

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X2410/W/23/3316574

DETAILS OF THE CASE

Appeal Reference APP/X2410/W/23/3316574

Appeal By DAVID WILSON HOMES EAST MIDLANDS

Site Address
Land off Barkby Road
Queniborough
Leicestershire
LE7 3FB
Grid Ref Easting: 464315
Grid Ref Northing: 312470

SENDER DETAILS

Name MRS ALISON SMITH

Address
23 Avenue Road
Queniborough
LEICESTER
LE7 3FB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Comments on the indicative layout:

1. No visitor parking appears to have been included. The developer will need to use the DCLG methodology to establish exactly what the parking numbers should be to prevent on pavement parking.
2. Noise impact on future occupiers: para 187 of the NPPF applicable. The agent should provide suitable mitigation. Mechanical ventilation with 4 air changes per hour for all dwellings fronting the employment uses and Barkby Road. The future occupiers can then control on whether they have their windows open or not. Windows should not be sealed closed.
3. Avoid close boarded fencing on Barkby Road, all dwellings need to address the street. Good design and surveillance.
4. Indicative drawing not acceptable. Affordable housing should be mixed in and not clumped together, they should not appear any different to the rest of the development including any landscaping to the front.
5. BNG. Is this up to date. Will need addressing in any conditions.
6. Now using building for healthy life 2020.
7. Is the LEAP in correct location to provide good surveillance?
8. SuDS: ensure the most up to date design approach is used. Not ideal to have large concrete wall heads. Improvements on all sites need to address this issue.
9. Distances to boundaries, blank gable walls and window to window all need addressing.
10. Too many on plot parking dwellings with parking to the front. Appears a cramped development. Need to separate dwellings out to provide more parking to the side of each dwelling.

Developers need improve on their layout design. The NPPF regarding good design quality/ achieving well designed places has taken a fundamental shift in the production of the National Design Guide. It is no longer acceptable to be 'just about good enough' or 'not poor enough to refuse'. The bar has been raised and this shift has been evidenced through appeal decisions.

If you are minded to allow the appeal please include further comment regarding the poor layout and for the developer to address it before the submission of a RM application.