

[P/23/1294/2](#) Outline application for up to 195 dwellings with all matters reserved except access. Land North of Barkby Road Syston Leicestershire

When making your decision on this application the Parish Council asks that you particularly consider the following matters:

Area of Separation - The application is in an area of separation outside the built village environment. With the Millstone Lane and Queniborough Lodge developments this is further erosion of the area between Queniborough and Syston. The proposal lies within an important landscape corridor between the villages of Queniborough, Barkby and Syston Town. The proposed large housing development will have a detrimental effect on the character identities of Queniborough and Barkby villages, this is contrary to the adopted Core Strategy. The location of the development means that the land between Barkby and Queniborough will be marked by a major building development which will adversely affect the rural nature of the villages and remove the rural buffer between them. The entrance to Queniborough along the Melton Road has already become more urban as a result of development and if this housing is built then the same will be happening to the entrance to Queniborough from Barkby. This will leave the South Croxton Road as the only rural entrance to the village from the four roads into the village.

The range of services in the area is not coping with the additional housing that has already been built. Syston is the nearest Service Centre but the doctors at Syston Health Centre have stated that they cannot take any more patients and parking is now very difficult in Syston and Thurmaston. The primary schools in the area are also oversubscribed, with pupils in Queniborough having to travel to other villages nearby or further afield.

The proposals will lead to an increase in traffic in Queniborough and Barkby. Both villages are badly affected by traffic, especially at the beginning and end of the working day. There are often considerable tailbacks at the Queniborough crossroads with traffic queuing back to the A607 roundabout and blocking exits from Ervin Way. Another 195 houses with journeys in either direction will only add to this. The Council are particularly concerned that there appears to be only one access road for such a large scale development, with all traffic flowing onto Barkby Road, the traffic generated by this estate will favour the Queniborough crossroads, this will add to the existing congestion problem on Barkby Road and also be an issue should emergency services need access at anytime.

Construction Traffic is also an issue. The adjoining villages are a cut through for HGV's and any additional traffic will have a significantly adverse effect. If approved construction method statement should direct construction traffic away from the overcapacity narrow roads through the villages.

The Parish Council is very concerned over the timing of this application. Although the designation for development of the land north of Barkby Road is included in the Draft Local Plan, the government inspector has yet to pronounce on this and the examination in public has not taken place. The inspectors have already raised concerns over Highways infrastructure and it is also possible that Charnwood councillors could vote against its adoption. As this process could well take many months, it is the Parish Councils opinion that this application is reliant on the lack of a five year housing supply putting pressure on the plans committee to grant the application.

For these reasons the Parish Council strongly object to this application and proposes that it should be rejected.

Rachel Barlow-Skinner  
**Clerk**  
August 2023