

Redrow

Land South of Burbage, Leicestershire

Statement of Community Engagement

November 2023

Land South of Burbage – Statement of Community Engagement

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1. Introduction

This Statement of Community Engagement sets out the strategy undertaken by award-winning housebuilder, Redrow, for pre-application stakeholder engagement to inform a planning application for residential development at Land South of Burbage, Hinckley and Bosworth Borough, Leicestershire.

The site is located adjacent to the settlement boundary of Burbage, and has no landscape designations or other constraints, and as such complies with the recently made Burbage Neighbourhood Plan. With existing and planned development to the north, west and east, and being bounded to the south by the M69, the site represents a sustainable location to contribute to local housing need without impacting on open, unconstrained countryside or designated sensitive landscapes. Redrow has been promoting the circa 27ha site for allocation in the Hinckley and Bosworth Local Plan Review on this basis.

Pre-application consultation presented plans for a development of up to 450 new homes, including affordable housing in line with local policy and generous provision of landscaped open space to promote biodiversity. Following pre-application consultation and subsequent additional design work, a hybrid planning application has been prepared for (a) a full planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and (b) an outline planning application for a residential care home and up to 11no. self-build plots.

The planning application follows a previous outline application in 2021 for a development of c80 homes on the eastern section of the site, immediately west of an existing Redrow development, Ambion Way.

This Statement of Community Engagement demonstrates that Redrow has undertaken proactive pre-planning application consultation with relevant local stakeholders and the wider community, providing an opportunity to for them to be actively involved in the process of preparing this planning application in accordance with guidance in the National Planning Policy Framework (NPPF), legislation in the Localism Act, and the local planning authority's recommendations for pre-application consultation.

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

2. Policy

Redrow 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 approach to consultation as set out in the Council's Statement of Community Involvement (2019); and
- The spirit of inclusive and meaningful public consultation

3. Approach to Consultation

Sulis Public Affairs was appointed to facilitate an inclusive and transparent programme of pre-application engagement with the local community and their elected representatives, building on

engagement previously carried out during 2020 and 2021 on the previous outline application on the eastern portion of the site, adjacent to Redrow's existing Ambion Way development.

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

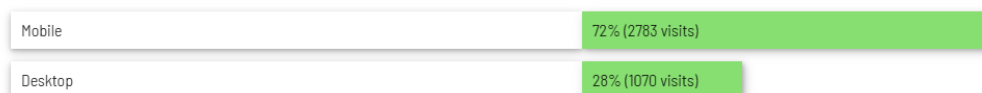
- engage and involve as many local stakeholders as possible through the use of innovative, accessible online consultation techniques,
- present the proposals clearly and honestly;
- be open to feedback;
- be clear about what the applicants can change in response to consultation; and
- be clear about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

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 residents and businesses in the vicinity of the site, as well as press releases and engagement with local councillors and Burbage Parish Council. A consultation telephone number and email address was 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.

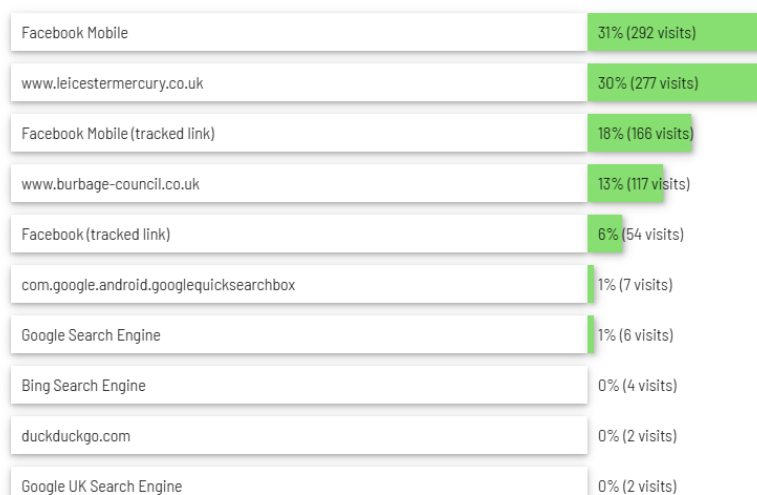
Analysis of the means of accessing the consultation website shows a majority used a mobile device. This demonstrates the significant outreach achieved through online consultation, with residents able to take part at their convenience, at a time and place to suit them.

Device type



The use of online consultation also facilitated easy sharing of the consultation within the community. The below graph demonstrates that sources such as Facebook and Facebook Mobile, as well as the local press and Parish Council websites were top sources for referral to the consultation website (this doesn't include those who accessed the website directly via the web address and/or QR code):

Top referral web pages



4. Key Stakeholder Engagement

4.1 Burbage Parish Council

Prior to the commencement of wider community consultation, Sulis Public Affairs established contact with the Clerk at Burbage Parish Council to provide an update on the emerging plans and an overview of the community consultation programme. This followed previous engagement with the Parish Council throughout 2020 and 2021 regarding the outline planning application on the eastern section of the site.

4.2 Borough Ward Councillors

Recognising the importance of early engagement with local representatives, and following on from previous engagement on earlier proposals for part of the site, Sulis Public Affairs contacted the Hinckley and Bosworth Borough councillors for Burbage Sketchley & Stretton Ward, in which the site is located, providing an update on the emerging proposals and the programme of community consultation.

4.3 Executive Member for Planning

Given the context of the emerging plans in relation to the review of the Hinckley and Bosworth Local Plan, through which the site has been promoted, with early deliverability representing an opportunity to contribute to five-year land supply, an update was also provided to Hinckley and Bosworth Borough Council's Executive Member for Planning, Cllr David Bill.

5. Pre-application community consultation

5.1 Interactive online engagement hub

An interactive project website, www.redrow-burbage.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 28 November 2022 the website:

- Provided a broad introduction and overview of the proposals;
- Provided an interactive masterplan with thumbnail images and text to illustrate various elements of the emerging site layout;
- 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. This is reflected in analysis showing that a clear majority access the site via mobile device.

The consultation period, during which time feedback could be submitted for inclusion and consideration in the preparation of this Statement of Community Engagement, was kept open for a period of three weeks, with feedback accepted until 19th December 2022. 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.

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 releases (see section 5.2) and a number of residents used this to get in touch with the project team with questions relating to the proposed development.

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

5.2 Publicity

The website was widely publicised via a direct mailing to all residents and businesses in vicinity of the site. This took the form of a 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. The postcard is reproduced at Appendix B. The postcard was distributed to 876 residential and business addresses in the vicinity of the site.

A press release was issued to the local press providing information about the scheme and the consultation website. This was sent to the local press and is reproduced at Appendix C, along with an example of coverage received.

The website link was also sent to local councillors and Burbage Parish Council, with the latter publicising the consultation on their own website and social media platforms, helping to broaden the reach of the consultation still further.

5.3 Consultation period

The consultation survey remained live for a three-week period from 28th November until 19th December 2021. All comments received throughout that period have been considered when finalising the submitted plans and preparing this Statement of Community Engagement.

6. Consultation Feedback

6.1 Headline responses

There were a total of 2,890 visits to the consultation website during the three-week consultation period. Of those who viewed the consultation materials during this period, 155 went on to complete a feedback questionnaire. This could suggest that the remainder were content with what they had read and felt no need to comment. Responses to the tick box questions in the online questionnaire are summarised as follows:

Do you welcome the provision of high-quality new homes, including affordable housing for key workers, first time buyers and local people on low incomes?

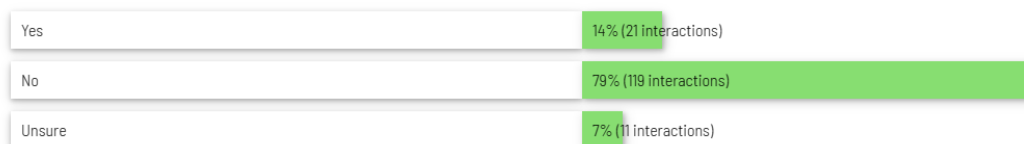
All interactions



For initial consultation on a large residential development adjacent to an existing settlement, it is to be expected that there would be resistance to the proposed change from near neighbours and this is reflected in the response to the question on the principle of development. However, it is notable that there was a meaningful proportion of respondents who felt they would support the proposals, or were unsure.

A mix of housing, from 1-bed maisonettes to 5-bed family homes is proposed. Do you feel this is appropriate to meet local housing needs?

All interactions



The response on housing mix is largely in line with the response on the principle of development, with those who were opposed to development also disagreeing with the housing mix, while those in support or unsure were generally content with the proposed mix of homes.

Would you, or someone known to you, benefit from the provision of bungalows/adaptable homes in the local area?

All interactions

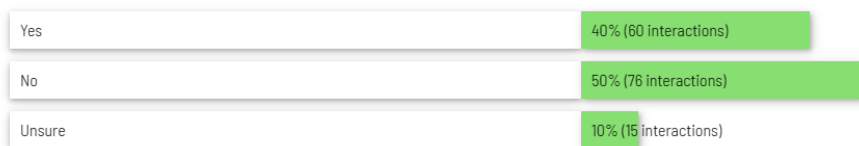


Again, this response is largely in line with that on the principle of development. Bungalows were welcomed by those who supported the development (and a number who were opposed or unsure). The provision of bungalows was also welcomed by a local older-persons group in additional comments (see 6.3viii ,below).

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Over a third of the development area will be retained as green public open space and habitat areas. Do you welcome this?

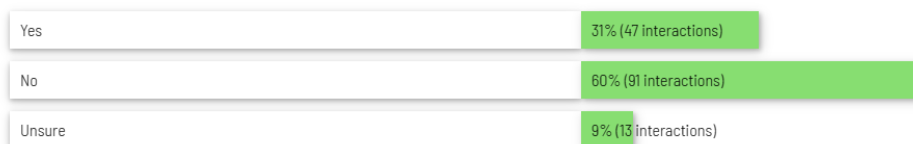
All interactions



It is notable that there was a good level support for the open space proposals of the development, which would see what is currently private agricultural land opened up to the public, with the transformation of agricultural pasture of low ecological value into diverse habitats. Many who were opposed to the scheme in principle were nonetheless supportive of the open space proposals, suggesting that there was recognition of the benefits of increased public access to open space and diversification of habitat.

It is intended that the development will make improvements to the Burbage Round walking route, as well as providing a network of new walking and cycling routes to link with neighbouring residential areas and the village centre. Do you welcome this?

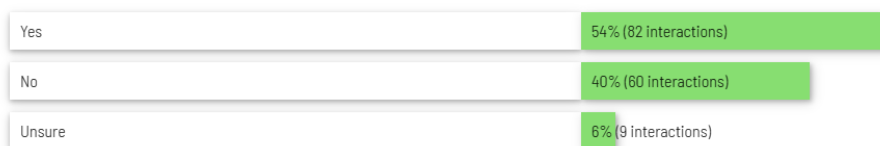
All interactions



Again, it is notable that there is a good level of support with the proposals to enhance existing public rights of way with landscaping and improved accessibility, as well as better links between existing residential areas and the village centre, even amongst those who were otherwise opposed to the principle of development.

We are working to ensure that the development provides habitat and ecology improvements to deliver at least 10% Biodiversity Net Gain. Is this important to you?

All interactions



A clear majority were in support of the proposed habitat and ecology improvements proposed by the development, including many who had expressed opposition to the overall principle of development. This suggests clear recognition of the benefits of providing a more diverse and species-rich habitat, which will be enabled by the open space proposals of the development.

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Are there any specific facilities that you would like to see provided within the development?

