

Bloor Homes Limited

Land south of Sacheverell Way, Groby

Statement of Community Engagement

December 2025



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1. Introduction

This Statement of Community Engagement sets out the strategy undertaken by family-owned housebuilder, Bloor Homes (“the applicant”), for pre-application stakeholder engagement to inform the following outline planning application:

Outline planning application with all matters reserved, except for the primary means of vehicular access from Sacheverell Way, for a residential development of up to 180 dwellings, alongside associated access via two junctions from Sacheverell Way, green and blue infrastructure (including drainage, landscaping and public open space), ancillary infrastructure, and enabling ground remodelling.

The report gives details of community consultation undertaken prior to the outline planning application being submitted, as well as an overview of feedback received from stakeholders and responses to key feedback themes.

2. Policy

The applicant can confirm that the public consultation and engagement programme was in keeping with:

- National policy and guidance introduced in the Localism Act and the National Planning Policy Framework,
- Hinckley and Bosworth Borough Council’s recommendations for pre-application community consultation as set out in their adopted Statement of Community Involvement (2024), and
- The spirit of inclusive, accessible and meaningful public consultation.

3. Approach to Consultation

Sulis Public Affairs was appointed to facilitate an accessible and transparent programme of pre-application engagement with the local community and their elected representatives.

The principles adopted throughout the process of public consultation have been to:

- engage and involve as many local stakeholders as possible through the use of an innovative and accessible online consultation platform,
- present the proposals clearly;
- be open to feedback;
- be clear about what the applicants can change in response to consultation; and
- be clear about what the applicants cannot change and why

The online community consultation was complemented by contact with relevant local representatives, including Groby Parish Council and local Hinckley and Bosworth Borough Council ward councillors.

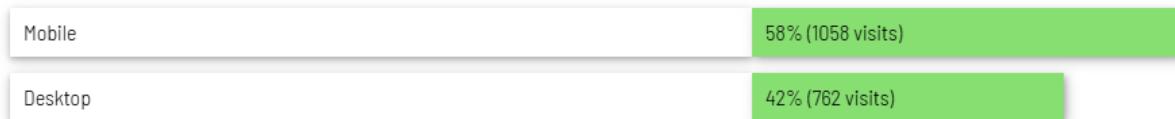
3.1 Online consultation

To extend the reach of consultation to include the widest possible cross-section of the community, consultation activity was focussed online utilising a purpose-built, easy-to-use, web-based interactive engagement platform. The online consultation was publicised via a direct mailing to more than 1,500 residential and business addresses in the vicinity of the site. The consultation was also publicised via a press release to regional news sources. It was also promoted through briefings to local councillors and Groby Parish Council.

The direct mailing consisted of an A5 postcard providing an overview of the emerging scheme, with a QR code providing easy access to the consultation website. A consultation telephone number and email address were provided to ensure that any members of the public unable to access the internet could get in touch to find out more about the proposals and provide feedback. The postcard can be viewed at Appendix B.

Analysis of the means of accessing the consultation website shows a majority accessed the consultation using a mobile device. This demonstrates the significant outreach achieved through online consultation, with residents able to take part at their convenience, at a time and place to suit them. Further information on the consultation process is provided at section 5, below.

Device type



4. Key Stakeholder Engagement

4.1 Groby Parish Council

The site is located wholly within the civil parish of Groby. Prior to the commencement of wider community consultation, Sulis Public Affairs established contact with the deputy clerk of Groby Parish Council to provide a briefing on the emerging plans in the context of the site's draft allocation in the emerging new Hinckley and Bosworth Local Plan, and to provide an overview of the community consultation programme.

Subsequent contact with the Parish Council provided a preview link to the consultation website for circulation to parish councillors. An electronic copy of the community mailing was also provided to be shared on the Parish Council's social media and web pages as appropriate to help further the reach of the consultation.

Groby Parish Council subsequently submitted the following comment through the pre-application consultation:

Groby Parish Council object to the development which is proposed as the site forms part of the Rothley Brook Meadow Green Wedge and Council are opposed to erosion of the Green Wedge which will undoubtedly lead to a loss of biodiversity despite claims otherwise. Council also wish to make comment on the onsite and off-site contributions which they would deem appropriate for such a development: (1) A sports field with changing facilities (2) Provision of a medical centre (3) Significant Section 106 monies to the local schools. There has been considerable new housing in Ratby over recent years, the children from which are attending primary schools in Groby due to Ratby Primary School being at capacity. This development will put these schools under even more pressure (4) Provision of a safe pedestrian crossing(s) from the development across Sacheverell Way, bearing in mind that this road is a 40 mph zone eg. a traffic light crossing(s) Finally Groby Parish Council would question the sustainability of the site due to this site being greater than 800 metres (walking distance) of Groby's Service Centre.

Applicant's response:

We are grateful to Groby Parish Council for this consultation response. While it is acknowledged that the site is in the Green Wedge, this designation is not a constraint to all

development, and is intended to guide development to suitable sites in sustainable locations. Hinckley & Bosworth Borough Council has established a need to release land from the Green Wedge to meet development needs and have identified this site as being an appropriate location to do so. That reflects that, when comparing the site to the Green Wedge objectives:

- The site does not contribute significantly to any of the Green Wedge objectives.
- The site's location and the robust landscape framework in the surrounding area mean that any physical / perceived merging between Groby, Ratby and Markfield can be limited by careful consideration of the built form and delivery of a robust landscape strategy.
- The scale of the Green Wedge being lost would be minimal, and the release of a site that is not currently publicly accessible (aside from the footpaths at its margins) would actually increase the site's role as a recreational resource. The development would provide a significant element of enhanced multi-functional green infrastructure that can be retained in perpetuity to complement the residual Green Wedge within its immediate surrounds.

Therefore, the release of the site from the Green Wedge would be consistent with the objectives of the designation, while delivering much-needed development in a sustainable manner. The planning application is accompanied by a Green Wedge Analysis Report that considers the above matters in further detail.

The comments made in relation to infrastructure investment are noted. The provision of facilities such as health centres are within the remit of the relevant statutory bodies, eg. the NHS. The development is anticipated to provide significant investment into local infrastructure, and this will be determined through statutory consultation with the relevant bodies.

4.2 Hinckley and Bosworth Borough Council - Ward councillors

Recognising the importance of early engagement with local representatives, Sulis Public Affairs contacted the Hinckley and Bosworth Borough ward councillors for Groby Ward, as follows:

- **Cllr Martin Cartwright, Groby Ward**

Initial telephone contact was made with Cllr Cartwright ahead of the launch of community consultation to provide an overview of the plans, the context in terms of the site's draft allocation in the emerging Local Plan and to provide an overview of the community consultation programme. Cllr Cartwright was subsequently contacted by email to advise of the forthcoming launch of community consultation, with a preview link to the consultation website, and an electronic copy of the community mailing for sharing on social media etc.

- **Cllr Edward Hollick, Groby Ward**

Initial telephone contact was made with Cllr Hollick ahead of the launch of community consultation to provide an overview of the plans, the context in terms of the site's draft allocation in the emerging Local Plan and to provide an overview of the community consultation programme. Cllr Hollick was subsequently contacted by email to advise of the forthcoming launch of community consultation, with a preview link to the consultation website, and an electronic copy of the community mailing for sharing on social media etc.

4.3 Hinckley and Bosworth Borough Council – Cabinet member for planning

A written briefing was provided to the Borough Council's cabinet member for planning, Cllr Bill Crooks, upon the launch of consultation to provide an overview of the proposals, the context in terms of the draft Local Plan allocation and a link to the consultation website, as well as reassurance that local ward councillors and the parish council were informed.

4.4 Leicestershire County Councillor and Ratby Parish Council

Ahead of the launch of community consultation, a briefing email was sent to the Leicestershire County Council representative for Groby and Ratby, Cllr Ozzy O'Shea. This provided an overview of the proposals, the context in terms of the draft Local Plan allocation and a link to the consultation website, as well as a copy of the community mailing for sharing on social media etc. This was followed by a telephone conversation. As a member of Ratby Parish Council, Cllr O'Shea briefed parish council colleagues, with the chair of Ratby Parish Council contacting the consultation team and being sent a copy of the consultation materials to help promote the consultation in Ratby.

5. Pre-application community consultation

5.1 Interactive online engagement hub

An interactive engagement website, www.bloorhomesgroby.com, was launched by Sulis Public Affairs to provide a one-stop source of information on the emerging plans for the local community.

Launched on 8th November 2025 the website:

- Provided a broad introduction of the planning context in terms of the site's draft allocation in the emerging Hinckley and Bosworth Local Plan, as well as narrative around recent changes introduced in the updated National Planning Policy Framework to explain the rationale for bringing forward an outline planning application in parallel with the ongoing Local Plan process;
- Provided an overview of the development proposal for the site, including narrative on key technical considerations;
- Provided an interactive masterplan of the site with information labels to illustrate various elements of the site layout. Members of the public were invited to submit place-based feedback via the interactive map;
- Provided an opportunity for members of the public to comment on the emerging plans via a step-by-step online questionnaire; and
- Provided an opportunity for members of the public to register their details to receive email notifications of project updates.

The website was designed to be mobile-compatible, to allow those with any internet-access device to participate in the pre-application consultation process at their convenience.

The website automatically generated an email to the project team every time feedback was submitted online, ensuring the project team was aware of any issues raised.

A consultation telephone number was provided for those members of the public unable to take part in online consultation or who had further queries. This was publicised via the community mailing and press release (see section 5.2).

Sample screen shots of the website home page can be seen at Appendix A.

5.2 Publicity

5.2.1 Direct community mailing

The consultation website was widely publicised via a direct mailing to 1,542 residential and business addresses in the wider vicinity of the site. The mailing took the form of an A5 community information postcard providing a summary of the proposals. Information about the consultation website was also provided with both website address and a QR code for easy access via mobile device, along with contact details for how to get in touch with the project team for those who didn't have easy access to the internet. The postcard was distributed via Royal Mail and is reproduced at Appendix B, along with the area of distribution.

5.2.2 Press release

A press release was issued to the local press providing information about the scheme and the consultation website. This was sent to publications such as the Leicester Mercury, BBC East Midlands and local business press. The press release and a sample of coverage are reproduced at Appendix C.

5.2.3 Local councillors

The website link was also sent to the local Borough ward councillors, to Groby and Ratby Parish Councils and to the Leicestershire County Council representative for Groby, along with an electronic copy of the community mailing to be shared on local websites and social media platforms as appropriate.

5.3 Consultation period

The consultation survey remained live for three weeks from 8th November 2025 until 30th November 2025, providing a significant period during which members of the community had an opportunity to review and comment on the proposals. All comments received throughout this period have been considered when finalising the submitted plans and preparing this Statement of Community Engagement.

Following the closure of the consultation period, the website remains live to provide ongoing project updates and opportunities for members of the public to get in touch with the consultation team.

