

P/24/1103/2 - Reserved Matters application relating to appearance, landscaping, layout and scale pursuant to Outline permission P/20/2380/2 (Appeal ref: APP/X2410/W/23/3316574) for 143 dwellings and discharge of condition nos. 6 (Site/ finished floor levels), 7 (Arboricultural Method Statement) and 17 (Scheme for the treatment of public right of way). Land off Barkby Road Queniborough Leicestershire LE7 3FB.

Queniborough Parish Council does consider that the main issues it raised on the earlier application still stand, especially concerning traffic, flooding and the character of the village. With reference to the reserved matters it has a number of concerns regarding;

Arboricultural Assessment & Method Statement

The Parish Council is still extremely concerned about the effect on the trees on Rearsby Road from the proposed works at Barkby Road Crossroads. As highlighted in its original objections an independent arboriculturalist evaluation of the FPCR report concluded that it was not fit for purpose and therefore should be unacceptable to the Local Planning Authority as an appropriate document. This is because it does not identify the actual impacts on trees or specify how the retained trees will be fully protected from damage. It also stated that the group of valuable trees would be unnecessarily harmed by the proposed road widening, potentially causing premature decline in their condition.

Distribution of affordable housing

The Council does not agree with the affordable housing being clustered together along the boundary of the development which will impact particularly on existing residents along Barkby Road, Avenue Road and Chestnut Close. The Council understand that there is a preference from planners that affordable housing is scattered throughout a development, however Council would ask that existing residents be considered when deciding upon the appropriate location of affordable housing when fulfilling the local housing requirements. It would also suggest ringfencing some of the affordable housing to existing residents of Queniborough and would therefore appreciate clarification on which properties on the draft plan will be allocated as shared ownership/affordable rented.

Appropriate separation from existing housing

The Council note that there is no green space separation created between the development and the existing houses and bungalows. The plans also differ to those in the original application P/20/2380/2, with dwellings now planned in close proximity to existing houses on The Ridings and Avenue Road. There are no gardens or hedgerows/trees to buffer the boundaries compared to the original application where there was an area of open space adjacent these streets.

Flooding/Effectiveness of Attenuation Pond

As mentioned in Councils objections to the original application P/20/2380/2, this area is important for the absorption of water running off the surrounding hillside. Following unprecedented water fall at the beginning of 2024, the area around Glebe Road including the Rugby Club suffered flooding with the existing attenuation pond on the Davidsons Barley Fields estate proving ineffective to cope with the amount of standing water. The Parish Council would like assurances from Developers that the proposed attenuation pond will be fit for purpose.

Expression of Interest Regarding S106 Bid

Due to the size, scale and impact of the development to existing residents of Queniborough, the Council would like financial support in terms of S106 monies to ensure that recreational opportunities are made available. Since the consultation on the Neighbourhood Plan, which included a survey sent to every

household, Queniborough Parish Council have been working to secure funding for a Multi-Use Games Area (MUGA) for the young people of the village. If however the foregoing is not achievable, the Parish Council request that any S106 money be ringfenced for use within Queniborough for the benefit of residents and not for use elsewhere in Charnwood.

Rachel Barlow-Skinner

Clerk

14th August 2024