All interactions

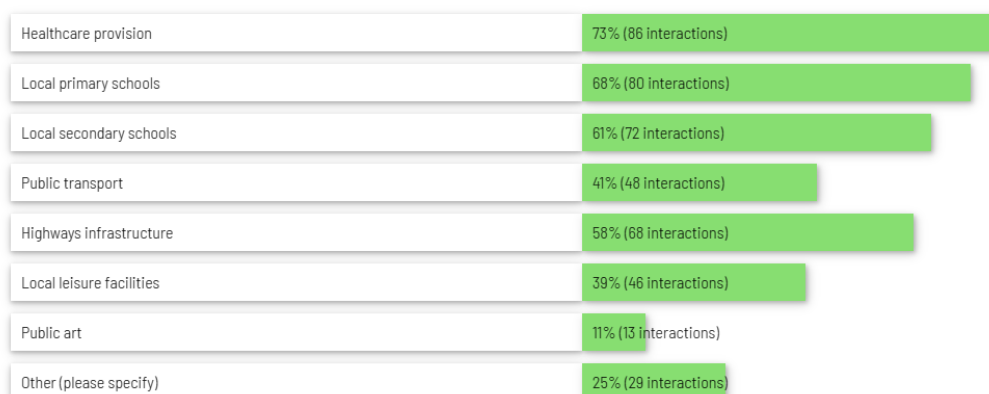


Responses to “Other (please specify)” reproduced verbatim:

- *Nothing stop building in Burbage, it is a village not a town. Make road bigger and keep them clean.*
- *School, doctors, dentist, dog walks. Most people now have to keep their dogs on leads at the weekend on Britannia Park due to the sport. Like others we use the small field next to it to exercise our dogs off lead which will now be a road. Where are you replacing this free open green space in your plans for the canine community?*
- *Keep green land*
- *Doctors surgery, school.*
- *Existing rights of way and paths should be fully respected and greater attention given to cycle/scooter paths*
- *Doctor surgery, Dentist, Schools, direct access to M69, hospital*
- *Infrastructure improvements*
- *Doctors surgery, Dental Practice, New Primary and Secondary Schools. Reduction in traffic along Coventry Road, Burbage .*
- *New schools, New medical centres, New Doctors and Dentist practices*
- *No more houses.*
- *no houses or development at all*
- *No development*
- *A large piece of land the same size as the proposal with no houses on it*
- *A community building*
- *Facilities for the village*
- *Amenity space for walkers*
- *No development the green space is important*

The proposed development would generate significant financial contributions to infrastructure in Burbage. Are there any specific areas where you would like to see this invested by the Council?

All interactions



Responses to “Other (please specify)” reproduced verbatim:

- *No space in school, doctors etc so build somewhere else!!!*
- *Where are the open spaces for the dogs to run free and secure that isn't used as sporting facilities at the weekend?*
- *Keeping the land so people can walk their dogs and children can play!!!*
- *Green spaces - why not build on brown land and leave the green spaces as they are for wildlife.*

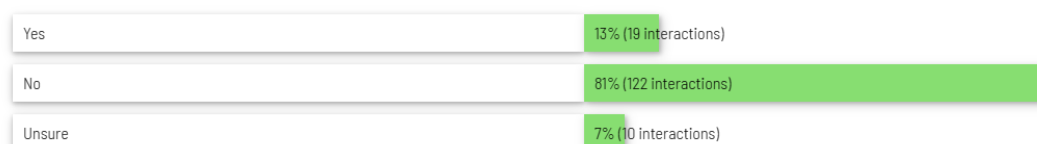
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- *Greater community service provision. Burbage is losing all of it's village appeal and community spirit, as it becomes overbuilt, congested and with services no longer able to support the community being served today.*
- *All of the above!*
- *All of them*
- *10% BIODIVERSITY NET GAIN will be negated by building 450 homes on the site and the carbon negative impact all the vehicles and services to these houses will have. The best solution for the environment is to leave it as a green open space*
- *Sewage and drainage pipework replaced/ upgraded*
- *We do not need a small village to be taken over by houses*
- *You will be Killing burbage*
- *Won't need the improvements if the development does not go ahead*
- *Its lies, it would be a drain on already overstretched resources*
- *Childcare*
- *As per my previous comment I think it is the responsibility of the Builder to improve infrastructure.*
- *Leisure facilities for walkers, green space, mental health and wellbeing considerations*
- *Protecting green space in Burbage*

The priorities identified in this question reflect the feedback themes emerging from general feedback comments in section 6.3, below, with healthcare, school and highways infrastructure emerging as the priorities for local people.

Do you or would you live in a Redrow home?

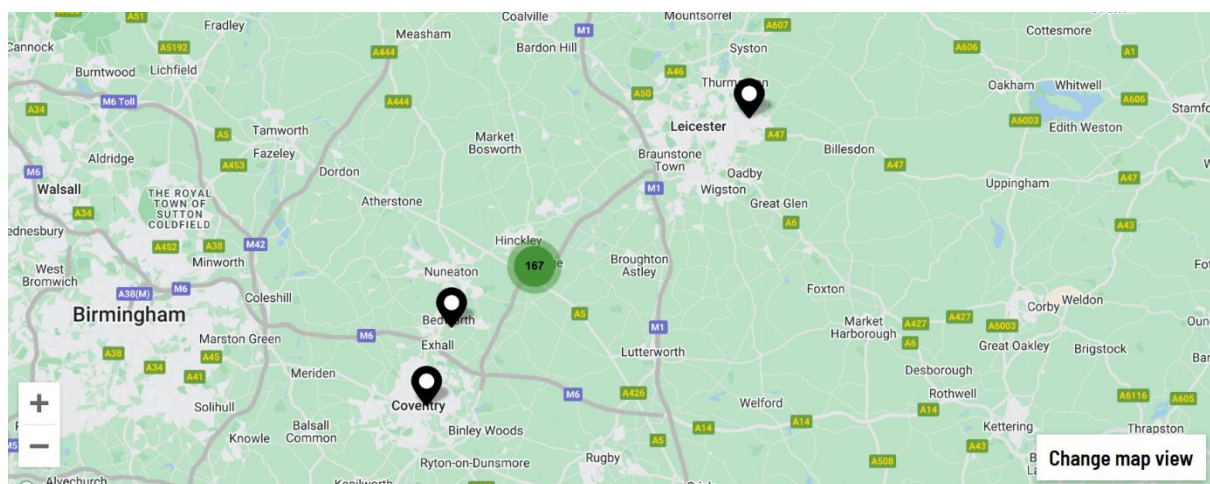
All interactions



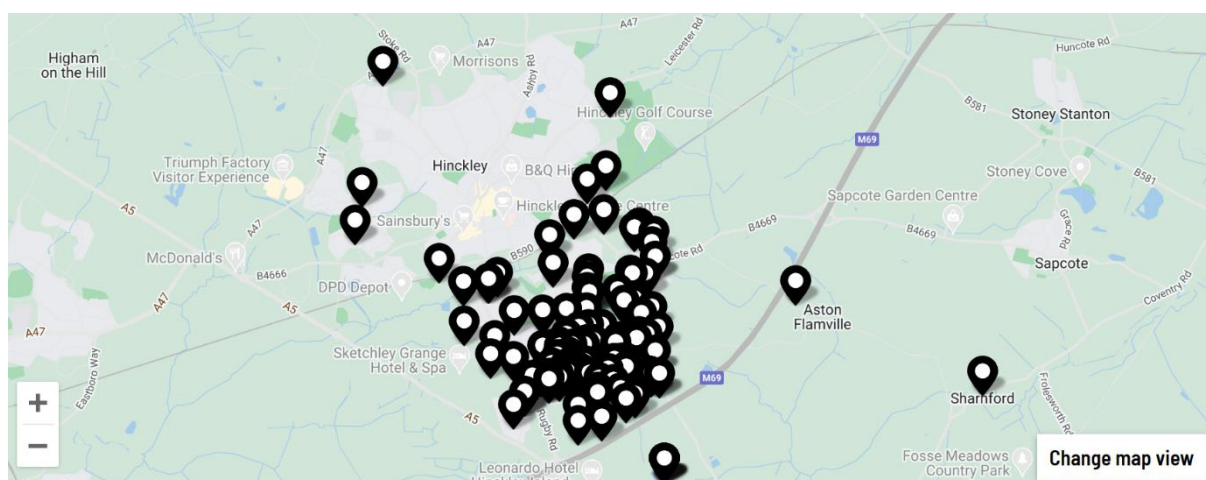
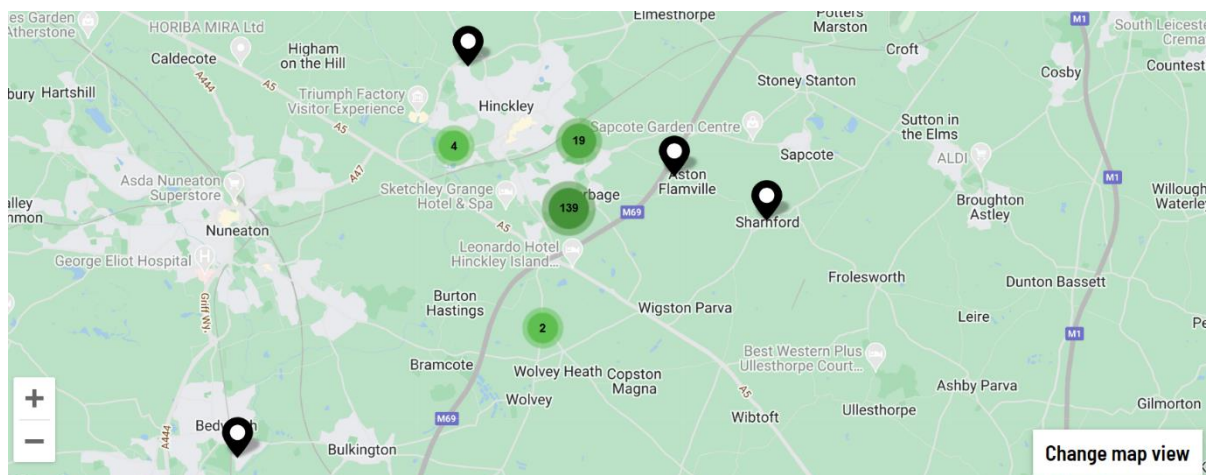
This response broadly follows the response on the principle of development, with those supporting or unsure about the proposals also expressing an interest in, or potential interest in, living in a Redrow Home. Those who were opposed to the principle of development generally did not express this interest.

6.2 Response geographic data

The following maps show the geographic spread of feedback responses, indicating that while there were some responses from further afield (eg. Coventry, Leicester), the majority of responses were from Burbage and the vicinity of the site.



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6.3 Feedback comments – key themes and development team responses:

In addition to the tick box questions, the responses to which are analysed in section 6.1 above, the questionnaire also invited general comments through free text fields. A number of key themes can be drawn from the general feedback comments submitted, as follows:

6.3(i) Traffic and congestion in Burbage and access concerns

A total of 61 individual feedback responses made reference to issues/concerns relating to traffic and access. Primarily, comments cited existing traffic problems and the perceived impact that the proposed development would have on this. There were a significant number of specific concerns expressed about the proposed access junction on Coventry Road, particularly from those living close to the proposed access. Feedback responses including the terms “Traffic” or “Congestion”, were mentioned across all response categories, Support, Unsure and Oppose as follows:

Do you welcome the provision of high-quality new homes, including affordable housing for key workers, first time buyers and local people on low incomes?

