

P/20/2380/2. Outline application for up to 150 dwellings, together with new open space, landscaping and drainage infrastructure, with all matters reserved except for access.

Queniborough Parish Council wish to comment further on this application, in addition to the comments already submitted on 29th April 2021 and 12th August 2021.

The comments submitted on 29th April gave the Council's objections to the application. The comments submitted on 12th August pointed out the adoption of the Queniborough Neighbourhood Plan and therefore the need for the planning authority to only demonstrate 3-years housing supply with regard to this application.

These new comments address the response from the Highway's Authority dated 27th August 2021.

The Council is dismayed by a new of points in the Highway Authority's response:

- The observed traffic flows are still based on November 2017 figures. Despite growth factors being modelled in the response, the Council feels that this is not good enough to base a response on given the increase in building in the area. See comments in the next section.
- The committed development traffic analysis, takes into account the developments at Queniborough Lodge (although lapsed it is a designated site in the Queniborough Neighbourhood Plan), The Millstones, Barley Fields, and the North of Leicester SUE. It does not take in to account developments in the area which affect the traffic flow through the village. The building in Syston and recent developments agreed or proposed at East Goscote and Rearsby do not feature. All of these bring traffic through the village on the way into Leicester and will further cause congestion at the Crossroads. Neither does the analysis take into account the proposed developments in the pre-submission Charnwood Local Plan 2021-37. The proposed development in this application, is a speculative development not designated in either the Queniborough Neighbourhood Plan or the Charnwood Local Plan 2021-37. To not take these into account when carrying out the analysis seems to the Council to show a lack of understanding of the development of the area over the next few years.
- The Council notes that the Crossroads at Rearsby Road/Barkby Road/Queniborough Road/Syston Road is already at 108% capacity at peak times. The Highway Authority predicts if this application is agreed then it will be raised to 113%. The Council wish to know if this takes in to account the areas identified above. This needs to be done to get a full picture of future traffic patterns.
- Mitigation at the Crossroads. The Council is disappointed to see this put forward as a proposal. This was originally proposed as part of the Davidsons development at Barley Fields (P/14/0708/2) and subsequently rejected by both Davidson's and the Highways Authority in P/17/1975/2 (Variation of condition 5 of P/16/0613/2). In the application for P/17/1975/2 Davidson's said *'Following grant approval at our development at Land off Barkby Toad, Queniborough, we would like to vary condition 5 of the planning application P/16/0613/2. The reason for such request is due to highway safety; it's our view and also that of Leicestershire County Council that the amended plan is more appropriate than the current drawing by Stirling Maynard, which in fact reduces highway safety.'* This request was supported by a road safety audit. The Parish Council would require to see a very robust argument from the Highway Authority and the Planning Authority as why this scheme was considered unsafe by both authorities only four years ago and yet, despite increases in traffic, this is now considered safe and a mitigation to the overcapacity at the Crossroads.
- The Council notes the proposed travel plan. The Council would wish to see an analysis of how successful travel plans have been in other developments. There must be a wide number

of statistics available now and Council would wish to see evidence that travel plans do anything to mitigate traffic in the long term

- The Parish Council is extremely concerned about the effect on the trees on the green area from the proposed works. An extension to the carriageway will mean a lowering of the surface where the pavement is located. The existing base course will need to be removed and the ground excavated for a new, deeper base course to be put in place. It is difficult to see how this can be achieved without likely damage to the trees and their roots. The trees and the landscaped area is central to the character and setting of the village and will have significant effect on the adjoining conservation area. The Trees are listed and will require separate planning permission to this application.

Philip Laughton
Clerk
October 2021