

Location – Barkby Road, Queniborough, Leicestershire

From – Richard and Denise Croker, 51d Avenue Road, Queniborough, LE7 3FB

I would like to be able to speak at the Appeal Inquiry when convened by HM Planning Inspector on 13/6/23.

My wife and I are totally opposed to this building application. In the light of the second refusal by Charnwood Borough Council Planning Committee we would like to emphasise our objections.

The proposal conflicts with Charnwood's Development Plan, and Local Plan, and their own guidance regarding 'other settlements' of which Queniborough is one of twelve. Queniborough on its own has almost accommodated all of Charnwood's 'other settlement' requirement of 500 additional houses.

It also conflicts with Queniborough's adopted Neighbourhood Plan. The land in question is outside Queniborough's settlement boundary.

If built, the development will erase the separation of Queniborough and Syston, thereby joining the two into one; a material planning consideration. Separation cannot be achieved by planting a few extra trees.

The local infrastructure is completely unable to accommodate this development – schools, medical, shopping, employment, public transport.

In particular, local roads are very busy, especially at peak times, and the crossroads is officially classed as beyond safe limits and is gridlocked daily. The proposed amendment to change the crossroads layout will bring no benefit as it will just move traffic from one queue to another outside the school where the road narrows. It will not solve the problem, and will endanger the mature trees, most of which have a TPO.

Queniborough does not, and cannot, have roads adequate for this development. Because of Queniborough's lack of infrastructure, most people will use cars to do most of their daily activities. At a time when there is a national imperative to reduce carbon emissions, building houses whose location forces more car use seems shortsighted in the extreme.

Charnwood's Planning Department have acknowledged that this proposal conflicts with a number of material planning considerations -

- agricultural land lost
- wildlife impacted
- loss of light and privacy
- separation of Queniborough and Syston will be destroyed
- it is outside Queniborough's settlement boundary

The people of Queniborough have voted powerfully and overwhelmingly, via the Neighbourhood Plan, to reject further housing development outside the existing boundary, that will destroy the separation between Queniborough and Syston, and on land that is constantly used for productive agriculture.

We respectfully urge the Planning Inspector to reject this damaging proposal and allow Queniborough to survive yet another attempt to build the wrong houses in the wrong place.