Interactions mentioning 'traffic' or 'congestion'

Yes	7% (4 interactions)
No	87% (53 interactions)
Unsure	7% (4 interactions)

Sample comments include:

Unless there is a road that is a through route from Flanders close to Coventry Road that bypasses the centre of the village this is of absolutely no value to the residents of Burbage and will just tip more traffic onto a busy crossroads. This needs to incorporate a proper route through the development from Lutterworth road

- *I would welcome your thoughts on how traffic flow will be managed. Coventry Road & Windsor Street is already severely congested.*
- *Over 450 homes will bring significant additional traffic, just based on 2 cars per house as an average, that's over 900 vehicles that will mainly use the Coventry Road access with no mention of what safety measures will be put in place to safeguard the people out and about in the village. I walk, run and cycle through Burbage most days and this section of Coventry Road is already extremely dangerous with parked cars all the way along. There is a lot of traffic that comes through the village and uses this route, either going to or from the M69/A5, so adding 900+ more makes no sense and would be extremely dangerous. Added to this, due to the location of the development in relation to the current schools, parents would largely need to drive to and from the schools adding to the already dangerous parking situation around Sketchley Hill and Grove Road schools.*
- *Concerns over the amount of traffic added to rugby road and the Coventry road junction which is already very busy, suggest that access to motorways are improved.*

Development team response:

We are conscious of local concerns about traffic, which has been fully considered through the development of the proposals for the site. In support of this application, the project team have conducted traffic surveys and have produced a detailed Transport Assessment in line with current government and local policy guidance. This report assesses the safety and capacity of the surrounding highway network, demonstrating that the proposed access from Coventry Road can be safely accommodated without detrimentally impacting the surrounding highways network.

The proposed access and any potential impacts upon the highways network will continue to be assessed as part of the application process, mitigation measures will be implemented where deemed necessary. However, it is our view that this site is in a highly sustainable location and the development is deemed to be acceptable in highways terms.

The development would generate financial contributions (S106 contributions) to be invested into local infrastructure, and this could include investment in local highways infrastructure should the local authority deem this necessary. This could not only accommodate the proposed development but indeed provide an improvement over the current situation with traffic.

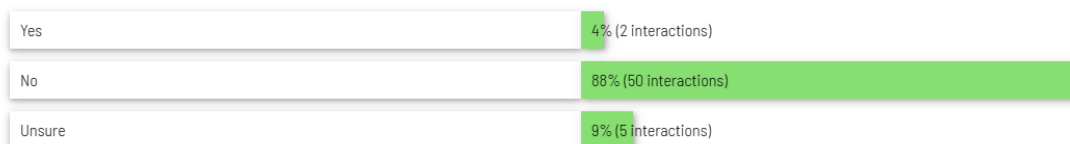
6.3(ii) Pressure on local healthcare facilities

In addition to the significant number of responses to the headline questions highlighting the need for investment into local healthcare provision, there were 57 feedback responses expressing concern about the current levels of access to GP and dental services in the village, and any impact the proposed development would have on this. This concern was raised across the feedback categories as follows:

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Do you welcome the provision of high-quality new homes, including affordable housing for key workers, first time buyers and local people on low incomes?

Interactions mentioning 'doctor' or 'doctors' or 'gp' or 'dentist'



Sample comments include:

- *Schools and doctors are already significantly over subscribed.*
- *While I appreciate that a wide range of housing is required Burbage simply does not have the infrastructure to support another large development such as this. With only 1 GP surgery and the schools already extended to accommodate previously built developments I feel our village simply cannot withstand a greater population.*
- *I fear for the pressure on already stretched public services such as schools, doctors, dentists.*
- *The schools are full, the doctors are full, so without major investment in the local infrastructure, any large scale housing development will have a major detriment to the village.*
- *Whilst I can see the benefits to the walking and cycling routes, and I understand the need for more housing, I am concerned about: 1. The access of Coventry Road. This road is already busy and over crowded and I think the proposed access makes it more dangerous. 2. Parking around local primary schools and space in local primary schools. Already dangerous and more parents who are not within walking distance will make it worse 3. Provision at local doctors. If these three things could be addressed I wouldn't have any objections*

Development team response:

The development team acknowledges the concerns raised during pre-application consultation in regard to the pressures on local facilities and will endeavour to address these in the most suitable way.

The development would generate financial contributions (\$106 contributions) to be invested into local infrastructure and services such as GP surgeries, dentists, education, public transport etc. This investment will improve the capacity of, and the quality of service provided by local healthcare facilities meaning that the proposed development can be supported.

The level of contributions required to provide the infrastructure and services required to support the new development will be determined by statutory consultation carried out by the Local Planning Authority with bodies such as the NHS, the Council and the Local Health Organisation.

6.3(iii) Pressure on local schools

In addition to the significant number of responses to the headline questions highlighting the need for school places (see 6.1, above), 57 respondents went on to make specific additional comments relating to a perception that there is existing pressure on school places in Burbage.

Sample comments include:

- *Schools and doctors are already significantly over subscribed*
- *With only 1 GP surgery and the schools already extended to accommodate previously built developments I feel our village simply cannot withstand a greater population*

- *I have nothing against new houses being built, but do have a major problem when they are being built with no plans to improve the road networks, schooling and doctors which are already well over subscribed.*
- *There are not enough doctors spaces, most definitely not enough school or high school places, already over subscribed.*
- *Please be aware that services are already stretched in the area. Any contributions to adding additional classrooms to existing schools will help residents recement (sic) to this development.*

Development team response:

The capacity of local schools will be assessed as part of the application process and where a deficit in spaces is identified, a suitable S106 contribution will be invested in order to improve the capacity of local schools.

The level of contributions required to provide the infrastructure and services required to support the new development will be determined by the statutory consultation process carried out by the Local Planning Authority with bodies such as the Local Education Authority.

6.3(iv) Sports facilities

In addition to those who ticked “Leisure facilities” as an area where they would like to see investment (see section 6.1), a number of respondents raised the issue of a perceived shortage of sports facilities in the village.

Sample comments include:

- *The village needs far better sporting facilities for children. The amount of green space included for this development is not sufficient and there is no mention of specific facilities such as a 3G pitch and changing facilities.*
- *We are in desperate need of sporting facilities to accommodate the children already living in the parish.*
- *A proper sports area, to allow the senior football and rugby teams to progress and allow for kids to play these sports in Burbage!*
- *Sports facilities, support FC Burbage with funds and you will get a lot more support.*

Development team response:

Financial contributions from development such as this can be used to fund a wide range of additional infrastructure that is needed to support development. For example, this can include investment in sport and recreation facilities if the Council identifies a need.

The Council will determine the level of S106 contributions towards local infrastructure through Statutory Consultation with the relevant statutory bodies (eg. Local Education Authority, Integrated Care System, etc) when the planning application is submitted.

We have been contacted by sports clubs locally and are happy to discuss ways in which we might be able to support them.

The site proposed for development is private agricultural land with no public access except for defined public rights of way. No sports pitches or public recreation spaces are being lost to this development. The development proposals include significant areas of public open space for play

and recreation, delivering an increase on public open space on the development site, opening it up to the public for the first time.

6.3(v) Perceived loss of dog walking facilities and space for play

Several respondents raised objections to the loss of open space for dog walking and/or for children to play. This objection was raised by those who expressed opposition to, or were unsure about, the development.

Sample comments include:

- *The land you propose to build on is used by the community to play sports and walk dogs, where do you suggest this happens post building.*
- *Loved walking my dog here and that will be lost.*
- *Many dog walkers use this too as a safe place to let them have a run around.*

Development team response:

The land that is proposed for development is private agricultural land with no public access, with the exception of public rights of way through the land. These existing public rights are all to be retained and enhanced with landscaping and improved accessibility. No development is proposed for Britannia Field which does not form part of the development site.

The development proposals include significant areas of green public open space on land that is currently inaccessible to the public, opening it up to the public to walk, play and enjoy for the first time. New walking and cycling routes are also proposed.

6.3(vi) Green spaces, countryside

A number of feedback comments made reference to loss of green space and the impact of this might have on wildlife and surrounding countryside. Sample comments included:

- *You also mention bio diversity but when new estates go up, all the wildlife has to move or be disturbed and then there is nowhere for it to return to once the housing estate is in place. You replace hundreds of years old trees with saplings that are never checked or tended, most die along with our green space gone forever and replaced with a concrete jungle.*
- *You crow about biodiversity and green spaces but you are building on green space so how ever you package it, there is less countryside.*
- *I do appreciate the incorporation of children's play areas and green spaces for nature and walks.*
- *You also mention bio diversity but when new estates go up, all the wildlife has to move or be disturbed and then there is nowhere for it to return to once the housing estate is in place. You replace hundreds of years old trees with saplings that are never checked or tended, most die along with our green space gone forever and replaced with a concrete jungle.*

Development team response:

Our proposed layout for the site includes large areas of landscaped green open space. Currently, the site comprises eight improved agricultural grassland field compartments, with a smaller area of marshy grassland recorded adjacent to the brook which runs from west to east through part of the site, and then southwards along the western boundary. The improved agricultural grassland is of low ecological value. Due to the scale of the site, the overall ecological value of the site can be

improved through the creation of public open space to enhance biodiversity within the site by introducing diverse native planting and creation of wetland features which have higher ecological value than agricultural grassland. In addition, the planting and landscaping strategy for the new neighbourhood will provide opportunities to buffer and enhance the value of retained habitats by improving the overall habitat connectivity across the site.

The Ecological Appraisal carried out in preparing our plans makes several recommendations for biodiversity enhancement on site, including new bird and bat boxes and a bat-friendly lighting scheme. Areas of open space will be seeded and managed in the long term as native wildflower meadows. We are excited to include these features in the proposed development and is committed to ensuring that the new neighbourhood will deliver 10% biodiversity net gain.

An Arboricultural Assessment has been undertaken, which assessed trees along and within the boundaries of the site, along with a number of hedgerows. These existing natural assets will be retained and protected as part of the emerging proposals.

The only removal of existing hedgerows and trees that will be required, relates to facilitating the vehicular access from Coventry Road, along with the internal highway network. However, the proposed development would also make provision for extensive planting of new trees and hedgerows planting within the open space and along boundaries. The proposed development provides an opportunity to improve and increase tree cover in the local area without the loss of any arboriculturally significant trees or hedgerows.

6.3(vii) Proposed restriction of vehicular access to Flanders Close/Lutterworth Road

At the pre-application consultation stage of the evolution of the proposals, it was envisaged that there would be no vehicular access to the development from Flanders Way, in Redrow's existing Ambion Way development to the east of the site. This was welcomed by residents of Flanders Way, however a small number of respondents suggested that such an access would be welcomed to relieve pressure on the Coventry Road access junction and take traffic away from the village centre.

Sample comments included:

- *Unless there is a road that is a through route from Flanders close to Coventry Road that bypasses the centre of the village this is of absolutely no value to the residents of Burbage and will just tip more traffic onto a busy crossroads. This needs to incorporate a proper route through the development from Lutterworth road.*
- *We were previously opposed to the earlier plans where Flanders Close was intended to be one of the main access point to what was then a 600 house development. We are pleased to see that Flanders Close will now be an emergency vehicle only access point.*
- *Allowing vehicle access from Coventry Road to Lutterworth Road would be helpful, and ease congestion on a busy Windsor street, but it should have big speed humps in to slow traffic.*

Development team response:

The proposed main access point from Coventry Road has been assessed as the most suitable option given the predicted scale of traffic generation. Allowing vehicular access to the development via Flanders close would create an unacceptable level of traffic along this quiet road impacting the amenity of local residents.

However, although vehicular access will be restricted to Flanders Close, the eastern parcel of the site will be directly accessed from Workhouse Lane providing an alternative means of access to the

east. This will reduce the pressure on the flow of traffic along Coventry Road mitigating any potential negative impacts in highways terms.

6.3 (viii) Housing mix

A number of respondents made specific suggestions on housing mix for the proposed development. An older-people's group got in contact to say that bungalows were welcomed, suggesting that the bungalows should be detached and include 3 bedrooms and 2 bathrooms if possible.

There was some comment on the provision of affordable housing, with some saying that the village was currently unaffordable, while others stating that affordable housing was not needed, but larger homes were.

One respondent expressed an interest in self-build plots and asked that they be considered as part of the development.

