



HOUSE OF COMMONS
LONDON SW1A 0AA

16th July 2022

Dear Mark,

**Re. Representations on Planning Application P/20/2380/2
Outline Application for Up To 150 Dwellings, incl. Junction
Improvement Works, Barkby Road, Queniborough**

I am writing in respect of the above planning application, to highlight the significant concerns that have been expressed to me as Charnwood's local MP, by residents objecting to this application.

As you will be aware, Queniborough has seen very significant development in recent years, already placing significant pressure on local infrastructure, and impacting upon the character of the village. As those constituents who have contacted me about this application have pointed out, a further 150 dwellings will simply add to these pressures.

Objections from local people are focused on a number of important issues:

1. Impact on the Area of Separation Between Queniborough & Syston

Extensive development in recent years has already significantly reduced the area of separation between Queniborough & Syston, &, if approved, this application would further impact on that, further risking a loss of the village's unique character & identity.

2. Impact of 150 Additional Dwellings on Local Infrastructure

Constituents highlight that Queniborough's infrastructure is already under significant pressure, with increased development in recent years not having been matched by expansion of local public services, and with traffic volumes already causing significant issues. In respect of public services, Queniborough's excellent local primary school already sees demand for places outstripping their capacity to provide them, with a number of local families from the village this year being unable to secure places at the school. In respect of GP services, with the closure of the GP Practice in East Goscote, the two GP Practices in Syston have had to absorb additional patients and, while these Practices do an excellent job, these additional patients undoubtedly exert an additional pressure on waiting lists/ appointments. An additional 150 houses, without any clear indication of how these pressures would be met & funded by the developers, will simply add to existing challenges for local services.

Mr Mark Pickrell
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Finally, in this regard, the village already experiences very high volumes of traffic as a result of the recent new developments; not only does this lead to congestion, but also to road and pedestrian safety issues, and a potential impact upon health. The increasing volumes of traffic cannot be sustained at their current levels, let alone with the additional cars & traffic that would come with 150 new dwellings, and the proposed changes at the crossroads, to which I will turn next, will not make the slightest difference to that fundamental point about the overall levels of traffic being unsustainable.

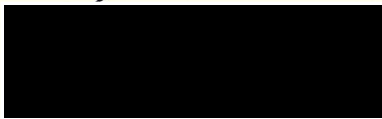
3. Junction Works/ Environmental Considerations & Trees

As noted above, simply widening the junction at the crossroads will not resolve the overall volume of traffic issues that will be added to by this proposed development, and could in fact risk making worse the road and pedestrian safety issues at this junction. But far more concerning to local residents who have contacted me is the impact the proposals will have on the trees at this location, including as they do proposals to remove three mature trees. Firstly, I would highlight that the trees at this location come 'as a group' ie together they form an important part of the village streetscape, and its character, & significant changes to the group, as proposed, would impact on the visual amenity of neighbouring properties, and on the village streetscape as a whole. The trees are also important environmentally, both for air quality, and as a natural habitat. It is also important to note that the root systems of the remaining trees, some of which are subject to TPOs, given their maturity, would risk disruption & damage were these works to go ahead. Proposals to replace mature trees with new trees simply miss the point, as it would take decades for a new tree to have the same visual or environmental benefits.

Overall, while I note the fact that Charnwood does not have a current five year land supply, meaning a legal presumption in favour of approving applications even where normally they would not be approved, it is still possible for CBC to refuse an application where its granting would cause substantial harm. Those constituents who have contacted me believe that would be the case with this application, and they urge the Plans Committee to reject this application.

I hope that Councillors on the Plans Committee will give very careful consideration to local residents' representations in reaching their decision.

John Vignery,



Edward Argar MP