

Mr G Foulds
47 Gretton Drive
Anstey
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11th July 2021

Subject: Planning Application P/20/2251/2

I still strongly object to the revised Planning Application P/20/2251/2 for the same reasons as per my initial letter dated 16th February 2021, copy below

I strongly object to the Planning Application P/20/2251/2 for the following reasons:

The design of the estate means that building work will be approximately within 15 metres of my boundary. When the current St James Gate Estate was built, a green wedge of approximately 30 metres was left between the property boundaries on Burgin Road and the development. The close proximity of the new development to my boundary will be overbearing, it will be elevated above the existing St James Gate estate so will lead to loss of privacy and loss of evening sunlight along with permanent noise issues and increased light pollution. The proposed development is not in keeping with the neighbouring houses on the St James Gate estate. The developer should take the housing types into consideration to blend better with neighbouring houses on the St James Gate estate.

The layout of many of the properties indicates that there will be a shared driveway running between the houses and the allocated parking areas. This will mean there would be no provision to charge an electric car – bear in mind the sale of new petrol and diesel cars will be banned in 2030 and hybrids in 2035, so this is a very real problem.

The plans indicate that there is to be a footpath joining Gretton Drive and the new estate. This will necessitate removing part of the hedge which would have detrimental effect of the appearance on Gretton Drive. The hedge is also home to numerous wildlife and acts as natural surface run off ditch, lowering the risk of flooding. Furthermore, this footpath is not required as there are shorter alternative routes to reach either the nearest bus stop or Anstey village. If this path was to go ahead it would increase noise, disturbance and reduce our privacy.

The housing mix does not appear to include any bungalows, but plenty of affordable housing. For a village the size of Anstey, there are very few bungalows, though there is plenty of Sheltered accommodation. This means people wishing to downsize or who have mobility issues must move outside of the village for a suitable property. This seems very unfair to people who have lived all their lives in Anstey, while people from outside the village are well catered for with suitable housing.

The additional 100 houses will lead to a significant increase in traffic in the village, particularly in the congested Nook. The new houses are a significant distance from the village amenities, a 1.6+ mile round trip to the Co-op for instance. In my experience not

many people will walk this distance to pickup a pint of milk choosing to use the car instead. The same will be true for the school run. The extra traffic will add to the unacceptable congestion and pollution in the village.

The plans don't detail any provision for increasing school places or increasing surgery capacity, both of which are already stretched, especially since there have been four new developments in Anstey during the 2010's.

Groby Road is not designed to take any further increase in traffic. Parking on Groby Road as you approach the village makes navigating this stretch dangerous as it is hard/impossible to see oncoming traffic until you are committed to passing the parked cars. If traveling towards the A50, there are no footpaths and pedestrians have to walk on the road as the verges are not suitable for walking on.

Access onto the A50 is dangerous with fast moving traffic. Trying to exit the slip road is fraught with danger as traffic wants to be in the left lane to access the A46 East. If you want to join the A46 West, this is even more dangerous as you need cross 4 lanes of fast moving traffic. Although it is a longer journey, it is much safer to drive through the village to access the A46, again increasing traffic in the Nook.

The proposed development will be built upon open countryside, further reducing the green wedge between Anstey and Groby. The increase in surface water run off must be a concern to the developers as Surface water attenuation ponds have been planned. During heavy rain, water floods off this field across Groby Road. Covering most of this field in houses and roads can only reduce the ability of the land to absorb the water, which will lead to increased flooding in the village. The Co-op car park and Latimer School field already floods regularly and the water levels get dangerously high next to Leicester Road by Rothley Brook. If the current landowner is keen to sell their land, wouldn't it be better for the council to purchase this land? Trees could be planted which are very important in reducing carbon dioxide and trapping rain water and reducing flooding risks. The area could become a nature reserve which all members of the village could benefit from.

Will these new houses have environmentally friendly heating systems, solar panels etc? Gas boilers are to be banned in new build homes from 2025, so will this new development be rushed to use this existing cheaper dirty technology or will the more expensive heat pumps and hydrogen boilers be used?

Yours faithfully

Graeme Foulds