Sample comments included:

- *Affordable homes aren't needed- it's the larger homes that burbage tends to be really short of.*
- *You cannot build affordable housing in burbage.. the fact it is here already makes it unaffordable.*
- *We welcome suggested planning to include bungalows.*
- *I would personally really like to purchase a serviced self-built plot. Is this possible?*

Development team response:

The proposed development will include a number of bungalows as part of the development so that the needs of the elderly population are met. It is a requirement of planning policy that we provide a proportion of affordable homes to enable key workers and those on low incomes to secure a home in their community, and it is our intention to meet the requirements of this policy.

We acknowledge the concerns raised in regard to the provision of affordable housing within Burbage and the shortfall in larger family homes. We are committed to providing a suitable mix of housing in order to meet the needs of the local population in accordance with planning policy. 20% of the housing mix will be affordable housing and the remaining 80% will be market housing; comprised of one to five bedroom dwellings. This will ensure that a sufficient supply of affordable housing as well as larger family housing is introduced to Burbage creating opportunity for both the younger and older generations to buy a home.

In regard to the provision of larger family homes, the overall proposed housing mix is comprised of 62.7% three to five bedroom dwellings which will consist of both affordable and market housing. 18.2% of the overall mix will be solely comprised of four to five bedroom dwellings guaranteeing a suitable supply of larger family homes are included within the proposed development. We have also included up to 11 self-build plots to enable people to build their own homes to suit their individual needs.

6.3 (ix) Construction disruption

A small number of respondents made specific reference to the impact of construction both in terms of construction traffic access and general disruption during construction.

Comments included:

- *I'm concerned about how Bullfurlong Lane and its residents will manage with all the extra traffic as it is such a small lane, both during the construction phase and when the estate is fully occupied*
- *Construction traffic would damage the local area roads FOR YEARS & YEARS & would bring intolerable noise & disruption to local residents FOR YEARS & YEARS.*

Development team response:

Any planning consent received would include a condition requesting a construction management plan to ensure that any disruption to local residents is kept to a minimum.

Redrow are Corporate Partners in the Considerate Constructors Scheme. As a partner of the scheme we have a commitment to integrating with the communities in which we work and build, ensuring that we carry out our work in a manner that is considerate to our neighbours.

7. Conclusion

This document demonstrates Redrow's commitment to stakeholder engagement, going above and beyond the requirements set out by local and national government, engaging directly with local residents and their representatives to involve them in the evolution of the submitted plans.

While it is clear that the change represented by the proposed development, particularly when the principle was introduced for the first time, has naturally met with a level of opposition that is to be expected from edge of settlement development on greenfield land - there was nonetheless a significant proportion who indicated support for the proposals. In particular, there was broad support for the open space proposals, and the opportunity to deliver improved walking routes and more diverse, species-rich habitats.

Where concerns have been expressed, the applicant has provided a response within this document to provide reassurances that the matters raised have been taken into consideration. Redrow is committed to continuing its positive presence in Burbage, and is keen to continue to work with local groups and representatives to explore possibilities for joint working to deliver enhanced community benefits for the village.

Appendix A – Consultation website

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

The screenshot shows the front page of a consultation website for Redrow's plans for a new neighbourhood of family and affordable homes south of Burbage. The page has a red header with navigation links: REDROW BURBAGE, VIEW THE EMERGING ILLUSTRATIVE MASTERPLAN, FIND OUT MORE ABOUT THE PROPOSALS, HAVE YOUR SAY, FAQs, and GET IN TOUCH. The main content area features a large background image of a house with a red overlay. The text on the page includes:

HAVE YOUR SAY ON PLANS FOR A NEW NEIGHBOURHOOD OF FAMILY AND AFFORDABLE HOMES SOUTH OF BURBAGE

Award-winning housebuilder, Redrow, is looking to create a new neighbourhood of circa 450 high quality homes, set within extensive areas of landscaped public open space at land south of Burbage.

The emerging plans will provide a mix of high quality homes ranging from 1 to 5 bedrooms, affordable homes for key workers and local first-time buyers, as well as opportunities to include bungalows and adaptable dwellings to meet the changing needs of householders.

The new neighbourhood will be set within extensive areas of green public open space, including the retention of significant existing trees and hedgerows alongside additional new planting, improvements to the Burbage Round, opportunities for recreation and a network of new footpaths and cycleways connecting to the existing residential areas to the north and east of the site, and on into central Burbage.

Redrow will be submitting a full planning application for the new neighbourhood to Hinckley and Bosworth Borough Council early in 2023. Ahead of this planning submission, we would like to hear your views and aspirations for the proposed neighbourhood to help inform the emerging plans.

Redrow has created this consultation website to provide information about the plans and to give the community the opportunity to provide feedback on the proposals. To ensure your comments are taken into consideration in finalising the planning application, please submit your feedback by midday on Monday 19th December 2022.

WHAT WOULD YOU LIKE TO DO?

Below this heading are six interactive tiles with images and text:

- VIEW THE EMERGING ILLUSTRATIVE MASTERPLAN** (Image: Aerial map of the site)
- FIND OUT MORE ABOUT THE PROPOSALS** (Image: A house)
- HAVE YOUR SAY** (Image: A woman and child looking at a tablet)
- FAQS** (Image: A person looking at a large sheet of paper)
- ABOUT REDROW** (Image: A house with trees)
- GET IN TOUCH** (Image: A red telephone handset)

KEY MILESTONES

A vertical timeline with four milestones:

- PRE-APPLICATION PUBLIC CONSULTATION**
November 2022 to December 2022
Local residents are invited to share their views on the emerging plans.
- REVIEW YOUR FEEDBACK**
December 2022 to January 2023
Your views will help shape our proposed plans.
- FULL PLANNING APPLICATION SUBMITTED**
January 2023 to February 2023
Our proposals will then be submitted to the Local Planning Authority for review and determination.
- STATUTORY CONSULTATION**
January 2023 to February 2023
There will be a further opportunity to have your say when the Local Planning Authority carries out statutory consultation on the submitted plans.

SHARE THIS PAGE:

Below this are social media sharing icons for Twitter, Facebook, LinkedIn, WhatsApp, and Email.

REDROW

Engagement platform powered by **Participate** for **Sulis Public Affairs** on behalf of **Redrow Homes**
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Appendix B – Direct mailing, community postcard

Front:

NEW HOMES SOUTH OF BURBAGE PUBLIC CONSULTATION

Award-winning housebuilder, Redrow, is looking to create a new neighbourhood of circa 450 high quality homes, set within extensive areas of landscaped public open space at land south of Burbage.

The emerging plans will provide a mix of high-quality family homes, affordable homes for key workers and local first-time buyers, as well as opportunities to include bungalows and adaptable dwellings to meet the changing needs of householders.

The new neighbourhood will be set within extensive areas of green public open space, including the retention of significant existing trees and hedgerows alongside additional new planting, improvements to the Burbage Round, and a network of new footpaths and cycleways connecting to the existing residential areas to the north and east of the site, and on into central Burbage.

As the designs evolve, we would like to hear your views and aspirations for the proposed neighbourhood. To find out more and provide your feedback, please visit:

www.redrow-burbage.com

The consultation will run until 19th December 2022. If you are unable to get online, or have any questions, please call 01225 667097 or email hello@redrow-burbage.com.

An example of a Redrow development



You can use this QR code to visit our consultation website





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



**REDROW BURBAGE
PUBLIC CONSULTATION**

PLEASE TURN OVER FOR DETAILS

www.redrow-burbage.com

Appendix C – Press release and coverage examples

PRESS RELEASE: For immediate release

Redrow launches consultation on new homes for Burbage

Award-winning housebuilder, Redrow, has launched a public consultation on emerging plans for a new residential neighbourhood to the south of Burbage. The new neighbourhood would provide a mix of 450 high-quality homes, set amongst extensive areas of green public open space and enhanced walking and cycling routes.

In line with local planning policy, 20% of the new homes are proposed to be affordable homes, providing opportunities for key workers and local people on lower incomes to secure a home of their own in Burbage. Redrow is also proposing to provide some bungalows and adaptable homes as part of the new neighbourhood, to create accessible homes for all.

Prior to submitting a planning application for the new neighbourhood early in 2023, Redrow is carrying out public consultation, through a purpose-built website – www.redrow-burbage.com. The website provides an overview of the emerging plans, with an opportunity for members of the community to provide feedback on the types of homes and facilities they would like to see provided.

The new neighbourhood would be accessed via Coventry Road, with a dedicated new access road providing the potential bus route into the neighbourhood, bordered by footways and a cycleway. A secondary access is proposed through Flanders Close within Redrow's Ambion Way development immediately to the east of the site, however it is currently envisaged that this would be for emergency vehicle access only, in addition to pedestrian and cycle access. The emerging layout of the neighbourhood has been designed to facilitate a potential additional vehicular access to Rugby Road through any future development to the west of the site.

The proposed development will see more than a third of the site areas retained as green public open space. Existing public rights of way such as a section of the Burbage Round walk that passes through the site will be retained and enhanced, in the addition to the creation of a network of new public walking and cycling routes set amongst landscape green open space. The emerging plans also include measures to enhance local biodiversity, with the creation of green corridors and extensive tree planting, in addition to the retention of existing trees and hedgerows.

Jen Towers, Planning Manager at Redrow, said "We are very pleased to be bringing forward plans for a new neighbourhood of high-quality homes, building on the success of our previous Ambion Way development in Burbage. The site is a fantastic location for families, a short walk or cycle from the facilities and businesses of Burbage. We are particularly pleased to be able to incorporate bungalows and adaptable homes into our plans, creating accessible homes for all. We are also ensuring that existing walking routes through the site are protected and enhanced, as well as providing a network of new public walking and cycling routes set within extensive areas of green open space. We have written to local residents to invite them to partake in our consultation and would encourage as many people as possible to get in touch with ideas and suggestions."

The consultation runs until 19th December at www.redrow-burbage.com. Feedback from the consultation will feed into the process of preparing a full planning application to be submitted early in 2023.

ENDS

For further information about the development proposals, please contact Sulis Public Affairs on 01225 667097 or hello@sulispublicaffairs.co.uk.

Notes for Editors:

- Award-winning 5-star development, Redrow, is proposing a new neighbourhood of around 450 high-quality new homes comprising a mix of types and sizes, ranging from 1 bedroom maisonettes through to 5 bedroom family homes.
- 20% of the new homes will be affordable housing for local key workers, first-time buyers and local people on low incomes.
- The plans will also see the delivery of homes that are capable of adaption to meet the changing needs of householders including some older people and those with mobility issues.
- There is an opportunity to provide new bungalows as part of the mix of homes
- The plans include the retention and enhancement of public rights of way, including the Burbage Round.
- A network of new footpaths and cycleways will be created, connecting the new neighbourhood to adjoining neighbourhoods and providing links on into Burbage village centre.
- Over a third of the new neighbourhood will be retained as green public open space, including the retention and enhancement of existing green corridors, retention of existing trees and hedgerows within the site wherever possible, and extensive new planting of trees and hedgerows.
- Redrow is committed to delivering at least 10% Biodiversity Net Gain within the new neighbourhood.
- Noise mitigation measures will be incorporated to protect residential amenity, such as from traffic-related noise from the M69 motorway to the south.
- Ultra-fast broadband will be provided to all new homes.
- Dedicated study space will be provided within some new homes to facilitate the growing trend for home working.
- The neighbourhood will be a gas-free development, with all new homes equipped with Air Source Heat Pumps as standard.
- EV Charging infrastructure will be provided to all new homes as standard.
- The development will generate significant financial contributions to local services and facilities, including schools, healthcare provision and public transport.
- Members of the public are encouraged to view the plans and provide their feedback by visiting www.redrow-burbage.com.
- The public consultation runs until 19th December 2022.
- Feedback from the consultation will help inform a full planning application to be submitted early in 2023.

Bid to build 450 new home development in village near Hinckley

An entire new residential neighbourhood will be built south of the existing settlement

[leicesterm Mercury](https://www.leicesterm Mercury.co.uk)



Plans to build 450 new homes in Burbage are to go to a public consultation (Image: Redrow)

Plans to build an new neighbourhood of 450 homes south of Burbage have been put to a [public consultation](#). Housebuilder Redrow is intending to submit a planning application for the new neighbourhood in early 2023, but are looking to hear from locals about the types of homes and facilities they want adding into the mix.