6. Consultation Feedback

6.1 Consultation website visits

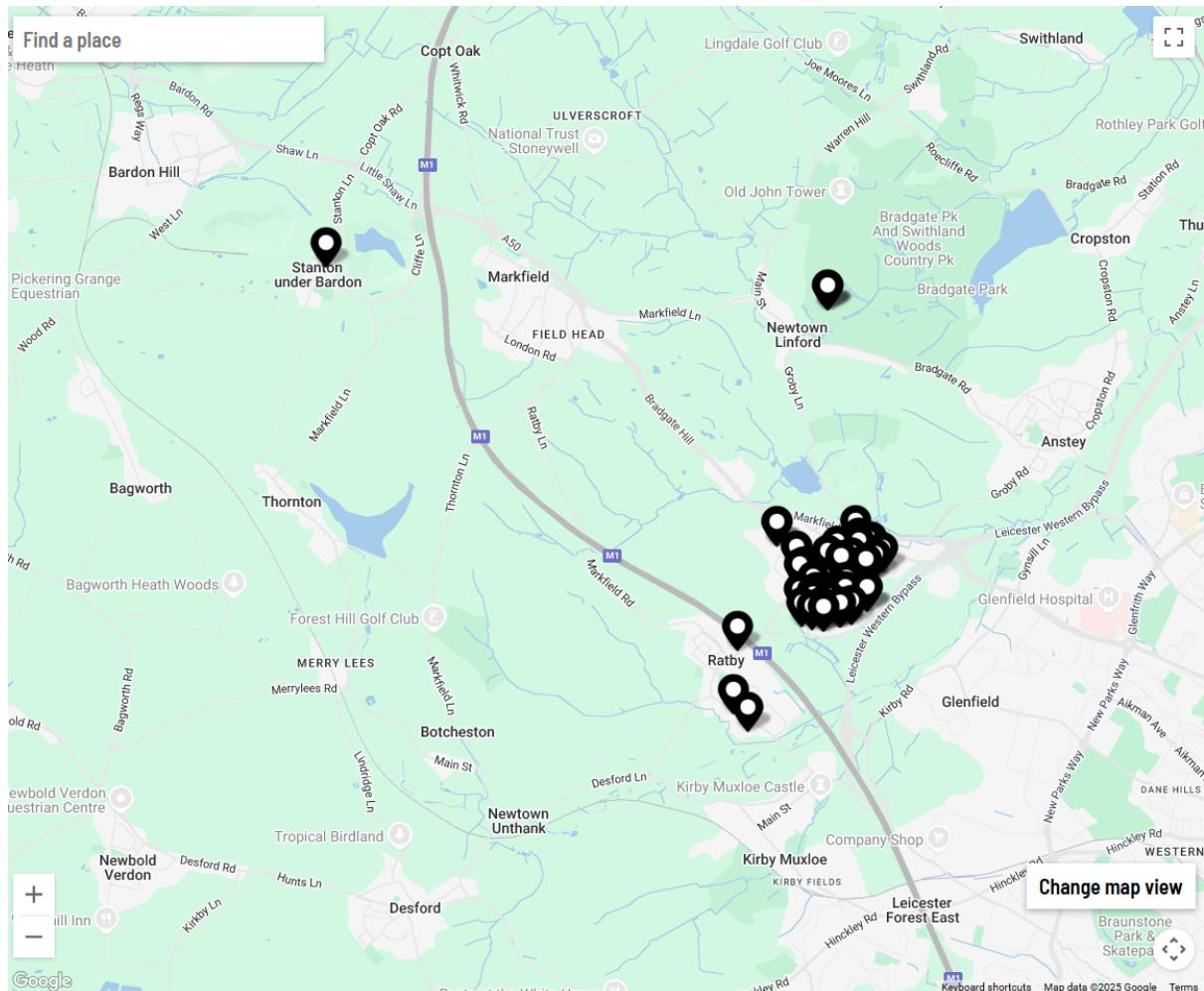
The consultation website received a total of 1,820 visits during the consultation period. Of these, 526 were unique visitors.

Visit type



6.2 Feedback response geographic data

The following map (overleaf) shows the geographic spread of feedback responses in terms of completed feedback questionnaires, indicating that the majority of responses were from the village of Groby itself, as well as a handful of responses from surrounding settlements.



6.3 Feedback questionnaire responses

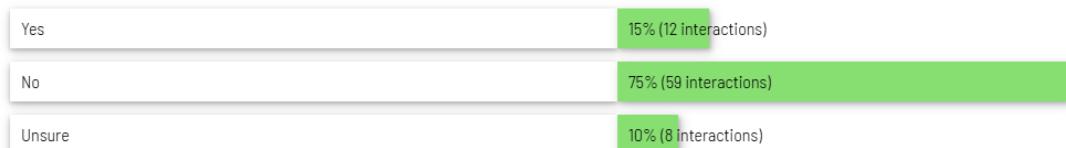
Of the 526 individuals who viewed the consultation website during the consultation period, 79 went on to complete a feedback questionnaire. This might suggest that the vast majority were content with what they had read and felt no requirement to comment. Of those who did respond, as might be expected for proposed development on previously undeveloped land there were a majority who expressed concern about the proposals, with a number of key themes emerging which are set out in the analysis below. However, it is noted that a quarter of respondents indicated that they were either supportive of or unsure about the proposals.

Responses to the questions in the online questionnaire are summarised as follows:

6.3.1 Question 1 - General Principle:

Do you welcome the provision of up to 180 high-quality energy-efficient homes and landscaped open spaces at this sustainable location, informed by the draft allocation of the site in Hinckley and Bosworth Borough Council's emerging new Local Plan?

All interactions



While a majority of the 79 people who responded were opposed to the proposals and used this question to express this, there was nonetheless a relatively significant proportion who did indicate agreement with the general principles of development. However, when considering the comments submitted alongside the tick-box responses, it is apparent that opposition isn't necessarily to the principle of providing new homes, but rather specific issues relating to existing issues in the locality. This is analysed in more detail later in the report.

6.3.2 Question 2 - Concept layout

Do you have any comments on the proposed layout of the new neighbourhood?

Although this question sought feedback on the proposed layout of the development, inevitably many chose to make more general comments and express concerns in relation to development in Groby. The key theme in comments was concern around local infrastructure being perceived to be at capacity. This was expressed across several key areas:

Traffic and Road Congestion:

- Sacheverell Way was repeatedly described as "already too busy," "a nightmare," and experiencing significant congestion, particularly during peak hours (school drop-off/pick-up and commuter times).
- There was a fear for some that the proposed development would add a substantial number of vehicles into the existing situation, exacerbating existing traffic problems and leading to gridlock.
- Concerns were raised about the safety of pedestrians, especially children, attempting to cross Sacheverell Way.
- The routes out of the village (towards the A50 roundabout and through Ratby) were reported by some to be already congested, and there were fears that new development would worsen this.
- Some suggest improvements like traffic lights at the A46/A50 junction.

Local Services:

- Schools: There were significant concerns expressed that local primary schools (specifically Lady Jane Grey) and the secondary school are already "oversubscribed" and "packed to capacity," with no room for an influx of new students.
- Healthcare: Local GP surgeries were described as "small," "overwhelmed," "stretched," and having "no room for development." Questions were raised as to whether they could cope with an additional 400 patients.
- Amenities: Shopping facilities were deemed insufficient by some feedback respondents, with comments that the village lacks certain amenities like a butcher or could do with another pub. The overall capacity of Groby to support new families was questioned by some.

Environmental and Green Space Concerns:

- Some residents expressed opposition to building on "green space," "fields," and "countryside," citing its importance for wildlife, biodiversity, local character, and recreation (walking).

- Concerns were raised about the loss of "green wedge" and the potential for urban sprawl, blurring the lines between Groby and Leicester.
- Some mentioned that the site regularly floods or hold water, with fears that building would exacerbate flooding issues for existing residents.
- Some comments were concerned that construction phase would cause disruption, noise, dust, and heavy traffic.

Specific Layout and Housing Type Concerns:

Some respondents did address the specifics of the question, making comments relating to the layout of the proposed development, including:

- Access Points: A suggestion was made to align access points with Laudon Way, creating a crossroad with traffic lights to manage traffic flow.
- Housing Types: Numerous requests were made for more bungalows due to a perceived lack of them in the local area. There was also a desire for "genuine" first-time buyer homes rather than rental or shared ownership properties.
- Noise: The proximity of the A46 and M1 was noted by some, with concerns about noise pollution for both existing and new residents.

Minority Positive/Neutral Comments:

Some comments acknowledged positive aspects of the proposals, such as "future-proofing on energy" and initial "positive illustrations." One resident, living opposite the proposed site, welcomes the development due to a shortage of housing and a desire to buy a new build in the village, appreciating the green space and wildlife areas within the plan." However, this commenter did also raise concerns about the strain on local services and asked for plans to address them.

Applicant's response:

We are grateful to all who took the time to provide feedback. We do understand that people living near a greenfield site may naturally be resistant to it being developed. However, there is acute housing need locally and nationally, reflected in the Government's decision to significantly increase housing targets for local authorities including Hinckley and Bosworth Borough. The Borough Council has identified additional sites to accommodate this additional housing growth in the emerging new Local Plan, and the site south of Sacheverell Way has been identified as such a site and is included in the draft Local Plan as a proposed allocation for residential development.

We are conscious of the ever-increasing importance of ensuring that development is sustainable, protecting and enhancing natural habitats and green infrastructure as much as possible whilst delivering much needed homes for people and families. Alongside the delivery of much needed high-quality new homes, the proposed development will also see a significant proportion of the overall site area retained as open space, including green corridors providing public recreational opportunities and areas for biodiversity enhancement. Existing mature trees and the majority of hedgerows will be retained as part of the open space proposals, and these will be enhanced with extensive additional planting. This will significantly increase tree cover across the site.

The "blue line" land to the south-west is a candidate Local Wildlife Site, and will not be subject to any development. It will instead be set aside as an area for biodiversity enhancement in

recognition of its status, with existing grassland and trees retained, alongside habitat enhancements where possible.

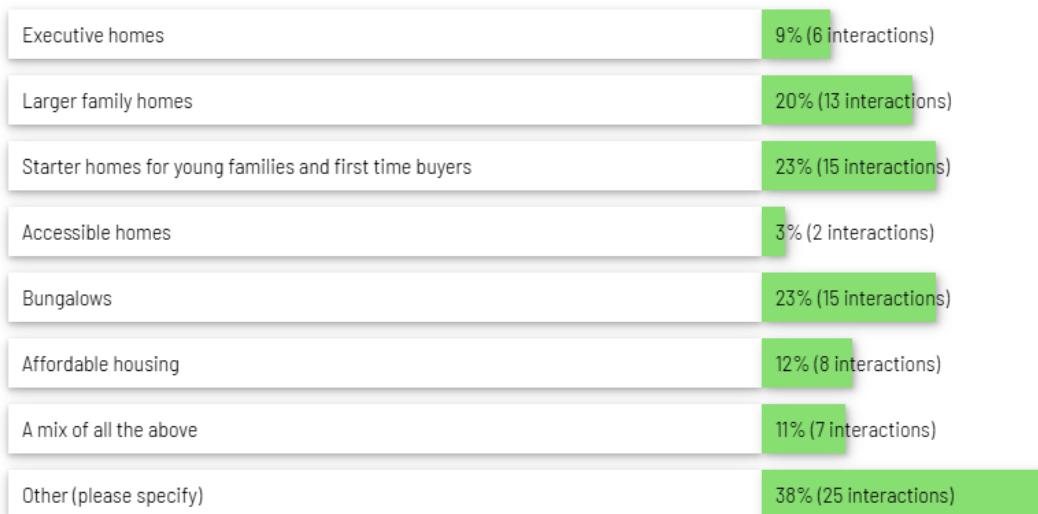
There is also a “blue line” area to the south-east of the site on the opposite side of the A46. This land has no access from the public highway and no development is proposed here, with existing trees and grassland retained.

