

## **New Plan Submitted for Hoby Road Development (HA67)**

Whilst the original application for 9 houses remains in place, the developer has submitted a new application for 26 dwellings. Details of this new application can be found on the Charnwood Planning Portal under application number P/24/0251/2.

In addition to the original field the new application includes all the commercial buildings which run along the back of the Glebeland Close properties and adjoin the field.

The new plan is for:

- 6 x 5-bed detached houses
- 1 x 4-bed detached house
- 2 x 4-bed semi-detached houses
- 8 x 2-bed apartments (in 2 blocks of 4)
- 9 x 3-bed townhouses

Most of the dwellings have rooms in the roof space. If each bedroom is occupied by just 1 person the total is 85. If each dwelling has just 2 cars the total is 52.

**The planning officer has confirmed that previous objections will not be taken into account. We urge all those who have previously objected to the proposed developments to submit a new objection. If time is short, please consider simply revising your previous objection but with the new planning application number.**

**For those who did not object to 9 houses but would like to object to 26 dwellings – please see overleaf some helpful notes.**

### **How to object**

**You must include the planning application number P/24/0251/2 and your name and address with your objection. Comments are welcomed before the deadline of 12 March.**

By email: [development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)

By post: Planning Services, Charnwood Borough Council, Southfield Road, Loughborough, Leicestershire LE11 2TN



**Thank you for your continued support.**

### **Notes from Previous Information Flyer and Additional Points**

The Hoby Road site is currently a green field with ancient ridge and furrow markings, it is used as pasture, for grazing sheep and is a valuable wildlife habitat.

- The proposal is **not sustainable development** due to a lack of services needed for day-to-day living – public transport, shops, GP etc. Any new houses will be reliant on car travel for access to all essential services, employment etc
- Assuming 2 cars to each property, there will be 52 extra cars in the village. The points listed above mean that car journeys will increase, which goes against Council policy of reducing vehicle movement
- The design, scale and height of the proposed houses is totally out of keeping with the character of the village
- The site **is outside of the settlement boundary** which is clearly shown in the Neighbourhood Plan
- The village infrastructure is at times unable to cope with the existing demands with flooding and raw sewage issues affecting some properties
- The school is already nearing full capacity. It is possible that residents in such a large development may have to find primary education elsewhere
- The Local Plan which includes this site is not yet adopted and we have been challenging the inclusion of the Thrussington sites, hoping they will be removed. This depends on the report from inspectors whose recommendations will be shared with Charnwood in the coming months

The Parish Council will be objecting. However, as before we need as many objections as possible. Please consider objecting (yet again!) to protect our village from further expansion. More details can be found on the village website

<https://thrussingtonvillage.org/>