The neighbourhood, which would see 20 per cent of the homes deemed as affordable, would include a variety of properties - including bungalows and adapted homes. The housing development would be accessed via Coventry Road as well as a new access road, which would provide a potential bus route into the neighbourhood.

New footpaths and cycleways would be built into the development for the area, and the layout would be developed with the potential of expanding to the west of the site. The developer is also pledging to keep more than a third of the sites as green public spaces and boost biodiversity.

The consultation is set to run until December 19 and will feed into Redrow's [planning application](#). The formal plan will be submitted next year. Jen Towers, planning manager at Redrow, said "We are very pleased to be bringing forward plans for a new neighbourhood of high-quality homes, building on the success of our previous Ambion Way development in Burbage. The site is a fantastic location for families, a short walk or cycle from the facilities and businesses of Burbage.

"We are particularly pleased to be able to incorporate bungalows and adaptable homes into our plans, creating accessible homes for all. We are also ensuring that existing walking routes through the site are protected and enhanced, as well as providing a network of new public walking and cycling routes set within extensive areas of green open space.

Appendix D – Feedback questionnaire

[BURNHAM](#)
[VIEW THE BURNHAM LIAISON](#)
[VIEW THE BURNHAM LIAISON](#)
[VIEW THE BURNHAM LIAISON](#)
[VIEW THE BURNHAM LIAISON](#)
[VIEW THE BURNHAM LIAISON](#)

HAVE YOUR SAY

Please take a moment to let us know what you think, and any suggestions or opinions, for the proposed development by completing our short feedback questionnaire.

DO YOU WELCOME THE PROVISION OF HIGH-QUALITY NEW HOMES, INCLUDING AFFORDABLE HOUSING FOR KEY WORKERS, FIRST TIME BUYERS AND LOCAL PEOPLE ON LOW INCOMES?

☐ Yes
 ☐ No
 ☐ Unsure

A MIX OF HOUSING, FROM 1-BED MAISONNETTES TO 5-BED FAMILY HOMES IS PROPOSED. DO YOU FEEL THIS IS APPROPRIATE TO MEET LOCAL HOUSING NEEDS?

☐ Yes
 ☐ No
 ☐ Unsure

WOULD YOU OR SOMEONE KNOWN TO YOU, BENEFIT FROM THE PROVISION OF BUNGALOWS/ADAPTABLE HOMES IN THE LOCAL AREA?

☐ Yes
 ☐ No
 ☐ Unsure

OVER A THIRD OF THE DEVELOPMENT AREA WILL BE RETAINED AS GREEN PUBLIC OPEN SPACE AND HABITAT AREAS. DO YOU WELCOME THIS?

☐ Yes
 ☐ No
 ☐ Unsure

IT IS INTENDED THAT THE DEVELOPMENT WILL MAKE IMPROVEMENTS TO THE BURBAGE ROUND WALKING ROUTE, AS WELL AS PROVIDING A NETWORK OF NEW WALKING AND CYCLING ROUTES TO LINK WITH NEIGHBOURING RESIDENTIAL AREAS AND THE VILLAGE CENTRE. DO YOU WELCOME THIS?

☐ Yes
 ☐ No
 ☐ Unsure

WE ARE WORKING TO ENSURE THAT THE DEVELOPMENT PROVIDES HABITAT AND ECOLOGY IMPROVEMENTS TO DELIVER AT LEAST 30% BIODIVERSITY NET GAIN. IS THIS IMPORTANT TO YOU?

☐ Yes
 ☐ No
 ☐ Unsure

ARE THERE ANY SPECIFIC FACILITIES THAT YOU WOULD LIKE TO SEE PROVIDED WITHIN THE DEVELOPMENT?

☐ Child or play areas
 ☐ Wildlife/marshland
 ☐ Community room
 ☐ Allotments
 ☐ Other (please specify)

THE PROPOSED DEVELOPMENT WOULD GENERATE SIGNIFICANT FINANCIAL CONTRIBUTIONS TO INFRASTRUCTURE IN BURBAGE. ARE THERE ANY SPECIFIC AREAS WHERE YOU WOULD LIKE TO SEE THIS INVESTED BY THE COUNCIL?

☐ Healthcare provision
 ☐ Local primary schools
 ☐ Local secondary schools
 ☐ Public transport
 ☐ Highways/road network
 ☐ Local leisure facilities
 ☐ Public art
 ☐ Other (please specify)

DO YOU HAVE ANY OTHER COMMENTS OR SUGGESTIONS?

DO YOU OR WOULD YOU LIVE IN A REDROW HOME?

☐ Yes
 ☐ No
 ☐ Unsure

YOUR PERSONAL DETAILS

☐ I am not a resident

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Appendix E – Feedback comments

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

Additional comment responses under tick-box question “Are there any specific facilities that you would like to see provided within the development?”

-
- *Leaving the land as it is and not building on it*
- *We live on Jubilee Way, the drainage is already poor and we have had sewage come up in the house. Your development backs onto our owned property with a pond. We will be investing now and documenting the drainage problems should any further problems occur with the development so close to our house.*
- *This is not a popular suggestion for anyone in the village. This development will cause carnage for months and years just developing it let alone when people move in - this will get fierce resistance*
- *Don't want to be walking down a dingy alley between houses when we have a lovely open field at the moment*
- *More houses mean more families, but there isn't enough space in the schools or local health services to cope.*
- *The development is too large for a village that is congested and losing its charm due to the large amounts of new builds being built. This development is too close to an extremely congested main road through Burbage.*
- *You are ruining what is a beautiful dog walk in the summer full of rabbits, I'd like to see as much land left to nature as possible maintaining what countryside is left once*
- *I live on rugby road and every morning & evening the traffic is queuing back to at least The Ridgeway. More houses mean more traffic. It's already impossible to get a doctors appointment in the village - I haven't even been able to register at burbage doctors yet because it is not taking new patients on. Where are all the families from the new houses going to go to the doctors?*
- *School*
- *Schools and Medical Facilities*
- *Doctors, Schools, Dentist, sports facilities, all weather sports pitches*
- *How can 450 houses, of which many households will have 2 cars be able to enter/exit the proposed development? This will cause excessive peak congestion both onto Rugby Road and then onto Coventry Road, not to mention congested parking and navigation throughout the development itself, with further impact to the Burbage settlement. The congestion in Burbage already been highlighted in the Neighbourhood plan. The proposal to build houses up to the M69 boundary and address the noise and pollution issues on prospective residents with soundproofing sounds like a builders bodge-job, rather than high quality housing*
- *NOT more congestion and houses*
- *Where are the extra people going to go what facilities are they going to use, the existing ones that are over populated already?*
- *I would prefer if this didn't get through as trying to drive around burbage at the moment is murder. Adding all these houses will ruin Burbage*
- *The schools are over subscribed and doctors. This proposal is not welcome!!*
- *Is there enough space in Burbage schools for all the extra children? The main road on Coventry road cannot handle the extra traffic.*
- *Existing infrastructure cannot withstand another new development. We don't have enough of the above to cater for existing residents. The road infrastructure in and out of burbage and surround areas are already at a stand still. Air pollution for the village is disgraceful made worse with the recent DPD development which means heavy good vehicles are passing through the village 24/7.*
- *No houses just leave it alone and build a new town elsewhere*
- *No new housing. Leave the green space as it is.*
- *The knock on affect of all of this unwelcome additional housing will impact traffic using Britannia Road and the surrounding areas.*
- *Not the developers to take on this site*
- *What a loaded first question to this whole survey!! Of course but not at the detriment of beautiful countryside.*
- *Everything is oversubscribed already, build these services before homes*
- *We are overcrowded already. Absolutely disgusting*
- *Do not develop on this site leave our town alone*
- *We do not need more houses, we need green fields*
- *You are building over a large area of natural biodiversity to create new smaller areas that will never replace that which is lost*

Land South of Burbage – Statement of Community Engagement

- *The last thing this beautiful village needs is a building site and heavy machinery, noise etc. It is a beautiful village, quiet and peaceful, it does NOT need or want these kind of buildings as they are nowhere near affordable for local people. Please go and build somewhere else, preferably in another city, away from the quiet, peaceful village that you are intent on ruining with unaffordable homes x*
- *Happy to discuss this further, i am a burbage resident since 1984, my dad since 1948, my mum since 1958 and my grandparents years before that! Call me on XXXXXXXXXX, i will happily discuss my passion on this!!*
- *You also mention bio diversity but when new estates go up, all the wildlife has to move or be disturbed and then there is nowhere for it to return to once the housing estate is in place. You replace hundreds of years old trees with saplings that are never checked or tended, most die along with our green space gone forever and replaced with a concrete jungle*
- *Baptist Church*
- *F*** this development and all the traffic it would cause.*
- *The village needs far better sporting facilities for children. The amount of green space included for this development is not sufficient and there is no mention of specific facilities such as a 3G pitch and changing facilities.*
- *Capitalistic greed without proper infrastructure fails all the time, it's the people who suffer!!!*
- *I find this questions biased, I have nothing against new houses being built, buy do have a major problem when they are being built with no plans to improve the road networks, schooling and doctors which are already well over subscribed. The road network in and out of Burbage is appalling, with poor changes made making it even worse. Do I welcome a 3rd being green space, yes, but much prefer it to be 100%.*
- *Community orchard, are you having a laugh!*
- *Don't build any more houses in Burbage. We've made our contribution to the local housing stock, especially your company. Go elsewhere!*
- *You will need significant additional infrastructure, schoools shops, doctors, dentist. All if these are already stretched. This will make it worse if not included.*
- *Would welcome the refusal of this proposed development !!!*
- *This development threatens the heritage and small village of burbage taking the very last of the green space in the area this side of the fence apart from burbage common which is nearly a 1 hr walk each way you are sucking the life out of burbage. Less green space and more development when itâ€™s not needed will only have a negative impact on overpopulated services already.*

Additional comments under tick-box question “The proposed development would generate significant financial contributions to infrastructure in Burbage. Are there any specific areas where you would like to see this invested by the Council?”

- No more houses means none of the above
- We don't need the money we need more facilities, you need to build facilities not supply money.
- If you build more houses, we need more schools and doctors in order to cater for them
- The healthcare services need work anyway so don't build the houses and improve the healthcare for the people who are already here and cannot get appointments
- Your form is unsurprising structured for people who don't back the development to answer correctly only inferring they support it by asking such questions
- It is absolutely essential that there is a commitment to this before this development is able to go ahead. It is impossible to register with a dentist in the local area and it is impossible to get a doctors appointment as it is.
- All roads and doctors need addressing
- Not welcome
- The roads around Burbage are too busy. Adding more traffic and more roadworks to make the roads better will make it impossible to get around the village.
- Of course it SHOULD generate contributions to the above but it's unlikely it will get anywhere near enough to support the existing residents let alone the proposed 480 households, 900 cars and who knows how many more residents
- Contribute more if you did not build there
- All of them Need major funding
- Don't want the developers due to highway traffic issues
- Of course we need improvement to infrastructure but this site is of enormous value to myself as a regular walker across the fields and down the footpaths. All of these would be lost. Walkways and cycle tracks are no replacement for open fields. I despair about where our country side us going. Please develop brown field sites! Where are we going to grow our food?