We acknowledge the concerns expressed in relation to existing infrastructure pressures. A key consideration with a planning proposal such as this is to ensure that local services receive the investment they need to accommodate housing growth in the local area. The development will generate investment into local infrastructure, and this will be informed by consultation carried out by Hinckley and Bosworth Borough Council with statutory bodies such as the local NHS Integrated Care Board, local education team and local highways authority and will be secured via legal agreement between Bloor Homes and the Council. In terms of concerns expressed about the capacity of local businesses, the development will provide increased footfall, potentially providing the stimulus for the growth and expansion of the local retail and hospitality offer.

6.3.3 Question 3 - House types

What is your priority for new homes in Groby?

All interactions



Feedback on this question indicated that starter homes and bungalows were the priority, in addition to larger family homes. Many of those responding “Other” were generally those opposed to development, taking the opportunity to state this here, with objections reflecting the themes identified in responses to the previous question above. However, suggestions under “other” also indicated for smaller homes/starter homes/affordable housing, with some respondents specifically mention a need for “2 and 3 bedroomed homes,” “starter/ essential worker homes,” and “affordable homes,” arguing that the current housing stock is skewed towards larger, less affordable properties. One respondent explicitly stated the difficulty in finding downsizing options in Groby. However another indicated that affordable housing would not be welcomed.

Sample comments (verbatim):

- *I live in Groby now and want to downsize and this has proved problematic. Would be nice to have a trouble free option.*
- *Local infrastructure issues, roads access, especially from additional traffic on Sacheverell Way down to the A46. Impact of additional homes in Ratby. Schooling provision at Lady Jane Grey and Elizabeth Woodville is close to full. Additional NHS dentist provision.*
- *No new homes wanted! Build them somewhere else!!*
- *Do not want affordable homes*
- *No more new homes in Groby, unless on brownfield land.*
- *Many older bungalows have been lost to 2nd storey additions with an aging local population and requirement for 3 bed bungalows.*
- *Opportunity for local young people in work to get on the housing ladder as I know how difficult it was for our children recently.*

Applicant's response:

We are grateful for the feedback received. We are currently at the outline stage, with the precise provision of house types yet to be determined, however this feedback is helpful in informing this process. Bloor Homes does provide bungalows within our developments, and consideration can be given to this in Groby. Details of house types will be set out in any subsequent reserved matters planning application should outline planning consent be received, and this would be subject to further consultation with the community and statutory consultees.

We note the mixed response on the provision of affordable housing. However, we are required by policy to provide this, and we anticipate that a proportion of the overall provision of affordable housing could take the form of shared ownership homes aimed at first-time buyers.

6.3.4 Question 4 - Affordable Housing

Affordable housing will be provided as part of the housing mix, providing opportunities for people on lower incomes and first time buyers to secure a home of their own in Groby. Is this important to you?

All interactions



As mentioned above, there was some negativity about the provision of affordable housing, and this is reflected in a small majority indicating opposition to affordable homes being provided. However, it is likely that negative responses to this and other questions will have been coloured to an extent by general opposition to development. Nonetheless, a not insignificant 38% of respondents did indicate that the provision of affordable housing was important to them.

Applicant's response:

As above, we note the mixed response on the provision of affordable housing. However, we are required by policy to provide this, and we anticipate that a proportion of the overall provision

of affordable housing could take the form of shared ownership homes aimed at first-time buyers.

6.3.5 Question 5 - Sustainability:

The new homes will be built to be energy efficient, in a gas-free development with all homes incorporating air source heat pumps, solar panels, uprated insulation and EV charging points. Is this important to you?

All interactions



Applicant's response:

We welcome the feedback and note that many of those who were otherwise opposed to development nonetheless welcomed our approach to sustainability.

The neighbourhood will be gas-free, with all homes provided with air source heat pumps as standard. PV cells (solar panels) are also likely to be incorporated, which along with the use of the latest materials and technique to maximise insulation, air tightness and heat recovery, would create an uplift in energy efficiency of 75-80%.

The new homes will incorporate sanitaryware and appliances that meet the highest water efficiency standards.

Electric vehicle (EV) charging points will be provided for all homes with on plot parking, together with access to communal EV charging points for the whole neighbourhood.

To minimise the impact of construction, we always aim to procure materials from sustainable sources and recycle construction waste as far as is possible.

6.3.6 Question 6 - Green spaces and biodiversity

Existing high value habitats such as mature trees and the majority of hedgerows will be retained, bolstered by extensive additional planting to significantly increase tree cover across the site, delivering biodiversity net gain of at least 10%. Is this important to you?

All interactions



As with sustainability, green spaces and biodiversity enhancements are important to local people. Only a tiny proportion responded negatively, and it can be assumed that this was to

reiterate their opposition to the development as a whole, rather than measures to promote biodiversity.

Applicant's response:

As with our approach to sustainability, we are pleased that our approach to green infrastructure and biodiversity is welcomed by a majority, including many who were otherwise opposed to development.

We are conscious of the ever-increasing importance of ensuring that development is sustainable, protecting and enhancing natural habitats and green infrastructure as much as possible whilst delivering much needed homes for people and families.

Alongside the delivery of much needed high-quality new homes, the proposed development will also see a significant proportion of the overall site area retained as open space, including green corridors providing public recreational opportunities and areas for biodiversity enhancement.

The development site is currently largely comprised of improved agricultural land, which is of relatively low value in terms of biodiversity. The retention of existing trees and the majority of hedgerows, along with the planting of new trees and other plants and the use of sustainable drainage features to create new wetland features, will create new habitats. This will significantly boost the biodiversity value of the site, delivering a minimum of 10% Biodiversity Net Gain (BNG).

A network of walking and cycling routes will be set within the proposed green corridors which will also provide a range of open space community facilities such as a play area and a community orchard.

The “blue line” land to the south-west is a candidate Local Wildlife Site, and will not be subject to any development. It will instead be set aside as an area for biodiversity enhancement in recognition of its status, with existing grassland and trees retained, alongside habitat enhancements where possible.

There is also a “blue line” area to the south-east of the site on the opposite side of the A46. This land has no access from the public highway and no development is proposed here, with existing trees and grassland retained.

Bloor Homes is a member of the Homes for Nature programme. This includes a commitment to see a bird-nesting brick or box installed for every new home built, as well as hedgehog highways as standard on every new development.

6.3.7 Question 7 - Interest in a new home

Are you, or is anyone you know, interested in securing a new home in Groby?

All interactions

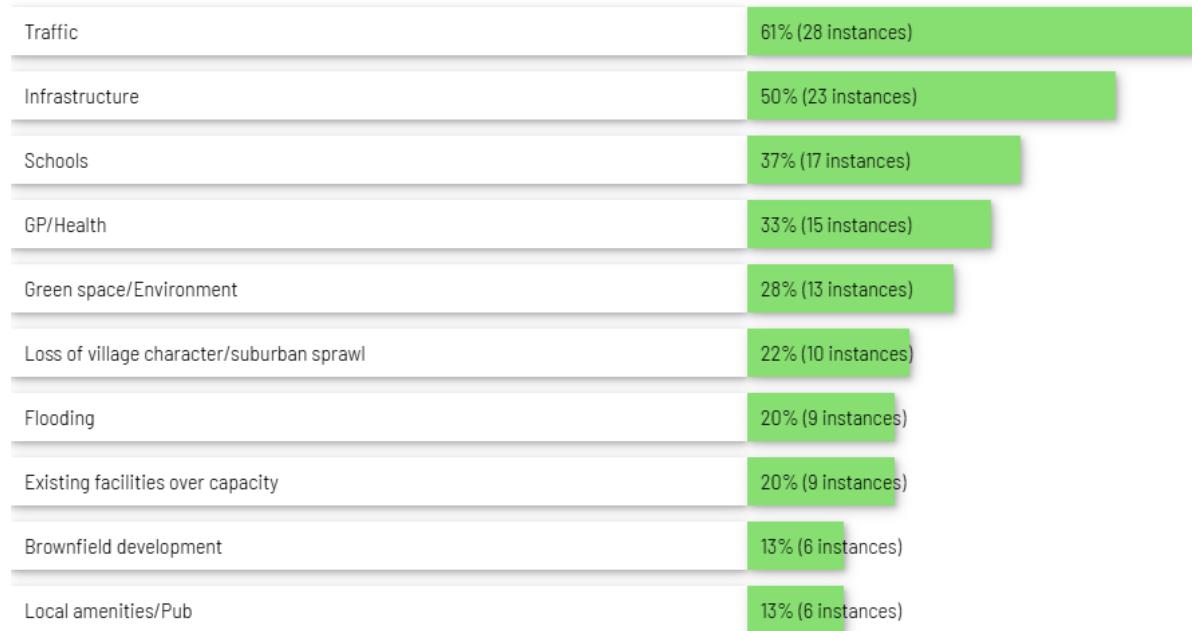


6.3.8 Question 8 - General comments

Do you have any other comments on our emerging proposals?

A wide range of comments were submitted, with a number of key themes emerging, primarily relating to concerns about traffic, infrastructure, local services and loss of green land. This is set out in the following table which sets out the top feedback issues raised in comments:

All interactions



As might be expected for an edge-of-settlement development on greenfield land, a majority of comments indicated opposition to the proposed development, however there was also some positive feedback. Feedback themes reflected those identified in responses to question 2, above, including:

Infrastructure and traffic -

- Traffic Congestion: A dominant concern was the already existing, and predicted to worsen, traffic problems on Sacheverell Way and within Groby village, particularly during peak hours. The village is seen as already gridlocked, with exits to major roads being considered problematic.

- Overcrowded Local Amenities: Existing facilities are deemed at capacity, including schools, healthcare services, lack of shops and choice for residents, lack of public transport.

Environmental and landscape concerns:

- Loss of Green Wedge: There was opposition to building on green fields and encroaching on the "Green Wedge" between Groby and Glenfield. Concerns were raised about the impact on biodiversity, wildlife habitats, and the rural/village character of the area.
- Flooding Issues: Concerns were cited in relation to existing problems with flooding, and respondents fear new developments will exacerbate this.
- Air and Noise Pollution: Some residents stated that they are already suffering from pollution due to the proximity to the "M1/A46/A50 triangle", and fear this will worsen.

Village Character and Identity:

- Preservation of Village status: A desire was expressed to keep Groby as a village rather than allowing it to become a suburban sprawl or merge with Glenfield and Leicester.
- Impact on character: Concerns were expressed that new developments may not be in keeping with the existing village character.

