**From:** Owen Bentley [mailto:]
**Sent:** 09 March 2022 12:06
**To:** development.control@charnwood.gov.uk
**Cc:**
**Subject:** BABTAG comments on P/21/2639/2

Dear Planners,

Land north of Barkby Road Syston

BABTAG wishes to object strongly to the application by Taylor Wimpey to build 195 houses on land north of Barkby Road Syston for the reasons below.

1 Taylor Wimpey are assuming that the designation for development of the land north of Barkby Road in the new Local Plan is a done deal. The government inspector has yet to pronounce on this, the examination in public has not taken place and Charnwood council has yet to adopt the plan, a process that may well take many months. This application is jumping the gun and is clearly opportunistic and reliant on the lack of a five year housing supply persuading the plans committee to grant the application. It is premature and should be turned down for this reason alone.

2 Taylor Wimpey must surely know through their own two public consultations that there is little support in the community for this development. Indeed back in 2018 the company withdrew is first application no doubt because it feared it would be rejected.

3 The location of the development compromises the areas of separation between Syston and Barkby, Syston and Queniborough and Barkby and Queniborough and degrades the rural environment of the land alongside the road between Barkby and Queniborough. It will turn pleasant countryside into nondescript suburbia.

4 Local services such as schools and health centres are already under extreme pressure because of other recent housing estates.  A further 195 households will edge those services to breaking point.

5 All traffic from the 195 houses will debouche onto Barkby Road. Given the congestion that occurs daily at Syston's oddity of a junction cum roundabout it is obvious that traffic generated by this estate will favour the junction with the Queniborough Road. Those travelling south will add their number to the rat-runners who already clog the narrow lanes of Barkby and Barkby Thorpe and will add to the levels of pollution from car exhausts. BABTAG notes that the traffic assessment in this application dates from 2018 so little credence can be given to its conclusion that traffic volumes from the new estate will have minimal impact on traffic flows on already very busy roads linking Syston with Barkby.

6 Should this application be granted BABTAG will consider the decision a breach of faith with the local community which, at the time of the borough’s approval of the 4500 houses of the NE of Leicester SUE, was assured that other piecemeal encroachment on the villages would not gain approval.

Owen Bentley

Chairman BABTAG