Land South of Burbage – Statement of Community Engagement

- Disgusted
- Burbage is full. There are not enough school places, doctors or dentists to provide for people already living here.
- All of the above. Burbage is already bursting at the seams. All of the local schools are full and over subscribed how can they possibly take any more children. It is impossible to get an appointment at the village surgery, will you be creating another one? It is already very busy through Coventry road burbage and into the villages this is going to creat so many more cars on the road and obviously have huge environmental impact
- Contribution does not respond to the situation that there is not enough infrastrucyure already
- Solar panels and battery storage for all houses wil air source heat pumps
- Some of the above are essential and avoid the need to travel.
- The local roads are already insufficient to carry the amount of residential traffic and commercial traffic in the Burbage area due to recent developments like the DPD and Amazon logistics hubs on the A5 and associated workforce. It is totally unsustainable to try to put another 400 households in this area. Local roads and amenities will be totally overwhelmed.
- Fixing the scout hut
- I am 74 and was born here. The roads are much the same as when I was a child. Burbage cannot absorb any more. This is just a bad joke. The narrowest past of Coventry Road is smack bang where anew entrance will be. This is total madness.e
- Baptist Church
- F*** this development and all the traffic it would cause.
- There is a lack of sporting facilities for children in the village and this development does not offer significant improvements. The current highways infrastructure will not cope with the proposed new housing - travelling to Hinckley or to the M69/A5 is already extremely congested.
- Healthcare, schools, the road infrastructure are already over subscribed, and under pressure. Redrow have no plans to build doctors surgery, school etc and roads will be even more congested as a result.
- The area currently struggles to cope with existing housing. Traffic congestion and insufficient health services already exist so an extra 450 homes will simply make things worse for all residents be the current or new.
- As above!
- Whatever "financial contributions" Redrow 'promise' - they will not deliver on, as they do not fulfil there planning obligations !!!
- Measures to keep burbage rural
- Investigating in out green space not supporting developments like this
- More importantly the council need to actually be held to account for their inability to use money funded to them by house builders and end up in the disgraceful situation where they have to give back money to the house builders without using it

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

- *I live on Jubilee way and intend to fight this every step along the way, I have already communicated with the other residents on Jubilee Way who are also keen to fight this.*
- *Yes do not build anywhere in Burbage it is already becoming overcrowded. If you do I hope someone burns them all down.*
- *Allowing vehicle access from Coventry Road to Lutterworth Road would be helpful, and ease congestion on a busy Windsor street, but it should have big speed humps in to slow traffic. I would ensure that the gap between houses and Brittanias Fields is 20m minimum, so that carnival events, fireworks and bonfires can still be held on the field without disturbing the properties. Affordable homes aren't needed- it's the larger homes that burbage tends to be really short of. I welcome the work on the accoustic barrier at the M69.*
- *There have been significant developments in new housing in Burbage already. There are no new schools or roads to accommodate traffic in and out of Burbage and with the rail freight Amazon and DPD all in close proximity , Burbage is no longer a village. It is spoiling the countryside and the noise from the above is already affecting sleep, physical and mental health. This should not be happening . The value of my house is dropping as a consequence*
- *There is absolutely no way Flanders way will be used as emergency access only! The estate on Rugby Road has two exits. The one entrance off Coventry Road is an absolute joke, I work at one school in Burbage and my children attend the other and the traffic is an absolute nightmare to cross the roads in the mornings and afternoons. You only have to go to see the major infrastructure Rugby Road Burbage has had to have done due to the housing developments there, how is Coventry Road going to cope? People are already parking on double yellow lines which this development will be adding to.*

Land South of Burbage – Statement of Community Engagement

The doctors and dentists are so busy I am having to wait over 4 months for an appointment. Supplying them with more money doesn't help in anyway. We need more surgeries as there is not enough parking or facilities at any one unit. Parking along Grove Road and Sketchley Road is already a major issue in the mornings, out of the 450 houses being built a significant number will be driving to school and trying to park

- *Our property is going to back on to where you want to build the public footpath. I would like to know what is going to be done to make our property secure when it is now being made into a public right of way which people will use to walk to and from school and also the pubs. I would also like a guarantee that we will have no escalating problems with drainage and sewage due to the new development.*
- *My brother is renting a property [REDACTED] He is unable to buy a property in Burbage with enough room for a family due to the high costs, are your three bedroom houses going to be below £220,000 with parking for two cars?*
- *We have issues currently at the weekends with parking for the sporting facilities being used on Britannia Park, I would advise your new buyers of this problem also. It's especially great when they park in front of your drive whilst you are out! And Bonfire night we get mobbed by cars, I'm assuming your new development will be the same.*
- *Hastings High School had a waiting list of over 90 for this years intake that didn't get first place. What other high school in Burbage is there for these children? Or what will be done to the existing boundary for the children in Burbage that are expecting to go to Hastings that will now have to go to Hinckley when boundaries move due to the 450 being built? With another two building sites proposed for the people already living in Burbage you are taking their already existing opportunities away, less doctor and dental appointments, less green space, and squeezing of local schools.*
- *My suggestion is not to build, leave the village a village. I am aware that we live in a property that is only 7 years old however if we could afford to move into an older property in the village now we would. We have had many issues on the estate and our roads still haven't been adopted by the council.*
- *Personally I think you should re look at what you will be ruining if you build on this land!! The village has been taken of its green space already let alone this small green area we still have! Also the village cannot school local children currently let alone another development !! Local amenities cannot cope so another development would not be welcomed not suitable!*
- *Yes, this is not an acceptable plan for this village on all fronts. The infrastructure and size of this village cannot take on another 450 families. It's a green space that the villagers love to use. This will meet fierce resistance*
- *I am so sad to see this proposal. I, and many other people who live locally, have spent many years enjoying these fields to walk on throughout the year, to enjoy some peace and quiet away from the roads and stresses of life. Many dog walkers use this too as a safe place to let them have a run around. It's so sad Burbage keeps growing, it is losing its charm and the roads just can't support the increase in traffic, especially down roads like Windsor street.*
- *Where will access be as bullfurlong way I feel would not be suitable. There is already another development of new house off Lutterworth road - where are all the new families going to go to school / doctors? It is a struggle for local residents as it is now let alone adding another 800 people or so. Really do not want this to go ahead.*
- *Stop building in Burbage. There will be no countryside left. What about all the animals? The roads in Burbage are already awful and this would make it worse. Schools are already full. Doctors can't cope. Noise and pollution levels will rise in the area. This is a beauty spot for walking and enjoyed by many people and that will be lost.*
- *Loved walking my dog here and that will be lost. Roads in Burbage can't cope already. Doctors and all healthcare are struggling. Schools are already full. Traffic will be a nightmare with this. All the wildlife will be lost. Pollution and noise will rise. Burbage will have no green space and country side left. So sad.*
- *Please do not have just one access road for all those houses it will be a traffic nightmare on an already congested road make the access from the A5*
- *Stupid idea. Too many house in a small village. Roads can't cope with more cars always traffic jams.*
- *Please reconsider the building of this many new homes. Leave the green fields as green fields*
- *Too many houses in too small an area with no thought for additional facilities for people living in Burbage . There are not enough school spaces or GPs to accommodate this amount of people. I will be objecting this proposal without plans for additional local amenities.*
- *The traffic down Coventry road is already ridiculous and this will become more and more dangerous as your now introducing 1000s of cars into the village, so how do you propose to solve this? Also schools, dentists are already full so again unless you introduce a school, allotments, dog walks and access via rugby road then you will literally be ruining what's left of Burbage*
- *I am against this due to the already busy Coventry road, oversubscribed schools and doctors surgery*
- *The roads in Hinckley and burbage are already too busy. Most mornings and evenings the roads around sketchy bridge are gridlocked. More houses will only make it worse. Why not build on brown land and save the green spaces.*

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- *The access point is in my opinion inappropriate. A single point of access at one end of one of the narrowest and most congested stretches of road in the borough is just ludicrous when you have could have a main access road opening onto Rugby Road. A main access route onto Rugby Road would go someday to mitigate the significant impact of additional traffic caused by this development on Burbage centre by creating a more appropriate access route to the A5 and M69 at peak times. I think this change to plans would make the development much more acceptable to the residents.*
- *You can do better on biodiversity. A 10% improvement is really very small considering this is open farmed grassland with little in the way of hedges and trees. Be more ambitious. There's not much point putting in cycle routes to the village if there isn't safe cycling infrastructure in the rest of Burbage.*
- *There is not the road infrastructure in Burbage to support this. Commuting at peak times on Coventry Road & Rugby Road is already challenging. We strongly oppose to these developments.*
- *It is not safe to increase the traffic in to and out of Burbage any further. The doctors, schools and other key infrastructure is already overstretched*
- *Congestion on Coventry Road should be a priority*
- *Please look to build somewhere else*
- *Im totally objected to this project and do not see the need for so many new houses. If and before building commences, the provision of adequate infrastructure, doctors and schools needs to be in place. The roads are nowhere near adequate. The A5 cannot handle the amount of traffic now and will only get worse. The ever increasing number of lorries on the road from the numerous warehouse buildings sprouting up along this road has resulted in unacceptable traffic queues. Also, it's almost impossible to get a doctor's appointment now. I dread to think how it will be if the number of residents increases by the building of so many new houses.*
- *Go away and make your profit elsewhere! Would you want to live here where it takes 20 mins to drive into Hinckley which is less than 2miles away.? Find it impossible to get your children into a school within walking distance? Find it impossible to get a Doctor's appointment? You are not interested in the welfare of people. . just your profit. Find brown sites to build on.*
- *You need to review your questionnaire for those that don't support the development to give you a true reflection of consequences of your proposed action. This would support the feedback via the entire planning permission process*
- *Not needed! Use common sense. Develop smarter, greener, more sustainable homes. Put down what's needed - Doctors, Schools, Dentist, sports facilities, all weather sports pitches*
- *This is an unnecessary and extremely unwelcome development. It is yet another which further spoils and saturates Burbage.*
- *We envisage emergency only access to Flanders close - sounds very suspicious!!!*
- *How can 450 houses, of which many households will have 2 cars be able to enter/exit the proposed development? This will cause excessive peak congestion both onto Rugby Road and then onto Coventry Road, not to mentioned congested parking and navigation throughout the development itself, with further impact to the Burbage settlement. The congestion in Burbage already been highlighted in the Neighbourhood plan. The proposal to build houses up to the M69 boundary and address the noise and pollution issues on prospective residents with soundproofing sounds like a builders bodge-job, rather than high quality housing. Burbage is losing all of it's village appeal and community spirit, as it becomes overbuilt, congested and with services no longer able to support the community being served today. Coventry road is already bottlenecked with drivers now having to play 'chicken' as they traverse one of the few trans-settlement crossing roads - the proposed development size and access can only make this significantly worse, which will ultimately lead to accidents*
- *The local roads are too small to sustain a development of this size. The village is already at capacity. Too much green space is being eroded.*
- *450 homes equals 900 cars going out onto the Coventry Road which cannot cope now with village traffic. Cars have to give way all day already to oncoming traffic each way just less than 100 metres from where this junction into the estate would be. . This development is different because it utilises central village location so more cars coming through centre of the village to go to work, schools etc. destroys the pleasant views across bullfurlong and the open spaces you currently enjoy on the footpath walk*
- *I think this development will cause chaos with local traffic and have a real negative impact on things like dentists, GP surgeries, schools. This development is unwanted by the whole of the burbage community.*
- *Too many new homes being built. Burbage is too small to build more. Congestion is at its max. Another 450 plus cars is ridiculous. No school doctor dentist places. This is unacceptable. The prices will be unacceptable so they will stand empty. Do not build its not wanted or warranted. Do some good go build in deprived areas or repair empty houses.*
- *This is poor planning for a small village. Extra car extra people. What facilities are they going to use. Schools and doctors surgery is already overloaded plus the roads are already congested. This is a very poor decision*