Development Practices and Alternatives:

- Preference for Brownfield Sites: Some respondents advocated for development on brownfield sites in Leicester rather than green fields.
- "Greedy Shareholders" and Profit Motives: There was perception among some one or two respondents that developers prioritize profit over community needs and environmental considerations.

Specific Suggestions and Demands:

- Infrastructure Upgrades: Calls for improvements to roads, schools, and health centres.
- Additional Amenities: Suggestions for a health centre, community space, and another pub.
- Local housing need: Desire for affordable homes to be prioritized for local residents and for developers to offer incentives.
- Sustainable Building Practices: Suggestions for permeable surfaces, rainwater capture, and greywater use.
- Traffic Mitigation: Requests for monitoring of pollution levels and the inclusion of substantial prevention/mitigation measures
- Pedestrian Safety: Calls for safe pedestrian crossings.
- Green space management: Questions about the management and accessibility of open spaces including the proposed community orchards.

Positive or more nuanced comments

- Some were supportive of development, with some caveating that if it's the "right type" and for their children.
- There was some support for properties for down-sizers, but also for properties that would appeal to younger families.

Applicant's response:

We are grateful for the feedback received. We have provided response to the themes raised in our responses to previous questions. We would reiterate that our proposals are plan-led, being informed by a draft allocation in the emerging Hinckley and Bosworth Local Plan. The need to invest in infrastructure is acknowledged as set out above as we anticipate the development generating significant investment into infrastructure in the village. In addition, the development will provide increased footfall for existing business, potentially providing the stimulus for the growth and expansion of the local retail and hospitality offer.

The proposals will see a significant proportion of the total site area dedicated to providing extensive areas of open space, including landscaped public open space, habitat areas and play areas on land that is currently inaccessible to the public.

It is acknowledged that the site is in the Green Wedge, however this designation is not a constraint to all development, and is intended to guide development to suitable sites in sustainable locations. Hinckley & Bosworth Borough Council has established a need to release land from the Green Wedge to meet development needs and have identified this site as being an appropriate location to do so. The planning application is accompanied by a Green Wedge Analysis Report that considers this in further detail.

Bloor Homes is a family-owned company providing high-quality developments which are always in high demand due to the company's reputation for quality and customer service. We are a five-star rated housebuilder, with 97% of our customers saying they would recommend us to family and friends.

6.4 Place-based feedback

In addition to the feedback questionnaire, consultees were also provided with the option of using the website's interactive map to submit place-based comments. Just one place-based comment was received in relation to the proposed development parcels:

Social housing must be integral to this development. A wide range of schemes should be considered to enable lower income families to join the local community.

Applicant's response:

We welcome this feedback. Affordable housing will provide opportunities for those on lower incomes with connections to the local area to secure a home of their own. Affordable housing is anticipated to be provided in a mix of affordable rent and shared ownership homes, however this will be determined in consultation with Hinckley and Bosworth Borough Council's Housing Team.

7. Conclusion

This document demonstrates Bloor Homes' commitment to stakeholder engagement, engaging with local-residents and their representatives to involve them in the evolution of the submitted plans.

The proposal for new homes has naturally met with some opposition as is to be expected from edge of settlement development on greenfield land. Several key themes emerged in consultation

feedback comments and the applicant has provided responses to these in this report to provide reassurances that the matters raised have been taken into consideration.

Bloor Homes is committed to establishing a positive presence in Groby and the wider Borough and is always open to working with local groups and representatives to explore possibilities to deliver community benefits wherever practicable.

Appendix A – Consultation website

A screenshot of the front page of the consultation website is shown here:

BLOOM HOMES, GROBY

Help shape outline proposals for a new neighbourhood south of Sacheverell Way, Groby. The emerging plan would provide up to 300 high-quality family and affordable homes, extensive green corridors and planting, and a network of walking routes to connect with existing public rights of way.

FAMILY-OWNED FIVE STAR HOUSEBUILDER, BLOOR HOMES, IS PREPARING OUTLINE PROPOSALS FOR A RESIDENTIAL NEIGHBOURHOOD AT A SUSTAINABLE LOCATION SOUTH OF SACHEVERELL WAY, GROBY. THE PROPOSED DEVELOPMENT SITE IS IDENTIFIED AS A LOCATION FOR RESIDENTIAL DEVELOPMENT IN THE REGULATION 18 DRAFT OF THE EMERGING HINCKLEY AND BOSWORTH LOCAL PLAN.

Informed by the draft Local Plan in the emerging Hinckley and Bosworth Local Plan, the new neighbourhood proposed by Bloor Homes would provide:

- Up to 300 high-quality homes in a range of sizes, type and tenures.
- Affordable housing provision opportunity for those on lower incomes to live at a home in Groby.
- A mix of house types including a range of housing types and sizes.
- A sustainable development with all homes provided with air source heat pumps, solar panels, EV charging and updated insulation as standard.
- A safe and accessible walking, cycling and pedestrian routes via the new Sacheverell Way.
- Extensive green corridors, green spaces and areas of woodland and areas of existing green space connecting with existing public rights of way.
- Community orchard.
- Delivery of green areas provided as part of the development.
- Public realm with play areas.
- Sustainable drainage scheme (Duct) delivery of rainfall attenuation.
- Resilient infrastructure including drainage and property of hedgerows, with additional planting significantly increasing tree cover across the site.
- Significant financial contributions to invest in local infrastructure such as healthcare, education etc.

A FOCUS ON SUSTAINABILITY AND BIODIVERSITY

The proposed development will be gas free, with all homes incorporating air source heat pumps, PV cells (solar panels), upgraded insulation and EV charging infrastructure as standard.

Bloor Homes will work with Hinckley and Bosworth Borough Council, with discussions ongoing to provide green spaces and opportunities for significant biodiversity enhancements. Existing mature trees and hedgerows will be retained and enhanced where possible, with the layout shaped by existing field patterns. New landscape planting will deliver a significant increase in tree cover across the site, while the sustainable drainage scheme for the site will deliver high quality wetland habitat.

Dedicated biodiversity areas will also be provided as part of the development. The concept masterplan also includes areas within blue lines. These areas will not be developed but will be protected and treed. The blue area to the south west of the site is a candidate Local Nature Site and a high habitat value which will be enhanced where possible.

Bloor Homes is a member of the Homes for Nature programme which will see the installation of swift nesting boxes in every new home and hedgerow highways between gardens.

COMMUNITY CONSULTATION

We want to ensure that the proposals align as much as possible with the priorities and aspirations of the community in Groby.

Bloor Homes has created this website so that members of the community can view the emerging plans and provide feedback. We would like you to tell us your priorities and aspirations for new homes, open spaces and facilities to help shape the outline plans.

TIMELINE

- Local Plan consultation**
Autumn 2025
Hinckley and Bosworth Borough Council are currently in the process of consulting on their Regulation 18 Local Plan. The Local Plan proposes housing allocations to meet the area's housing needs, including this site. Stakeholders are able to comment on that consultation separately.
- Pre-application community consultation**
Late autumn
We will carry out online consultation with the community, providing an opportunity for local people and representatives to help shape the emerging plans. We are also seeking formal pre-application advice from Hinckley and Bosworth Borough Council.
- Outline planning application**
Winter 2025/2026
We will submit an outline planning application for our proposed neighbourhood of new homes and community infrastructure to Hinckley and Bosworth Borough Council. This website will be updated with information about the submitted plans. If you've signed up for updates, we'll email you when the planning application is submitted.
- Statutory consultation**
Winter 2025/2026
Hinckley and Bosworth Borough Council will carry out a statutory consultation on the submitted outline plans, seeking feedback from statutory bodies. This will include local parish council, the local NHS Integrated Care Board, Natural England, the Environment Agency, education providers and highway authorities, as well as members of the public.
- Outline planning application determined**
In line with Hinckley and Bosworth Borough Council planning timescales
Hinckley and Bosworth Borough Council will make a decision on our outline planning application.
- Reserved matters planning applications**
Following outline planning determination
If outline planning permission is granted, we will then prepare detailed designs, known as a Reserved Matters planning application. This would provide detail on house types, layouts, architecture and landscaping. Residents will have a further opportunity to provide feedback on the reserved matters application.

FIND OUT MORE AND HAVE YOUR SAY:

[Find out more](#) [Interactive map](#) [FAQs](#)

[Have your say](#) [Get in touch](#)

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BLOOR HOMES

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Appendix B - Direct mailing, community postcard

Front:

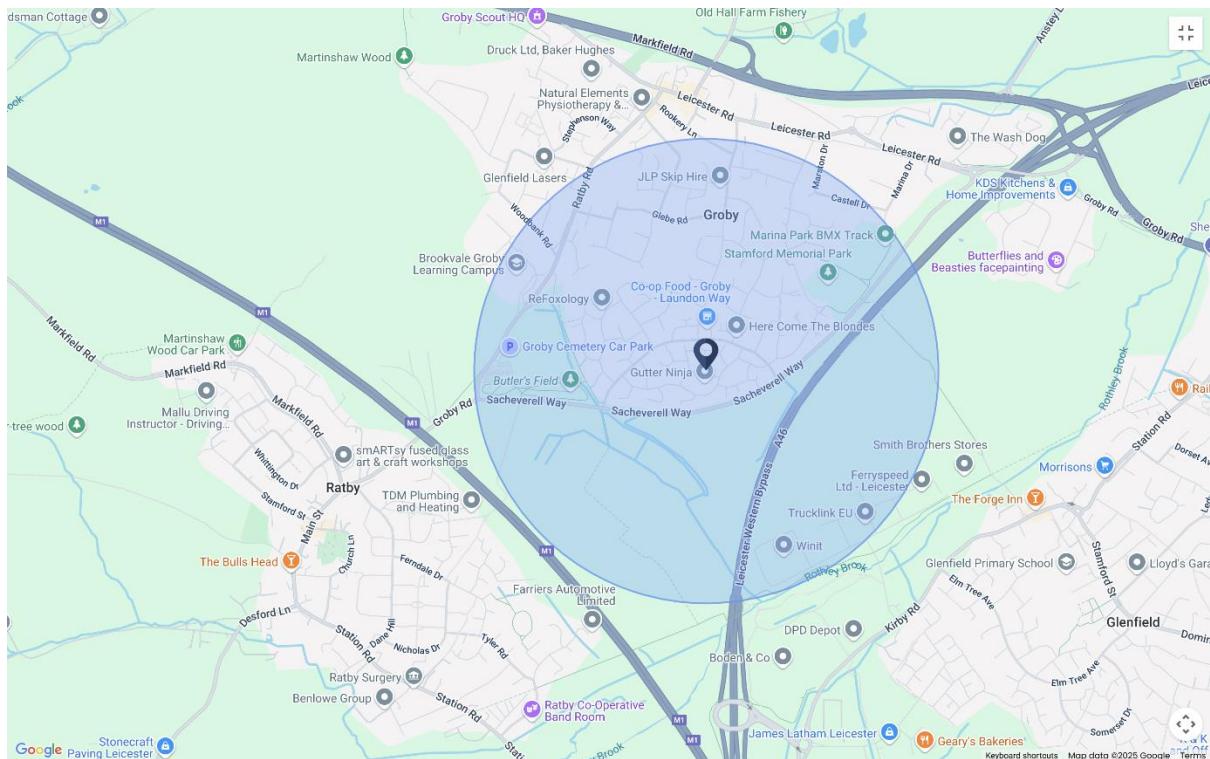


Reverse (postage and address details in white space to right):



Land south of Sacheverell Way, Groby – Statement of Community Engagement

Mailing area – 1,542 addresses:



Appendix C – Press release and press coverage

PRESS RELEASE: For immediate release

Bloor Homes launches consultation on new homes for Groby

Family-owned housebuilder, Bloor Homes, has launched a consultation website asking local residents for feedback on plans for a new development of high-quality homes set amongst landscaped open spaces and biodiversity areas in Groby.

