

Miss J Richards  
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17<sup>th</sup> July 2021

Subject: Planning Application P/20/2251/2

I am still very much opposed to the revised Planning Application P/20/2251/2 and P/20/2252/2 for the same reasons as per my initial letter dated 16th February 2021, copy of which is below

I am deeply saddened and 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 development 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 certainly 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 proposed plans will have an overbearing impact and loss of privacy.

On the proposed illustration it indicates that the road width is half the size compared to the existing St James Gate development roads. The houses also appear to be significantly smaller with limited parking per property. Is the intention to have narrow, single car roads and smaller closely built housing or is the illustration not representative and to the correct scale of the planned development?

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 proposed new estate. This will necessitate removing part of the hedge which would have detrimental effect of the appearance on Gretton Drive, loss of privacy also disturbing current wildlife and the natural water drainage. Furthermore, this footpath linking Gretton Drive to the proposed new build is not required as there are shorter alternative routes to reach either the nearest bus stop or Anstey village. As an [REDACTED] [REDACTED] the increased pedestrian flow will create permanent noise and disturbance issues especially during the daytime [REDACTED] and will cause huge distress, four paths in a small area of 150yds are not necessary. This could also increase traffic issues with people trying to access the proposed site through Gretton Drive which is a cul-de-sac with private driveways.

The housing mix does not appear to include any bungalows, but majority of affordable housing. For a village the size of Anstey, there are very few bungalows, however there is plenty of Sheltered accommodation. This means people wishing to downsize or who have mobility issues have to 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 on the proposed north side of Groby Road will lead to a significant increase in traffic in the village, particularly in the already 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 and the same will be

true for the school run. The additional traffic created by the proposed new builds will add to the unacceptable congestion in the village along with increased pollution.

The plans do not detail any provision for increasing school places, NHS dental facilities or increasing GP surgery capacity, all of which are already stretched, especially since there have been four new developments in Anstey during the 2010's. There is currently only one nurse and pre-school for the village – with the extra 100 properties planned on the north side of Groby Road this again will add further pressure on a saturated village.

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 is no street lighting and there are no footpaths so 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 as it does not slow down to the 40 mph speed limit. 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 flood regularly and the water levels get dangerously high next to Leicester Road by Rothley Brook.

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?

To summarise, I object to the proposed development given that Anstey is already overwhelmed with houses compared to neighbouring villages who could absorb the need for additional houses. The inadequate road infrastructure is not designed to support the increased traffic throughout the village.

I look forward to receiving further communication from the Council and Davidsons homes in the coming months.

Yours faithfully

Julie Richards