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- *This is not welcome, Burbage is becoming less of a VILLAGE, limited Greenland to walk on. And impossible to get a doctors appointment, there is already 12000 people leaving in the village....with each year group at Hastings only accommodating 165 students each year!*
- *I have concerns over the only entrance and exit being off a narrow part of Coventry Road in the middle of Burbage. Why not create the entrance and exit onto Rugby Road now. Are far as I am aware you already own the land and Phase 2 of this project is that side of the development. Traffic in Burbage is an absolute nightmare, and a Phase 1 & 2 plot really needs 2 or 3 intrusions & exits. Whilst it's a shame we have another green field / farm lost to development I appreciate the need for more homes. With the combined development from Phase 1 & 2 being close to 850 homes can there be provision for a nursery, primary school, and maybe some small shops near a square or focus area to help these new residents? This would also help reduce traffic into and through the village as they will have amenities in their area.*
I do appreciate the incorporation of children's play areas and green spaces for nature and walks.
Please be aware that services are already stretched in the area. Any contributions to adding additional classrooms to existing schools will help residents relocate to this development.
- *Where will the school children get accommodated? there is currently no places at Burbage schools*
- *Leave the village as a village how it is now. I moved to Burbage as it is nice community. But it is already busy enough everywhere without adding more cars and people into the area.*
- *Very VERY concerned that access to the development seems to be down The Paddock onto Coventry Road. This area already has a major problem with traffic congestion.*
- *This proposal is a disgrace. You will not support the area with anything significant with 'contributions' - beside the strain on existing services, the traffic will be completely unmanageable, dangerous and overwhelming for the village.*
- *Without adding health/dentistry services as well as Schools this development will only make daily life significantly worse for existing Burbage residents. It will congest the local roads both in terms of traffic movements and the ability for existing residents to find parking close to their home. Local children are already being denied placement at local Schools and the traffic at School start and finish time is diabolical. Even if existing Schools were expanded the road network could not cope with additional cars.*
- *Ridiculous to suggest housing here as the roads are already gridlocked, how they going to get out of the area from Coventry Rd? Sapcote Rd and London Rd jammed and main Rd to M69 rammed, if you're determined to build here then build a M69 junction next to the development otherwise build elsewhere, no infrastructure here as already overwhelmed, and you're closed ended questions are Ridiculous? Where is the question do you think this area is suitable? It isn't..schools doctors and dentists overwhelmed here*
- *Not needed. Not wanted. More green space without it. More wildlife friendly without it. And your map has DPD between Rugby Road and your proposed nasty development.....but I don't believe DPD are there at all, so I simply do not trust your map. Schools are full, we already can't get doctors appointments so this will only make that worse, buses are sparse so cars will be needed and Coventry Road is already terrible where you propose to put access. Burbage is full. Go away!!*
- *Infrastructure can't cope now let alone another 900+ cars, delivery vehicles, supermarket deliveries. Pollution, loss of green space. Schools, doctors, dentists over subscribed. NO MORE HOUSES NEEDED IN BURBAGE*
- *Burbage is so overcrowded and traffic is dreadful as it is. Can't get a doctor's appointment, people taking their kids to school miles away, and the traffic through Coventry Rd is ridiculous as it is. Not to mention the upheaval of building work and the impact on the natural habitat. Unless Redrow address these issues I'm thoroughly against this development.*
- *This development cannot be permitted or be accepted in any form. The local schools are over subscribed and this would lead to significant numbers of people not being able to attend the village schools. In addition the local health services are overwhelmed. This would cause increased danger and congestion on the local roads. I think Redrow providing an additional primary, secondary and six form school, plus an additional six form for the village. This development is unsustainable and no mitigation would replace the damage to the local environment !!"*
- *This development is not welcomed or required, it is too big for the size of the village and will cause major traffic problems on Coventry road which already has congestion issues. There are not enough places at the Dr's surgery, schools etc to accommodate the amount of new residents.*
- *It is impossible to get a doctors or dental appointment in Burbage and the surrounding areas. The developer's plan does not include these vital services. They have not included plans to address the oversubscription at the schools. There will also be an impact on the services in the area when so many houses are built in a small area. The additional traffic during peak times will be horrendous. Getting from one side of the village to the other is already challenging. The combination of one bedroom and five bedroom housing doesn't make for harmonious living. Why don't the developers build only a third of the proposed housing if this development must go ahead? That would have a negative impact on their profits!!!!*

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- *The volume of houses in this area would create unacceptable and dangerous pressure on an already extremely busy and congested main road (Coventry road), it is sheer madness to suggest this development. The local infrastructure (Drs and schools) are already overwhelmed, without significant investment no further developments should be planned.*
- *The current area is oversaturated already. Develop of the current infrastructure needs to be built to support the current population before any new house can be considered*
- *Access and increase in traffic at an already problematic area on Coventry road. The loss of country side and loss of wild life habitat and ecology*
- *Please read above. Road traffic is horrendous already through Burbage and Hinckley. Â The question below is irrelevant! I'm not responding to become a customer of Redrow homes, I'm responding because I've been asked to submit my views on the proposed development. I'm sure my despair will not be registered but at least I've made a comment. If as a result I get bombarded with literature promoting Redrow Homes , my despair will be multiplied.*
- *Build schools, medical centres, upgrade road, sewage systems, before you consider houses. With the current crisis of living costs, there is a severe lack of mortgages available to enable people to buy homes. So who are these "potential buyers", Will all the potential funding for infrastructure just go to Burbage or be distributed throughout Leicestershire?*
- *We do not need any more houses in this small village. It is difficult enough with overcrowded roads and schools. It is unnecessary and just lining large building firms pockets*
- *Completely object, more homes create more pollution for the benefit of only profit, when older buildings exist and could be renovated to renew their purpose. Awful use of the space where preservation is needed most*
- *We do not want any more houses built in Burbage*
- *If this goes ahead you will be killing burbage. Leave our green space alone. We don't need or want more houses or development. Move on.*
- *This area that is planned to be built on is a well known, and well loved walk route for residents of both burbage and hinckley, to build here is not only taking from the burbage community, but from hinckley too. Dog walkers, strollers, and nearby residents are going to be at a huge loss here, not to mention how busy this will make britannia field since having to pretty much downsize it and the space around it. This will overpopulate burbage, which is praised upon its beautiful small community and how well everyone gets on together. Traffic will inevitably suffer massively, despite it already suffering for the moment due to the amount of road works, new drivers, learner drivers on the roads. the amount of road users is already increasing as it is, with more people learning and passing tests after facing the backlog of this over lockdown, in addition to residents becoming to the age of wanting to learn to drive. having the added traffic of this huge estate will make roads a terror to learn on, and will make the already slow and terrible rush hour traffic much worse*
- *Yes. keep out of burbage your money making development is not wanted here, build in the inner cities and leave the green belt alone*
- *Yes, this should be rejected at every opportunity*
- *This will cause chaos in an already overcrowded village. I reject the idea and your proposal. It is hard enough to get to work in the already saturated roads in burbage without adding nearly a 1000 more cars from you god awful development. There are not enough schools to take this development, there are not enough doctors to take this development. Absolutely awful and disgraceful to propose this developmentÂ*
- *I am devastated to see that more green fields are going to be lost. What is happening to our beautiful village? The environmental impact of all these buildings is just disastrous. The village facilities are already at breaking point. Redrow have a lot to answer for.*
- *I object to the development on the grounds of insufficient existing infrastructure, and increased traffic on already congested roads, and loss of green open space in the village.*
- *This development does not benefit current or proposed residents. we cannot access local doctors, dentists or vets. And for a one car household with pre school age children, this is incredibly stressful. Premium homes as you state, should come with a premium community. Burbage does not provide this owing to a serious lack of investment by builders such as yourselves.Â*
- *Financial contributions? Oh yes, developers are very happy to hand over money so they can get on with building but there is just one problem. There isn't enough space within Burbage for schools, doctors surgery etc to expand any more and throwing money at things doesnt solve that problem. But I suppose that's not your problem is it? A separate point. The proposed access will not have enough space to accommodate buses or other large vehicles e.g bin lorries. There just isn't enough turning space with all the on street parking there. Add to that the Â additional traffic that 400 + houses will create. It's not sustainable and it's not safe. I hope with the money you're putting aside for financial contributions you've got enough saved for a Burbage Bypass! There'll be no getting through the village if this development goes ahead.*

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- *This is absolutely ridiculous. Burbage does not have the infrastructure to cope with yet more homes. Coventry Road in Burbage already has traffic congestion at rush hour in the morning and evening and this will just make it worse. Burbage is losing its village feel and sense of community. Local schools both primary and secondary are already oversubscribed and struggling to cope. This development would make matters even worse. THIS IS TOTALLY UNWANTED BY THE LOCAL COMMUNITY*
- *My suggestion is to build Redrow homes somewhere else. I dispute the proposal to build 450 homes in an area around Burbage that removes green land, wildlife and negatively impacts on local existing infrastructure. Carry on as you are and we may as well give Burbage ""town status"" given its increasing boundaries to be able to go no further as you are when reaching to the M69.*
- *As residents of Burbage, we cannot get a local dentist, we rarely are able to get into see a GP, local children are missing out on High School places; that is without an additional 1.5k residents proposed here of which many will be large family households when looking at the property sizes.*
- *A most significant factor is road traffic that will be generated on Coventry Road, a road that presently cannot sustain current levels of traffic and that's without this new housing. Where Coventry Road meets Rugby Road there are long delays at peak times due to the junction type, caused by traffic leaving Burbage or traffic coming into or out of Hinckley. Children are often seen having difficulty crossing Coventry Road due to high volume of traffic, with this development being routed from Coventry Road, there is a significant increase in risk to pedestrians who cross the busy road which often has park cars along it that cause visual obstructions.*
- *Too many houses and limited resources already. Too many cars and traffic. Not a good idea.*
- *Please find a suitable brownfield site for this massive development rather than ruining the countryside for existing Burbage residents.*
- *I think we should stop building in Burbage and preserve the green and nature area. This would spoil public path used by a lot of people to enjoy green walks....*
- *This is a ridiculous proposal, far too many houses it would bring far too many people and vehicles into the local area that already cannot cope with the level of traffic. Burbage residents such as myself cannot register with local dentists or doctors due to them being over subscribed. We do not have anywhere near the infrastructure to propose a development such as this. Should this proposal go ahead it will ruin Burbage! Plus the land you propose to build on is used by the community to play sports and walk dogs, where do you suggest this happens post building.*
- *I don't believe that Burbage as a village can cope with the addition of 450 new homes. It would change the character of this already over populated village for ever. The increase in inhabitants and vehicles will overwhelm local facilities and cause congestion along the narrow high street and adjoining roads. The green space and wild life habitat thrives in well established hedgerows and trees and I don't believe they will survive the building of a new neighbourhood which already admits to not recognising planning boundaries. The ridiculous photos of hedgehog hotels and bird and bat boxes does absolutely nothing to reassure me that the wildlife and ecology of the area are being made a priority.*
- *Building 480 houses across green fields is an absolute travesty. The village roads are already very dangerous, that area in particular, adding further footfall and traffic I believe will increase risk to the local people. Has there been a survey about traffic flow before this has been submitted? There are not enough doctors spaces, most definitely not enough school or high school places, already over subscribed. There is nothing in this plan that will provide extra services to alleviate this issue. Pollution increase to local residents will be detrimental to our health and air quality. With the huge DPD and Amazon buildings nearby this will simply add to the pollution we are exposed to*
- *Having reviewed the proposed plans I do not feel this type of development would be beneficial to Burbage Village. The infrastructure is not there to support further homes built in the village. There is no mention of providing new schools or doctors surgeries and those that are currently there are already stretched and would not have capacity to support more people. I feel this proposal should NOT go ahead.*
- *What is going on in the area between the proposed site and Rugby Rd. There is a pointer that says DPD Depot. Does this mean that there will be another DPD depot in that area ?*
- *We live on Bullfurlong Lane and want to be assured that there will be no access from this development. We are extremely concerned about the volume of traffic that will be accessing Coventry Road.[already a busy road] are traffic lights and/or pedestrian crossing or traffic island, being considered and is the road wide enough??? A development of this size will have an adverse effect on this village!!*
- *I'm most concerned about the access onto Coventry road. This road is already very busy and I wonder how much extra traffic will come onto it from the new 450 homes. Is a mini roundabout being considered or just a T junction?*
- *I'm also concerned about the loss of the relaxing open space that is currently along the end of the bullfurlong lane and the open fields.. I walked across these with my mum last month. Will the existing public footpaths that lead onto and off Bullfurlong Lane towards Rugby road (one joins along Coventry road) be linked and retained (these are not clearly arrowed on your interactive map).*

