough is an ‘other settlement’ because it doesn’t have the range of services to support large-scale development without the use of a car to go somewhere else.**
- **that there should be an area of separation between Queniborough and East Goscote and Syston**
- **that development should not take place outside the current built area**

**These are important issues you can refer to. The national planning policy says that developments must be sustainable. Do you think an extra 800 houses is sustainable?**

## **So why is this happening?**

**If the Local Plan protects Queniborough why is this happening? It is because the national priority is to build houses and Charnwood hasn't met the Government's 5-year target. Developers argue that the need to build houses is greater than the protection given to Queniborough in the Local Plan. The Parish Council disagree, and you can too. It is up to Charnwood Council as the planning authority to decide so make sure they know Queniborough's views.**

## **What else can be done?**

- **The Parish Council is in contact with other local Councils as there are not enough services in Queniborough and Syston for health, education etc. to sustainably support all the developments in Syston, Queniborough and surrounding villages.**
- **The Neighbourhood Plan (NP) consultations show people mostly want small scale developments in the village for starter homes or houses and bungalows for older people. The NP Steering Group will continue to put forward residents' views**
- **There is vacancy for a Parish Councillor. You could become more actively involved.**
- ***Come to the Parish Council Drop-In sessions, where you will be able to speak to local councillors about the developments and get further help on making your comments known:***

**DROP IN SESSIONS ARE AT THE PARISH OFFICE,  
REARSBY ROAD**

**SATURDAY 24<sup>TH</sup>. FEBRUARY 10AM-1PM  
SATURDAY 3<sup>RD</sup>. MARCH 10AM-1PM**

*The Council hopes to see you there – Let your views be known.*