The proposed new neighbourhood of energy-efficient homes would be located south of Sacheverell Way in the village, on a site identified by Hinckley and Bosworth Borough Council as a draft allocation for residential development in the emerging new Local Plan. Alongside the ongoing process of finalising the Local Plan, the five-star rated housebuilder is preparing an outline planning application to enable the provision of new homes at an early stage in the Local Plan period, to address a housing delivery shortfall in the Borough.

The emerging proposals would provide up to 180 high-quality new homes built to the very latest standards of sustainability and energy efficiency. Affordable housing will form part of the housing mix, providing opportunities for people on lower incomes and first-time buyers to secure a home of their own in Groby. Bloor Homes is seeking feedback on the house types that local people feel should be prioritised, with the potential to provide a mix of homes including family homes, homes suitable for first time buyers, as well as properties suitable for those looking to downsize.

The plans put green spaces and natural features at the heart of the new neighbourhood. Existing mature trees and the vast majority of hedgerows on the site will be retained and augmented with extensive additional planting, increasing tree cover across the site. Areas of landscaped green public open space will incorporate new walking and cycling routes with connections to existing public rights of way which themselves will be enhanced where they pass through the site. Outdoor facilities such as a children's play area and a community orchard are also proposed.

In addition to the new public open spaces within the development, further site areas within the control of Bloor Homes are also proposed to be retained as open space. This includes an area of land west of the development which is proposed to be retained as a dedicated biodiversity area in recognition of its status as a candidate Local Wildlife Site, with retained grassland and trees and enhancements to habitats where possible.

A dedicated consultation website has been launched to provide an overview of the proposals and an opportunity to submit feedback. The website can be viewed at www.bloorhomesgroby.com with the consultation running until midnight on Sunday 30th November 2025.

Once the community has had an opportunity to view and comment on the emerging plans, Bloor Homes is intending to submit an outline planning application informed by local feedback.

Sally Smith, Planning Director at Bloor Homes East Midlands said: "We are delighted to have launched our consultation on our emerging outline proposals for high-quality homes and public open spaces in Groby. Our plans are aligned with the draft allocation of the site in Hinckley & Bosworth Borough Council's emerging new Local Plan and will assist the Council in meeting the new higher housing targets set by the government.

"We are conscious of the importance of ensuring that development generates investment into local infrastructure and we are keen to hear from local people on their priorities for investment

in Groby. We would also like to understand their priorities for the types of homes needed locally and would encourage people to visit the consultation website and provide their feedback."

ENDS

SAMPLE COVERAGE – INSIDER EAST MIDS

Feedback sought on major Leicestershire village housing scheme



By Adam Beech
11 Nov 2025, 06:00

[COMMENTS](#) [TWITTER](#) [LINKEDIN](#) [FACEBOOK](#)



The Groby masterplan (image credit: Bloor Homes)

Views are being sought on plans for a development of up to 180 homes in a Leicestershire village.

Bloor Homes has launched a consultation on outline proposals for land south of Sacheverell Way.

The company is preparing an outline planning application to Bosworth Borough Council as a draft allocation for residential development in the emerging new Local Plan.

Bloor said affordable housing will form part of the housing mix, as well as green spaces and natural features.

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Sally Smith, planning director at Bloor Homes East Midlands, said: "We are delighted to have launched our consultation on our emerging outline proposals for high-quality homes and public open spaces in Groby.

"Our plans are aligned with the draft allocation of the site in Hinckley & Bosworth Borough Council's emerging new Local Plan and will assist the council in meeting the new higher housing targets set by the government.

"We are conscious of the importance of ensuring that development generates investment into local infrastructure and we are keen to hear from local people on their priorities for investment in Groby.

"We would also like to understand their priorities for the types of homes needed locally and would encourage people to visit the consultation website and provide their feedback."

The consultation is running until midnight on Sunday 30 November 2025.

Appendix D – Feedback questionnaire

Bloor Homes, Groby • Have your say

HAVE YOUR SAY

Your feedback will help us to understand the priorities and aspirations of the local community in Groby as we prepare our outline planning application for a sustainably located new neighbourhood of high-quality homes and public open spaces.

Once you have had an opportunity to read an overview of the emerging plans, and view the interactive concept masterplan, please take a moment to complete our feedback questionnaire below.

Please ensure feedback is submitted by midday on Sunday 20th November 2025 to ensure that it is taken into account as we prepare to submit our outline planning application.

If you would like to be kept updated on the emerging proposals, the subsequent planning application and statutory consultation carried out by Hinckley and Bosworth Borough Council, as well as progress with the plans, please ensure you select "Opt-in to email updates" at the end of the form.

Do you welcome the provision of up to 180 high-quality energy-efficient homes and landscaped open spaces at this sustainable location, informed by the draft allocation of the site in Hinckley and Bosworth Borough Council's emerging new Local Plan?

Yes
 No
 Unsure

Do you have any comments on the proposed layout of the new neighbourhood?

What is your priority for new homes in Groby?

Executive homes
 Larger family homes
 Starter homes for young families and first time buyers
 Accessible homes
 Bungalows
 Affordable housing
 A mix of all the above
 Other (please specify)

Please specify

Affordable housing will be provided as part of the housing mix, providing opportunities for people on lower incomes and first time buyers to secure a home of their own in Groby. Is this important to you?

Yes
 No
 Unsure

The new homes will be built to be energy efficient, in a gas-free development with all homes incorporating air source heat pumps, solar panels, uprated insulation and EV charging points. Is this important to you?

Yes
 No
 Unsure

Existing high value habitats such as mature trees and the majority of hedgerows will be retained, bolstered by extensive additional planting to significantly increase tree cover across the site, delivering biodiversity net gain of at least 10%. Is this important to you?

Yes
 No
 Unsure

Are you, or is anyone you know, interested in securing a new home in Groby?

Yes
 No
 Unsure

Do you have any other comments or suggestions?

About you

Your first name
Your surname
Your postcode
Your email address

Would you like to receive email updates as the plans move forward?

Please tick the box below to opt-in.

Opt-in to email updates

Your personal information is captured, held and processed by Participatr Limited for the purposes of this project only. Participatr Limited has created and launched this engagement platform for Sulis Public Affairs on behalf of Bloor Homes, and we collectively make decisions about how personal information is captured, held, processed and analysed, meaning that we are joint data controllers for the purposes of the General Data Protection Regulation.

Your name and email address is used to identify you as a single respondent and, if you have opted-in to receive updates, to send you news and information about this project. Your postcode is used to understand the broad location of respondents and will not be used to contact you in any way. All of your personal information is held in a secure database on a server located in the United Kingdom. For more information about how we use your personal information, please visit our [privacy policy](#).

I'm not a robot 
Participatr
Privacy Policy

Submit

Appendix E – Feedback comments

Feedback comments are reproduced verbatim here – no amendments have been made to spelling or grammar.

Responses to question 2 “Do you have any comments on the proposed layout of the new neighbourhood?”

Sacheverell is already to busy with traffic and additional vehicles will add to the congestion and safety of the road.

The proposed development would provide unsustainable new amount of occupants in Groby. The traffic out of the village is already heavy, with routes out leading to either the a50 roundabout or congestion leaving through Ratby. 180 more homes could mean at least 360 more cars attempting to leave and enter the village through these congested routes leaving it in an even worse position. Do the local schools (particularly LUG the closest to the development) have space for the potential influx of new students? The shopping facilities in Groby are not big enough as it stands leaving families having to leave the village to do their shopping, therefore leading to even more traffic on the roads. The disruption caused by the development will cause lots of issues on this busy road. In short, Groby doesn't have the capacity for 180 new families, nor does it have an endless supply of open green space within the village and immediate surroundings. This will have a detrimental effect on house prices particularly those that back onto Sacheverell Way.

Difficult to give a full response as no indication of which type of home will be where but initially the illustrations are positive. Good that the site will be up to date and offering some future proofing on energy.

Please include lots of bungalows. There are insufficient in the local area. Also please put the access points in line with Laudon Way, making them crossroads with traffic lights. Otherwise Sacheverell Way will be a nightmare. Also please consider the road to the A46/ A50 junction which currently tails back onto Sacheverell Way at busy times.

My main concerns would be related to road access, which is already tight, on Sacheverell particularly 7.30. -9.00 and 15.00 to 18.00 and school places. The local primary to this area, Lady Jane Grey, has little to no room for expansion and there are other numbers pressures from developments in the Ratby area.

Removal of green space in view from our home and replacing it with housing is not welcome.

The location is a poor choice. A lot of those fields regularly flood and hold water. The others support arable farming. Both of these things are of vital importance and you wish to concrete over large swaths of it. Plus the noise coming from A46 and M1; will you mention that to prospective buyers? Sacheverell way is already really busy throughout the day with the roundabout to Leicester road already really congested, your development will make this significantly worse. You indicate how important green spaces are, but still plant to build on a rare part of it in our area. I could also see no mention of how this development will effect the already over subscribed schools and doctors in the villa, presumably because you know it will be very negatively effected.

Greenfield sites should not be built on until all brownfield sites are used, or old housing stock refurbished or replaced. Groby amenities already stretched to limits without adding another batch of housing. Roads in and out of village already bad in rush hour so extra 250+ cars will make matters far worse. Like the eco-energy but maybe a couple of wind turbines as well? Medical centre needed in village before any more housing allowed.

Don't want any more developments in Groby

Too many homes being planned the local schools are already over subscribed, the green area picturesque when local residents are walking. These houses will spoil this small amount of greenery we have in Groby. Too much pollution and car traffic already is a problem for Groby. Need to find another area to build your 180 homes.

It just can't be allowed to happen! There is no infrastructure. Our schools can take no more and neither can the surgery. You just don't give thought to the wider picture

Not enough space Would create too much traffic for sacheverell way and groby in general Schools would be put under extra stress Groby is an affluent area and no doubt Housing association properties would bring unwanted tennants to the area

We do not need any more larger houses. What we need is more genuine first time buyer homes to allow local young people in work the opportunity to get onto the market. Not ones that are rental or owned partially by organisations etc but real genuine first time buyer homes. We have lots of bungalows and other houses in Groby. Some are already struggling to sell them now! What we definitely do not want at any cost is the problem people or families who are causing trouble elsewhere so are rehoused somewhere else it then becomes someone else's problem. I have seen this happen to many times. There is no provision for education or health care. Having been part of management in a PCN I know how "clever" you are with legal details which means the local GP practices have to take on patients often many years before and if they see any of this so called funding then people moan they can't get an appointment, really, well what a surprise!!!! There is already a bottle neck of traffic coming to the roundabout at the bottom of Sacheverell way this with an additional 180 houses would be a nightmare especially during school drop off and pick up times and work commute times. What would you do about this? Have you ever tried getting out onto the A50 and A46 at those times??!! Not to mention the safety factor as we have a secondary school and primary school local to the

Land south of Sacheverell Way, Groby – Statement of Community Engagement

planned homes. The noise levels and additional petrol fumes would be an instant negative. We already have far too much of this from the A46 and M1. With the current housing developments in Ratby this would increase the additional traffic going through Ratby which is also struggling. On a plus point! At least you are looking at more sustainable housing. If that actually happens!!

