

# Latest update on the 4,500 HOUSES and the A46 Expressway

## Thorpebury



It may not trip off the tongue but there is a new name for the NE of Leicester SUE. It is Thorpebury following a brainstorming session between the landowner and the developers, CEG. There will be no more talk of Melton Brook Village. Phase 1 will be Thorpebury the Limes and phases 2 and 3 will be Thorpebury the Oaks and Thorpebury the Elms.

### Yet more delays in getting started on building

There are still matters to be cleared by Charnwood Borough Council so it is likely that there will be no work on the first new house until the 3rd quarter of 2019. Design meetings are now being held regularly attended by representatives of CEG, County Highways, Charnwood and the builders to sort out details like, for example, the final layout of the roads on phase 1. The developers, CEG are hopeful that Charnwood will sign off what are called “the reserved matters” by the end of this year.

### Ownership

John Pochin still owns all the land and he will retain in his ownership all the green spaces in Thorpebury which he will lease to the Land Trust which will care for them. He will sell the building land to the builders once layouts and details of the build have been agreed. He is taking a big interest in the overall landscape of Thorpebury.

### Southern Relief Road

CEG’s detailed proposals are now with the City of Leicester which is examining them. There is a dispute, however, about the value of the land on which the road will run which is currently owned by the city council. This will need to be resolved as with no Southern Relief Road giving access from the Leicester Ring Road Thorpebury will be halted at 575 houses.

## The Builders

Three builders have each been allocated a part of phase 1 (Thorpebury the Limes) which borders on Hamilton to the south and runs east of the pinch on Barkby Thorpe Road. David Wilson Homes have the most northerly section, William Davis Homes the eastern section and Davidsons Homes the southern section. In line with the landowner’s wishes they have made an effort to avoid uniformity and to copy features of the older buildings in Barkby Thorpe and other Leicestershire villages e.g. porches and contrasting roof lines and materials. No building in phase 1 will be higher than two and half stories which, in effect, means a good number of dormer windows. In most of the internal roads there will be shared space for cars and pedestrians and private areas will be marked by railings and/or privet hedges. The main road through the estate from Barkby Thorpe Road to Hamilton Lane will be tree-lined and the development will be criss-crossed with paths through green spaces enabling most children to be able to walk safely to the new school. Parking spaces for two cars has been made for each house with many parking spaces hidden behind terraced housing.

### Traffic Measures

County Highways and Charnwood are well aware of the requirement for traffic restriction measures to be implemented at the time building starts. BABTAG has campaigned for this for several years and it has the backing of the landowner. However the consultation with the police over this matter has not yet happened and BABTAG has urged CEG to pursue the police agreement to the traffic restrictions.

### Other Housing Developments

Charnwood has turned down applications for 270 houses in East Goscote and 150 in Queniborough. Still to be determined are the 195 houses off Barkby Road north east of the traffic lights on the Queniborough Road and 220 houses off the Melton Road. Neither is likely to come before the Plans Committee soon.

## A46 Expressway

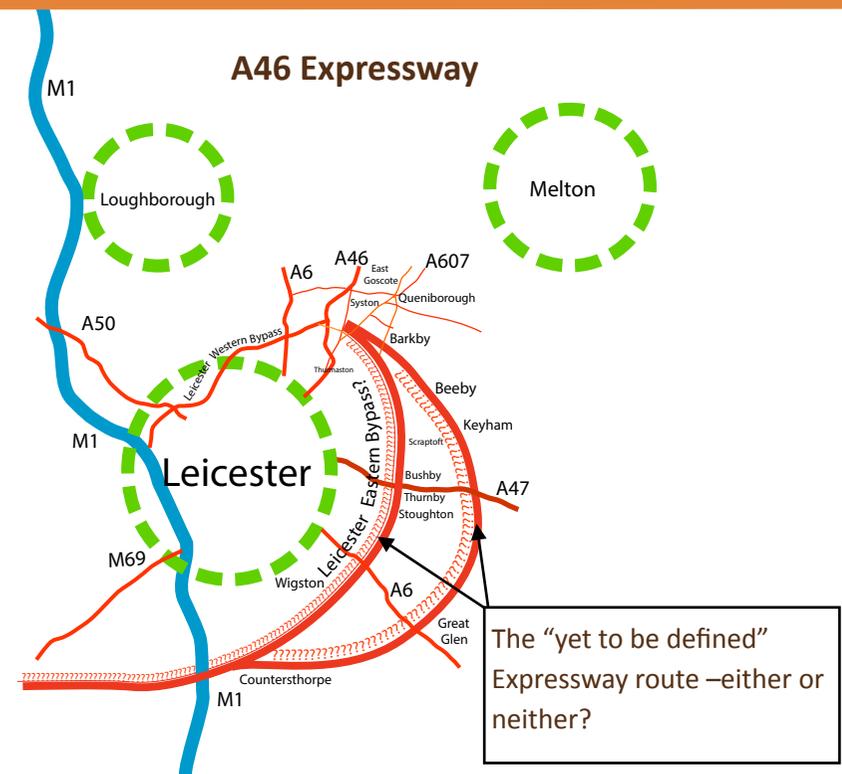
A revised Leicester and Leicestershire Strategic Growth Plan has just been published following a public consultation. Despite 57% of the 600 plus respondents opposing, the A46 Expressway, which will run on a yet to be defined route from close to the Hobby Horse roundabout in Syston down to the M1 near Lutterworth the road and its associated 38,000 houses is still the central feature of the Growth Plan. The next move is to get it approved by all the councils in Leicestershire, in our case Charnwood Borough Council. The target date for approval by all seven district councils plus the City and County Councils is mid-December this year. 5th November is the date chosen for the full meeting of Charnwood borough Council at 6.30pm in the Preston room, Woodgate Chambers, Woodgate in Loughborough. There in essence, councillors will be asked to buy a pig in a poke as the route of the Expressway and the location of the 38,000 houses have not been revealed in the Growth Plan.

Already we know that our local councillor, Daniel Grimley, has grave misgivings about the Expressway.

A reminder that, **5th November**, of the Charnwood Borough Council meeting where approval for the Leicester and Leicestershire Strategic Growth Plan and its central feature, the A46 Expressway, will be sought.

### SELAG - an action group formed to oppose the Expressway

SELAG, (South and East Leicestershire Action Group) has written to all Charnwood, Blaby and Harborough councillors urging them not to get bound into this Plan which has not been subject to statutory public scrutiny. SELAG will demonstrate with placards outside the Charnwood meeting on bonfire night. SELAG has met Leicestershire's MPs to assess where they stand on the Expressway. Edward Argar, our Charnwood MP and Neil O'Brien, the Harborough MP, both oppose the road and their role is important as only central government can provide the vast sums of money necessary to build the road. SELAG is arguing that alternatives to the Expressway should be explored including upgrading the existing A46 and its junctions. BABTAG is fully supportive of SELAG's campaign and urges residents to do the same.



If you wish to be kept up to date with the 4500 houses and its impact (not least in terms of increased traffic on your village) join BABTAG. Membership is free and you will receive emailed updates on "Thorpebury" and on planning applications for other housing developments threatening our surrounding countryside. To become a member simply email [owen.bentley@barkbythorpe.net](mailto:owen.bentley@barkbythorpe.net) with your name and address.



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