Don't want our green space be built on. Village is already big enough. It will lose its sense of community.

Yes, it's directly opposite my house and will completely block my view of the lovely fields and horses. It will also increase the risk of flooding in my garden. The local schools are already oversubscribed, and the road is heavily congested as it is — this development will only make things worse.

We currently have enough traffic in the village, this will be a large increase

Concerned about the lack of greenery and traffic it could cause on Sacheverell Way.

There is already congestion on the roundabout at Sacheverell Way / Leicester Road at peak times. This development, together with plans for new homes in Ratby, will make this a lot worse. The solution is to dual carriageway from this roundabout to the A46 / A50 junction, and to install traffic lights at the A46 / A50 junction. This would dilute the problem.

This land is not just open space — it is a thriving habitat for local wildlife, an important part of our natural environment, and a defining feature of the village's rural character. Its loss would have a significant and irreversible impact on local biodiversity. I am also deeply concerned about the strain this development will place on the main road into the village, which is already busy. An increase of hundreds of daily car journeys will worsen congestion, create safety risks, and reduce air quality for residents. The existing infrastructure simply does not feel equipped to handle that level of expansion. Additionally, the construction phase itself will bring months — or years — of noise pollution, disruption, dust, and heavy traffic. This will directly affect the wellbeing of residents, local wildlife, and the overall quality of life in our community. I urge planners to reconsider the location and scale of this development, and to prioritise solutions that protect local nature, minimise disruption, and respect the capacity of the village's infrastructure.

We have enough housing and associated traffic issues with multiple primary schools, secondary school and college here, plus Druck traffic! More people means more litter, crime, and traffic violations (of which there are many at present) Keep Groby quieter, less populated and more like a village

What provision is being made for the additional traffic that will be added to Sacheverell Way? The morning tailbacks often currently go beyond Stamford Park up to Laundon Way, adding 180 houses without considering the additional traffic will only worsen the situation. Can the local schools cope with the additional children, and can the local surgery cope with another 400 patients assuming 2+ people per household? I'd be interested to know the view of the schools and doctor's surgery.

Groby does not have the infrastructure to accommodate up to another 180 homes. The doctors surgery is a small listed building with the no room for the development and in desperate need of new premises; the dentist is a private surgery below a family residence and the 3 Junior schools are packed to capacity. As regarding a butchers, Groby has not had a shop for a number of years! Traffic is another local concern. There are pinch points around the schools that cause disruption to local residents; morning rush hour congestion has become more problematic in getting out of the village and the bus service is not totally reliable and certainly does not offer a viable alternative for travelling into Leicester. Whilst I appreciate new homes need to be built, like all schemes you are keen to put a rose tinted perspective on your development at the expense of residents who have lived in the community for a long time.

Traffic on Sacheverell Way is already very busy and exiting out of Garendon and Laundon is already very difficult. Extra traffic would make this very dangerous and noisy.

None on layout but plenty regarding other issues that additional homes will cause on the local infrastructure.

Too many houses being placed in this one area - huge pressure on schools, doctors and infrastructure

One of the major problems in and around Groby is the volume of traffic especially at school times. This development would substantially increase traffic at Sacheverell Way and Groby roundabout. The report mentions the 27 and 28 buses but these are not reliable. The schools in Groby are full as is the Doctors surgery. Groby cannot cope with a development of this size. I also question the impact of traffic noise on the proposed houses, the A46 and the M1 are incredibly noisy for houses some distance away. There is of course the effect on wildlife and the environment to consider. This area is very popular with walkers of all ages.

It's on green space I currently utilise regularly.

Groby would be losing precious green land and nature between Groby and Glenfield. There is not enough infrastructure to support this development, both in terms of access routes in and out of Groby, but also facilities like GP surgeries, primary school places. There are not enough amenities. The roads are already incredibly congested around that area. More traffic and cars would increase pollution and noise. Air quality and pollutants in the air.

Why can you not build on land where there is disused buildings in the city centre. There are 3 primary schools in Groby but all are full. Which school will you use?

Land south of Sacheverell Way, Groby – Statement of Community Engagement

Ensuring large green space and spacing between the homes to prevent the traditional overcrowded nature of most new developments is vital as the area currently provides a green wedge between the village and the A46. If the scheme provided a smaller number of homes with greater spacing, I would be in favour. However if its intent is to maximise as much volume in a cramped scheme, I would most definitely be against this scheme.

There's no mention of facilities. What are you expecting people to use as Groby is already overflowing? It's a tiny little village Centre and 180 houses adds a lot of demand to constrained services!!

Too many cars for a new infrastructure, it is already putting strain on the road in and out of Groby especially at peak times. We have already had new housing in Groby and Ratby which has already added congestion to the road network. Also schooling is very full along with GPs and dentists.

There is too much development around our once beautiful villages. Ratby , Glenfield,kirby ,Desford,Anstey etc etc. The lovely countryside is being destroyed at an unprecedented rate. We do not have the roads or infrastructure for these huge developments. Nor do we want them

It's ruining wildlife, there will be too much traffic, schools, dentists and doctors are already over subscribed

groby is crowded as it is we don't need no more houses!!!

The area can't sustain more houses it will create too much rural traffic not enough schools and doctors appointments are hard enough to come by as it is plus it's on flood plain I shall oppose the plan Regards Scott

Yes, I can't see that the current country footpath/ right of way will be maintained in its present form. The pleasant country walk will become a footpath at the side of a housing estate. There are too many homes proposed for the site to be able to maintain / enhance biodiversity. It is stated that there is low biodiversity on the site currently but the hedgerows and trees there support a high degree of species which will be frightened away and lost by building work.

The traffic at the moment in Groby is ridiculous, there are a significant amount of accidents which take place around the local schools hurting children. This is because we have too many people in the village currently so expanding by 180 homes will just make this worse!!

1 - Connection to Sacheverell Way - this is a busy, and fast (in spite of the 40mph speed restriction) road. Will be difficult for pedestrians, particularly children, to cross safely, which I assume they will need to do to get to the Groby Schools. You need to provide a pedestrian / pelican crossing in some form to make crossing the road significantly safer. This would also disrupt the traffic flow and make it easier for vehicles to get onto Sacheverell Way from the new development. 2 - You should add (even more) additional trees / hedges to screen road noise from the A46, which is a very noisy road. This would also improve the habitat and reduce the flooding risk, and be of some benefit to existing Groby residents.

What do you plan to help the rest of Groby residents that you are taking green space from?

I have chosen 'no' as Sacheverell way is already a busy road with often lengthy queues around rush hour. Sacheverell way routinely gets used as a racetrack and i've witnessed the aftermath of serious accidents here as well as many more minor ones at the entrances to the Sacheverell estate. Many residents have complained about this and would like to see the speed limit properly enforced but the council have not done enough to protect people on this already busy/fast road so i have grave concerns about the affect creating further junctions would have. What would Bloor do to mitigate these concerns. The area hosts a huge variety of wildlife , What happens to this wildlife if the site goes ahead . Does Bloor attempt to move the affected wildlife that has already established itself here ? or does this become a casualty of the build? During periods of heavy rain , the lowest point of Sacheverell way often floods with drain covers even being pushed off due to the volume of water running down to this point. Surely building along here will only make this situation worse as everything seems to drain towards this area? It's already difficult to get an appointment at local doctors. More housing will put more stress on this service , Bloor says it will invest but what does that actually mean for Groby residents?

Sacheverell Way already has significant traffic issues. This is just going to make them far worse. The fields you are building on are also frequently used by dog walkers and people looking to escape the village for some greenery.

With all the existing schools already over subscribed and some children from the local area having to travel to Markfield schools over 4 miles away there is no space for any additional students. Also the local roads are unsuitable for any additional traffic

Please don't build on the little countryside we have left. We need it to grow food and help lessen the effects of climate change. Also, it is important to keep the countryside from being built on so wildlife and people can enjoy it. It preserving for future generations as it improves mental and physical health and reduces global warming. Instead of building on the beautiful countryside please do up abandoned buildings and use land that has already been built on for new houses.

the location makes little to no common sense ! the increased traffic will turn the village into grid lock , the current amount of traffic already makes the commute out of the village time consuming from around 7.30am until well past peak travel times the village infrastructure is also insufficient as it is now the primary schools struggle to accommodate 'catchment children' the doctors practice is over whelmed the local amenities are stretched - whilst a play area within the development will obviously help the general appeal to certain people this will rapidly fade when they realise that the school places are a non starter and the

Land south of Sacheverell Way, Groby – Statement of Community Engagement

probability of getting a local GP is as likely as winning the lottery also as a side note i am sure that it as already been considered but the land is liable to flooding

It's not needed and will cause Sacheverell Way a safety issue with gridlocked traffic.

I live in Groby off Sacheverell Way. We welcome the plans for this development as there is a shortage of housing in the area and it's a very popular area of Leicester. We have also wanted to buy new build for a while and stay in the village, our children go to school here. This is the first new development in the village for years. The plan looks very well thought out, and it's nice to see so much green space, the wildlife areas, and the two points of access. If the site is approved at planning we are interested in enquiring when the development goes on sale. My only concern is the strain on local services. Although there are three primary schools in Groby, they are all 1FE and often at capacity. The secondary school is very popular and also constantly oversubscribed. Are there plans to extend any of the schools? Additionally, the roundabout at the A50/A46 is very busy as it is, with traffic queuing up Sacheverell Way most mornings. Are there any plans for S278 improvement works as a result of the development? Lights at roundabout from Groby would help. The GP surgery is also very poor and oversubscribed. Are there any plans for improvements to this or additional services? Will there be a local centre/shop as part of the development?

The new neighbourhood should not be built. Objections include excessive traffic, destruction of green fields, issues with flooding in the area, pressure on local resources

I'd be interested in bigger housing that offer large gardens. Current new builds just don't offer big enough gardens. At least four bedroom with an office space.

Not enough infrastructure. Not enough green land as is. We do not need affordable housing. Too much traffic in and through village already. Floods in village frequently occur already, loosing this green land will only serve to increase. Impact on nature by removing green land.

Breaches the green area between Groby and Glenfield, adding to the urban sprawl of Leicester. Groby is a distinct village, valued as such by its residents, being subsumed by Leicester is detrimental to Grobys character

The layout is fine, however the strain on our overcrowded primary schools is already such that local people can't get access to reasonable choices.

Yes, we have a tiny Doctors surgery in Groby, which struggles to cope with current demand, surely a doctors surgery should be included in the plans. Sacheverell Way is already an extremely busy road, which can be gridlocked during the morning rush hour, with traffic heading for the A46 and the A50. The addition of several hundred extra cars leaving the proposed development will make the situation horrendous for travellers trying to get to their place of work.

I have lived in Groby nearly all my life after working hard to be able to enjoy a village life in Groby with family. When we moved to Groby it was still a village with narrow built roads and green belt land which was still undeveloped enabling wildlife to enjoy as it should be. During this time there has been consistent promises made by developers stating they will build more facilities to the current infrastructure which definitely CAN'T accommodate the additional houses which have been built and have fallen on empty promises!. You need to review the area you looking to build more UNWANTED houses and look to the North of Groby as this proposal breeches the green belt area between Groby and Glenfield adding to the spray of Leicester STOP putting financial gain made by the developers and instead put the needs if the existing house owners who have worked hard to live here as the priority and acknowledge that Groby is a distinct village valued as such by its residents, being subsumed by Leicester is detrimental to Grobys character and would also have an impact on our house values.

Groby is already overloaded with traffic and services such as schools and GP surgeries are stretched.

As always with house builders i very much don't you will take any notice of anything that Groby residents have to say, because its about making money pure and simple and despite the glossy publications and fancy words, you really could not give a monkey's uncle about Groby. Even if Groby needs more housing, my major problems are that every single school is over subscribed. Lady Jane Grey Primary School in Groby is oversubscribed. It is listed as "Oversubscribed" on various review sites, and the school's own admissions page states that if there are no spaces available, children will be placed on a waiting list according to their admissions policy. Elizabeth Woodville Primary School in Groby is heavily oversubscribed. It is described as a very popular school with nearly half of its pupils coming from outside the local area mainly from Ratby, with the same story for Martinshaw, and Brookvale, so were are you expecting all the kids to go. I would also raised concerns that existing facilities, including GP surgeries, are already under pressure and lack the physical capacity to meet growing demand The Groby Neighbourhood Plan and related documents acknowledge the need to support local needs and consider the cumulative effects of new housing on infrastructure like roads, schools, and doctors, and i have not even mentioned to road congestion that groby already has during peak times., all of the above must be address before a single brick should be layed.

Will cause more traffic problems. Not enough school places. No doctor or dentist appointments. Concrete city causing flooding in Groby just like Ratby.

It will increase traffic levels, increase noise and pollution and will blur the boundaries between Groby and Ratby.

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I am concerned about the traffic on Sacheverell Way, particularly at school time and commuter time as this amount of houses will mean many more cars on the road. I wonder if surveys have been done along here at these important times. In the morning s trying to get out of Groby can take 20 minutes already.

The connection for vehicular to Sacheverell Way should not interfere with existing connections unless traffic control is implemented.

I hope this neighbourhood never goes ahead, so no comments to make on a hypothetical layout. See my more general comments below.

Bloor homes I am very concerned about proposals for 170 homes on land south of Sacheverell Way, Groby (LPR146 A & B) This is part of a precious green buffer between Glenfield and Groby, and the historic identity of these two villages. It sets a clear trajectory for Groby to be simply subsumed by the city of Leicester, which would be extremely unwelcome by both villages. The green corridors and gaps between the villages give a necessary corridor for what little wildlife is left in that part of the village. I was brought up in this area, and played in these fields alongside hares, rabbits, toads, frogs, newts and many species of different birds and insects, and flora. All of which need protection from arbitrary government targets, and in my opinion unnecessary building on green land when there are many areas of brown site land which could still be redeveloped. It's lazy profiteering with no consideration for future generations or the planet. These plans will mark a huge step towards the merging of Glenfield and Groby. With plans for local authority reorganisation possibly set to make Glenfield part of the city of Leicester, these plans would effectively then merge the village of Groby with the city of Leicester. The loss of identity would be devastating to the large number of people who have chosen to live their whole life in Groby, and this is over generations of families. To be losing the green space I grew up in simply breaks my heart. There seems to be no consideration for the various other planning proposals in Ratby/ Markfield/ Field Head and the effect on the area of NW Leicestershire. The impact on resources is simply ridiculous. I'm told the 500+ houses in Ratby will be using Groby schools, along with proposed sites at Field Head and Markfield. There is not enough provision for Education, there is not enough provision for health care, and the roads already can't cope with the volume of traffic, causing dangerous pollution, as we sit sandwiched between the M1/A446 and A50. Has any modelling been done on pollution, including CO2 levels when the M1 is blocked or closed, and the effect of not only the 170 new Bloor homes, but the houses under construction in Ratby, which will be using Groby School? There isn't adequate public transport from the village, once per hour and that doesn't allow for late or early shift work, or the need to catch multiple buses. It can take over 20 minutes to get out of the village onto the A46/A50 island, one or two cars at a time. What will be done about that, as that will be accommodating not only your 170 houses, but the extra traffic from the new homes in Ratby? What will be done about getting off the A46 onto the island at Groby from the direction of the M1, its simply dangerous in rush hour. What modelling has been done on the roads for the proposed extra traffic, not just from your proposals, but the extra local traffic coming from Ratby and Markfield? Also the road Island at Markfield which again is too small, and dangerous as you come out from Markfield or the direction of Newtown Linford. It is well documented, the village of Groby has flooding problems. Severn Trent Water recently had the main road in Groby dug up for around a year to install a huge flood-alleviation scheme, it failed on the first significant rain fall. The village as a whole desperately needs to maintain its soakaway land otherwise it is just creating more problems for homes adjacent to these proposed developments. Groby is already victim to a poorly thought-out drainage scheme associated with a new developments. Now gardens and garages are being inundated every time there is heavy rainfall, and upto dwellings. The various local authorities blame each other and fail to take responsibility. Until the impact of existing developments has been properly mitigated, it seems nonsensical to add more infrastructure to already saturated land. Has any risk assessment been done for flooding further down Rothley brook, the flood plans between Groby and Glenfield, and the potential for roads to flood too. The Birth rate has been declining in the UK since 2010, I feel all this rapid expansion throughout the UK is based simply on short term greed, not need. Bloor homes should be lobbing Government for incentives to brown land sites. Flooding is a major problem already in the UK

Currently, I drive down Sacheverell Way from Ratby each morning to get on to the A46 or A50. Most mornings, I sit in traffic along Sacheverell Way for up to 20 minutes as this is the main route out of Groby and connects Ratby to the A50 and A46. With 180 homes comes approximately 360 cars. All of which will be using this same exit route. There does not appear to be any consideration for this with the location of these new properties leading on to this main road.

With two new access junctions planned, between two existing junctions, in close proximity to each other on a downhill slope with reduced long distance visibility it will cause congestion on an already busy access road to the Motorways, Leicester city and the adjoining villages. The size of the development will cause overloading of the village amenities, schools and social services, plus the increased traffic congestion associated with the planned 180 properties.

Responses to question 8 “Do you have any other comments or suggestions?”

Would be nice to think that the potential bungalows would be properly designed for potential clients and just not a scaled down home. Happy to provide some feedback.

Blood have a history in Groby, to some extent being of poorer quality to the Fitchett developed houses. Although it is appreciated that space is at a premium, consideration should be given to providing adequate off road parking for 2 vehicles plus a garage. Shared driveways are problematical.

Just that the site is completely unsuitable for house building and this will effect the village negatively and is not welcome.

Why do developers always look at green fields for building... there are plenty of brownfield areas around Leicester to work on.. but I suppose that would not make enough money for the greedy shareholders would it!

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The village doesn't need anymore houses. Traffic would be horrendous on Sacheverell Way and getting out of the village. I guess this is a waste of time anyway as with all these consultations it is already a done deal. Restore some faith in this country and block this proposal and make the whole area woodlands.

Being a Groby resident I can see why this site has been identified as a potential area for housing but living in Groby I can see numerous disadvantages. 1. 180 house would increase traffic which at peak times is already difficult getting in and out of the village 2. Schools in Groby are already at capacity meaning children in catchment area of local schools would not be guaranteed a place at their local school if 180 homes were introduced 3. The Groby village facilities would welcome new business but what's on offer would struggle to service the additional residents which could be estimated at 500 people plus

Include infrastructure, even a pub!!

This will not be good for Groby or surrounding areas.

No problem families/people to be moved in . A health centre and community space . ? Education

Build elsewhere! Groby is big enough

I do not want houses building here.

This will adversely effect the lovely walks across to Glenfield. Also we need more GPs to cope. Another pub would be good too

Concerned about the lack of greenery with the new plans and traffic it could cause on Sacheverell Way. As an existing Groby resident, it would be good for the development to be in keeping with the village feel

Not sure how your proposed new development enriches the lives of the existing Groby residents by increasing demand on already overburdened local amenities and adding to congestion on the highways.

Groby should remain a village. The schools and doctors can not cope with any more. Roads are quite often grid locked especially when there is an issue on the motorway.

Alongside multiple developments in Ratby and Kirby Muxloe I do not feel the area has enough infrastructure for hundreds more residents. We chose this area because it is quiet and semi-rural. Multiple developments are turning the area into a bland built up suburb. Groby does not seem to be able to afford Zebra crossings anywhere as it is - concerned that we will have even more difficulty crossing the roads when there is yet more traffic. Thank-you.

Dont do it

We do not have enough green space in the area anymore due to multiple local developments. Transport will be impacted causing more delays through the village. We do not have enough school or GP places at the moment and cannot manage the addition of many more families to the area. Groby is only allowed one public house which will be overly populated. The village centre has no parking or choice of local amenities as is. Also Groby currently has no zebra crossings to help pedestrians negotiate existing traffic without adding to it. Cars regularly break the speed limit on Sacheverell Way which makes it unsafe at times.

The size of the village at present deserves better doctor and dentist facilities, both of which have been sorely neglected for many years, other villages have much better facilities than Groby. The issue of ever increasing traffic in and out of the village at rush hours will be greatly increased, not to mention access to the new development, and no thought seems to be addressed to this problem, not to mention the additional school places required or death of local shops and pubs (1).

The majority of villagers feel strongly that we want to preserve the existing village boundary and protect to views, air quality, environment and green space surrounding our lovely village. Most will be strongly opposed to this project.

I am considering a second home in the village for my children so am supportive of the right types of development.

The facilities in Groby and Glenfield are already at full capacity. The traffic is already a nightmare and this will make things worse.

I think any affordable new homes should be allocated to Groby residents.

Not happy with the proposal

you will completely block up and ruin our lovely fields that we have so little left so we don't need your housing with low income people ruining our reputation

Yes I do. First and foremost, Groby was subjected to badly planned and excessive housing back in the 70s and 80s which has meant that there is no space left for any more housing. This development encroaches on the Green Wedge and once this land is built on, the rest of the land between Sacheverell Way and the A46 will go to building, meaning that there will no longer be any site separation between Groby and Glenfield and what is currently a village will become suburban sprawl. You say you will build energy efficient homes but what about proposing meaningful building standards also reducing flood risk by ensuring all paved/hard standing is totally permeable to reduce flooding? There is a need to include covenants for all new homes to prevent householders from using non-permeable surfaces. What about rain water capture for all homes and modern building methods to enable the use of grey water use for flushing toilets etc. Although this is "only" in flooding risk zone 1 currently, the pace of

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climate change is only likely to substantially increase this risk as places with current 30 Yr risk models are now flooding much more frequently- more like every 5 to 10 years at least. You state you will retain existing hedgerows and the majority of trees but the building work noise, pollution, spill movement will drive all wildlife living in those habitats away, meaning a biodiversity mean loss and calculating to have a paltry 10% net gain, the minimum requirement by government does not show a commitment to nature. Traffic currently along the Sacheverell Way is very congested, with long queues forming to exit to Groby/A46/A50 and through Ratby where it is almost impossible to get through the main street, so how can you suggest that there will be minimal disruption to Groby/Ratby residents? Traffic jams are daily and lengthy. Already Groby suffers from air and noise pollution caused by being in the M1/A50/A46 triangle. I would expect you to monitor for a period of months the air and noise pollution levels along this road currently before outline planning application and to include substantial prevention/mitigation measures to minimise the deterioration in Groby residents health.

It's already difficult to get out of Groby to the A46/A50 in a vehicle at peak times, and Ratby is a traffic jam itself. You are clearly going to make this worse, and some remedial actions need to be considered. Concerned that the school facilities will be overburdened. Please clarify what a community orchard is about! Can anyone pick the fruit? Who will look after it? Can you park close to it?

Give something back to Groby please

If the site goes ahead , Can Bloor offer incentives to local people who may wish to purchase a new home? Can Bloor prevent new houses (Affordable ones in particular)being snapped up by landlords for profit. More and more people are getting trapped by renting without the chance to buy an affordable property , Does Bloor care about this and if so ,what do you do about it?

No more houses required in the Groby Glenfield or Ratby area

build somewhere else - preferably an area that has the infrastructure to cope

This development should not be allowed, it is not needed in this village and should not go ahead. Our schools and amenities are not sufficiently equipped for an intake of such. I oppose this new development.

Garden space Driveways with plenty of parking

Should not go ahead. Local residences will appose.

Land to the north of Groby would be better suited for development, This would not erase the green belt between Groby and Leicester.

The high noise level of the A46 and nearby M1 would make the open spaces and the house gardens unpleasant!

As always with house builders i very much don't you will take any notice of anything that Groby residents have to say, because its about making money pure and simple and despite the glossy publications and fancy words, you really could not give a monkey's uncle about Groby. Even if Groby needs more housing, my major problems are that every single school is over subscribed. Lady Jane Grey Primary School in Groby is oversubscribed. It is listed as "Oversubscribed" on various review sites, and the school's own admissions page states that if there are no spaces available, children will be placed on a waiting list according to their admissions policy. Elizabeth Woodville Primary School in Groby is heavily oversubscribed. It is described as a very popular school with nearly half of its pupils coming from outside the local area mainly from Ratby, with the same story for Martinshaw, and Brookvale, so were are you expecting all the kids to go. I would also raised concerns that existing facilities, including GP surgeries, are already under pressure and lack the physical capacity to meet growing demand The Groby Neighbourhood Plan and related documents acknowledge the need to support local needs and consider the cumulative effects of new housing on infrastructure like roads, schools, and doctors, and i have not even mentioned to road congestion that groby already has during peak times., all of the above must be address before a single brick should be layed.

Dont build there. You are taking up valuable green belt land or farmland

To not build homes on Sacheverell Way, and to redevelop brown sites instead of paving over green spaces.

Any housing development, however 'green' in its proposal is still a housing development, further reducing open spaces . Our country has one of the most depleted nature populations in the world and we need to be preserving open spaces. Housing, if needed, should be built on brown field sites, not open , 'green field' locations. The proposed location is currently home to a mix of wildlife including skylarks which would be pushed out and marginalised even further by yet another housing estate. Groby also has limited facilities and amenities which a further housing estate would put additional pressure on. Given there are also a number of issues with flooding and surface water run off in Groby, including yet further hard surfaces will only compound this problem further.

The schools are already overcrowded, so where are the children going to go? There is no butcher in the village so that information is wrong.

Suggested financial contributions to help the existing infrastructure absorb the impact of further development are very vague. I also want to know how disruption to the existing community will be minimised during the construction period.

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Groby Parish Council object to the development which is proposed as the site forms part of the Rothley Brook Meadow Green Wedge and Council are opposed to erosion of the Green Wedge which will undoubtedly lead to a loss of biodiversity despite claims otherwise. Council also wish to make comment on the onsite and off-site contributions which they would deem appropriate for such a development: (1) A sports field with changing facilities (2) Provision of a medical centre (3) Significant Section 106 monies to the local schools. There has been considerable new housing in Ratby over recent years, the children from which are attending primary schools in Groby due to Ratby Primary School being at capacity. This development will put these schools under even more pressure (4) Provision of a safe pedestrian crossing(s) from the development across Sacheverell Way, bearing in mind that this road is a 40 mph zone eg. a traffic light crossing(s) Finally Groby Parish Council would question the sustainability of the site due to this site being greater than 800 metres (walking distance) of Groby's Service Centre

I have already objected to the use of this site for housing as part of the consultation for the Hinckley & Bosworth Local Plan 2024-2045. I sincerely hope it never happens and that Bloor Homes will look for more suitable land elsewhere. It is hard to believe 170+ homes are being considered for a village already clogged with traffic. As any cursory assessment of rush-hour traffic will attest, the roundabout at the Sacheverell Way junction with Leicester Road is already clogged with traffic. The queue along the Leicester Road to the A46/A50 island can take 20-30 minutes to navigate. This has the knock-on effect of traffic heading back into Groby village centre to access the A50 in that direction. This presents a hazard on the school run, for the nursery at the top of the hill on Leicester Road and for the bottleneck between the village hall and post office. The existing road network cannot sustain the existing traffic volumes so how can 170 new homes ever be considered in this area with such geographical limitations? As is well documented, the village of Groby has flooding problems. Severn Trent Water recently had the main road in Groby dug up for around a year to install a huge flood-alleviation scheme. The village as a whole desperately needs to maintain its soakaway land otherwise it is just creating more problems for homes adjacent to these proposed developments. My road in Groby is already victim to a poorly thought-out drainage scheme associated with a new development. Now gardens and garages are being inundated every time there is heavy rainfall, the various local authorities blame each other and fail to take responsibility. Until the impact of existing developments has been properly mitigated, it seems nonsensical to add more infrastructure to already saturated land. And then there is the creep towards merging the village of Groby with Glenfield and, in turn, the city of Leicester. I am particularly concerned about two proposals in the Hinckley & Bosworth Local Plan. • Your plan for 170 homes on land south of Sacheverell Way, Groby (LPR146 A & B) • Future Direction for Employment Growth: Land North of Glenfield, Groby (Parcel A): (LPR134 A) When considered separately, these two proposals eat into the precious green buffer between Glenfield and Groby. When taken together, the loss of this vital green lung is frankly alarming and sets a clear trajectory for Groby to be simply subsumed by the city of Leicester. These plans will mark a huge step towards the merging of Glenfield and Groby. With plans for local authority reorganisation possibly set to make Glenfield part of the city of Leicester, these plans would effectively then merge the village of Groby with the city of Leicester. I would suggest that the local government reorganisation and these two proposals need to be considered together and the devastating impact on Groby be properly assessed in the round. At present it seems the merger of Groby with Leicester is being conducted in a piecemeal and less than transparent way, with Bloor Homes eager to play its part in this devastating change to the way of life for Groby villagers.

Dear Bloor homes I am very concerned about proposals for 170 homes on land south of Sacheverell Way, Groby (LPR146 A & B) This is part of a precious green buffer between Glenfield and Groby, and the historic identity of these two villages. It sets a clear trajectory for Groby to be simply subsumed by the city of Leicester, which would be extremely unwelcome by both villages. The green corridors and gaps between the villages give a necessary corridor for what little wildlife is left in that part of the village. I was brought up in this area, and played in these fields alongside hares, rabbits, toads, frogs, newts and many species of different birds and insects, and flora. All of which need protection from arbitrary government targets, and in my opinion unnecessary building on green land when there are many areas of brown site land which could still be redeveloped. It's lazy profiteering with no consideration for future generations or the planet. These plans will mark a huge step towards the merging of Glenfield and Groby. With plans for local authority reorganisation possibly set to make Glenfield part of the city of Leicester, these plans would effectively then merge the village of Groby with the city of Leicester. The loss of identity would be devastating to the large number of people who have chosen to live their whole life in Groby, and this is over generations of families. To be losing the green space I grew up in simply breaks my heart. There seems to be no consideration for the various other planning proposals in Ratby/Markfield/Field Head and the effect on the area of NW Leicestershire. The impact on resources is simply ridiculous. I'm told the 500+ houses in Ratby will be using Groby schools, along with proposed sites at Field Head and Markfield. There is not enough provision for Education, there is not enough provision for health care, and the roads already can't cope with the volume of traffic, causing dangerous pollution, as we sit sandwiched between the M1/A446 and A50. Has any modelling been done on pollution, including CO2 levels when the M1 is blocked or closed, and the effect of not only the 170 new Bloor homes, but the houses under construction in Ratby, which will be using Groby School? There isn't adequate public transport from the village, once per hour and that doesn't allow for late or early shift work, or the need to catch multiple buses. It can take over 20 minutes to get out of the village onto the A46/A50 island, one or two cars at a time. What will be done about that, as that will be accommodating not only your 170 houses, but the extra traffic from the new homes in Ratby? What will be done about getting off the A46 onto the island at Groby from the direction of the M1, its simply dangerous in rush hour. What modelling has been done on the roads for the proposed extra traffic, not just from your proposals, but the extra local traffic coming from Ratby and Markfield? Also the road Island at Markfield which again is too small, and dangerous as you come out from Markfield or the direction of Newtown Linford. It is well documented, the village of Groby has flooding problems. Severn Trent Water recently had the main road in Groby dug up for around a year to install a huge flood-alleviation scheme, it failed on the first significant rain fall. The village as a whole desperately needs to maintain its soakaway land otherwise it is just creating more problems for homes adjacent to these proposed developments. Groby is already victim to a poorly thought-out drainage scheme associated with a new developments. Now gardens and garages are being inundated every time there is heavy rainfall, and upto dwellings. The various local authorities blame each other and fail to take responsibility. Until the impact of existing developments has been properly mitigated, it seems

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nonsensical to add more infrastructure to already saturated land. Has any risk assessment been done for flooding further down Rothley brook, the flood plans between Groby and Glenfield, and the potential for roads to flood too. The Birth rate has been declining in the UK since 2010, I feel all this rapid expansion throughout the UK is based simply on short term greed, not need. Bloor homes should be lobbing Government for incentives to brown land sites. Flooding is a major problem already in the UK

How have you received permission to build on land that is designated as UNDEVELOPABLE on the HSBC plan for preservation of the green wedge as written in the Rothley Brook -Meadows-Green Wedge -Review 2020 and the Groby Parish Development Plan? You have to query how much connivance and backhanders have achieved this plan.