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- We welcome suggested planning to include bungalows. Please can we have detached with 3 bedrooms and 2 bathrooms. A kitchen/dining and a separate lounge and garage..
- As a local resident who regularly walks across the fields and meadows in this area I am strongly opposed to this development. If you proceed with the application I am going to write to the Local Planning Authority to object and also organise a local petition against the development.
- We fun the local before and after school club and pre school we would love to have new better equipped premises for the children
- This number of houses will over subscribe already struggling schools and NHS services. How are these to be supported so that the schools can support the increased numbers. This will also put too much pressure on roads, including the M69 and A5 junctions.
- Yes go build yr houses on the nice leafy other side of Leicestershire where the rich people live. We are sick and tired of all the roadworks, devopments, bottlenecks here What used to be a 10 minute drive now takes about three quarters of an hour. God knows what it will be like when the Sapcote Road monstrosity is buil
- Do not build any more houses in Burbage! Its is ridiculous!!
- Road network needs to be bigger, more routes in and out of Hinckley, stop village roads and housing estates being used for rat runs to beat the ever increasing traffic jams.
- I would like to see all new developments be south facing and have solar panels fitted to the houses as a legal requirement. The village I feel would not be able to take the amount of new traffic (a minimum of 650 cars) that your site would generate. We already have cars parking on pavements to allow the flow of traffic so how would you prevent this on the Coventry road and Lutterworth road?
- Stop choking our village with cars and stupid developments with so called affordable housing which just gets rented to the dreggs of society, go build a town where you will be forced to build public buildings, doctors, dentists etc but you won't do that as its less profitable.
- Can you please explain how the emergency access via Flanders Close would be regulated?
- F*** this development and all the traffic it would cause.
- I have answered the question in a generic way, but I would be very much against the planned site and so many houses. This is because there has been a great deal of building in Burbage over recent years and there is strain on the existing infrastructure to say the least. There has also been significant ware- house and distribution centres created too with more planned. During the building of the estate off Britannia Rd there was much disruption with mud deep on the roads for example. I would strongly suggest that you find another site elsewhere.
- The village is not big enough for this development, traffic is already and the amenities are not in place to support this development.
- There are a number of unsold properties in the area anyway, Burbage is not a first time buyer village (I know, our first property was in Hinckley) and this is ok, redrow won't be making affordable houses so let's be realistic! The go surgery and schools are already oversubscribed, and we are in desperate need of sporting facilities to accommodate the children already living in the parish.
- Burbage already has a lack of green space and sports and leisure facilities, particularly for children and young people. This development does not provide any improvements and only reduces the amount of space available for such facilities. The amount of green space provided is not sufficient and will not include facilities that are needed.Â The highways infrastructure is also not coping now with the current amount of housing and traffic. Itâ€™s not clear from the proposals what will be done to mitigate the impact of further housing.
- Actually we don't want more houses in Burbage, this is a commercial decision by Redrow as Burbage is a high value market. Leave the green spaces alone for our sports clubs to use
- There are to many developments going ahead in this and surrounding areas eg longshoot bulkington Bedworth kersley every corner you turn is been built on destroying green fields killing nature ripping up hedgerow and trees been replaced with trees that are just twigs and a patch of grass that wildlife and wildflowers cannot thrive and survive also w need these fields for are mental health it will increase traffic which is already a nightmare and utilities are at breaking point developers just keep building on every green field and chopping down trees these are the lungs of our earth so I object to this development as the surrounding area is already over developed
- Concerns over the amount of traffic added to rugby road and the coventry road junction which is already very busy, suggest that access to motorways are improved.
- This is not the area to have access to such a huge development and the access at what is already one of the major traffic pinch-points in Burbage. I oppose this development.
- I live right on the edge of this proposed development and adding more houses to an already over populated village is not ideal, I do understand that this is necessary to meet demands etc. However, there are several concerns I have with the actual proposals: 1) Access: Over 450 homes will bring significant additional traffic, just based on 2 cars per house as an average, thatâ€™s over 900 vehicles that will mainly use the Coventry Road access with no mention of what safety measures will be put in place to safeguard the people out and about in the village. I walk, run and

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- cycle through Burbage most days and this section of Coventry Road is already extremely dangerous with parked cars all the way along. Â There is a lot of traffic that comes through the village and uses this route, either going to or from the M69/A5, so adding 900+ more makes no sense and would be extremely dangerous. Added to this, due to the location of the development in relation to the current schools, parents would largely need to drive to and from the schools adding to the already dangerous parking situation around Sketchley Hill and Grove Road schools. 2) Infrastructure: it would also be good to know how the schools and doctors etc will cope with the increase in demand.*
- *Burbage is already over populated . No way should increased traffic access Coventry Road as it is already very busy. We live on Bullfurlong Lane and want assurances that there will no access from the development onto this narrow lane*
 - *Your questions are too leading, of course I care about the environment but I do not support this build, so have therefore answered negative to all the leading questions you've asked around it.*
 - *BURBAGE AND HINCKLEY ARE ALREADY WELL CONGESTED. WE DONT NEED MORE HOUSES!*
 - *Developments like this are not ethical. This area is already beyond breaking point, with no room to to expand infrastructure. No room in Schools, Health Care. , Doctors and Dentists, Transport also*
 - *No new houses until roads and other infrastructure has been improved.*
 - *You cannot build affordable housing in burbage.. the fact it is here already makes it unaffordable. And mixed developments do now work, Village it already full to bursting*
 - *Not needed. Not wanted. Leave the fields of Burbage alone.*
 - *Our village has lost its charm - huge housing estates everywhere. You crow about biodiversity and green spaces but you are building on green space so how ever you package it, there is less countryside. All these new estates need schooling, doctors, shops, etc. Not part of the plan from what I can see. What about the already highly congested routes to the motorway???*
 - *The area currently struggles to cope with existing housing. Traffic congestion and insufficient health services already exist so an extra 450 homes will simply make things worse for all residents be they current or new. Intentions to do various things are not legally enforceable commitments so not really worth anything as history suggests they will be backtracked on in the interests of delivering a return on investment to the builder. Â This proposal will do more harm than good to the local area and facilities.*
 - *This development is far too large for the area and covers open space enjoyed by residents and others. Too much land is being lost to over development in the area from commercial buildings to housing.*
 - *Ditto!*
 - *I would personally really like to purchase a serviced self-built plot. Is this possible?*
 - *I would welcome your thoughts on how traffic flow will be managed. Coventry Road & Windsor Street is already severely congested.*
 - *Whilst I can see the benefits to the walking and cycling routes, and I understand the need for more housing, I am concerned about: 1. The access of Coventry Road. Â This road is already busy and over crowded and I think the proposed access makes it more dangerous. 2. Parking around local primary schools and space in local primary schools. Already dangerous and more parents who are not within walking distance will make it worse 3. Provision at local doctors.*

If these three things could be addressed I wouldn't have any objections
 - *The village of Burbage is at capacity and the constant land grab by housing developers around the remaining green areas of the village is destroying the local environment and community. Â The roads are already congested, the schools are full, the doctors are full, so without major investment in the local infrastructure, any large scale housing development will have a major detriment to the village. Â*
 - *I am very much opposed to the volume if people this would add to an already congested village. Coventry Rd is terrible to drive down and this will only make it worse and more dangerous. I fear for the pressure on already stretched public services such as schools, doctors, dentists.Â*
 - *While I appreciate that a wide range of housing is required Burbage simply does not have the infrastructure to support another large development such as this. Â With only 1 GP surgery and the schools already extended to accommodate previously built developments I feel our village simply cannot withstand a greater population*
 - *Yes - DO NOT BUILD THIS PROPOSED DEVELOPMENT !!! This development is NOT needed or welcomed. There is no sustainability in local services for current local residents, so DEFINITELY non available for any additional development. The local road system is unsuitable for this development. There are serious local road safety concerns which would be even greater & even more dangerous for local residents. Construction traffic would damage the local area roads FOR YEARS & YEARS & would bring intolerable noise & disruption to local residents FOR YEARS & YEARS. The "Emergency Vehicle Access Only" on Flanders Close will not be kept true - previous experience of this on a previous development proves this fact - The continuous ACOUSTIC FENCE, natural trees, hedging & wildlife on Flanders Close should NOT be destroyed & should be left in situ... Again - DO NOT BUILD THIS DEVELOPMENT - IT IS NOT NEEDED OR WANTED OR WELCOMED...*

Land South of Burbage – Statement of Community Engagement

- *Yes don't go through with this proposal, Coventry road would be more death trap than it is now, as would the other route out of this proposal.*
- *We live on the Redrow Ambion Way estate presently, which was built on green land so cannot really have any objections to the new housing proposals. However, we were previously opposed to the earlier plans where Flanders Close was intended to be one of the main access point to what was then a 600 house development. We are pleased to see that Flanders Close will now be an emergency vehicle only access point. How will this be ensured? Some form of bollards? Locked barrier with key access held by emergency services? And the access needs to be single carriage way to ensure it looks aesthetically in keeping with Flanders Close. Finally, what assurances do you intend to give that Flanders Close access will remain an emergency vehicle only access once you submit your final plans?*
- *The proposed development is very concerning and will destroy a significant area of the last remaining countryside in Burbage. This is not suitable for a village and will urbanise a large part of current green space and countryside. There is no mention of the environmental impact of this development, short term or long term. I estimate the environmental impact must be very negative. I.e. construction, loss of habitat, increased urban sprawl. No commitment for houses to be carbon neutral/leading in carbon neutral technology eg heat pumps/solar panels*
- *Coventry road is not adequate as it is. Car's are parked on road causing major hazards for road users and pedestrians. Creating an additional access/egress route on this road would be dangerous and a significant detriment to the neighbourhood.*
- *Schools and doctors are already significantly over subscribed. Development will not improve the green spaces around Burbage, rather it will seriously deplete the Burbage walking route. We are already losing a huge walking area with the proposed freight train development. Burbage road network struggles to sustain current traffic, an addition of 400 houses would be highly detrimental. The same impact on the routes in to Hinckley. The above questions are leading question e.g. we would welcome improvements to green spaces, this would not deliver it. Etc.*
- *I'm concerned about how Bullfurlong Lane and its residents will manage with all the extra traffic as it is such a small lane, both during the construction phase and when the estate is fully occupied The Rugby Road section to J1 of the M69 is already busy: is there really a safe option to add additional road access here?? Good that air-source heat pumps are being used*
- *Unless there is a road that is a through route from Flanders close to Coventry Road that bypasses the centre of the village this is of absolutely no value to the residents of Burbage and will just tip more traffic onto a busy crossroads. This needs to incorporate a proper route through the development from Lutterworth road*
- *I hope this doesn't go ahead. 450 houses is a joke to an area I grew up in I accept change but it's a step too far. I am 25 and am looking for a new home but would never buy with redrow now. The residents family friends and county of Leicestershire will protect every last inch of burbage a identity fiercely now. Enough is enough. Practically merged into Hinckley we have plans for a rail freight hub and dpd who have torn up the land down as impact. traffic noise wildlife. Pick another area not a historic village*
- *All your questions are placed with the benefits the site might provide. It does not allow a opposite view within the survey. Thus what follows. This development is a totally inappropriate development off Coventry Road in Burbage. The roads infrastructure within the "Village?" has not changed within the past 40 years and the additional houses and consequential traffic increase on an exit to Coventry Road is impossible during the movement hours (Work rush and school movements) The area between the lines of Coventry Road, Lutterworth Road and the motorway were described as the "Green Lung" of Burbage in past years. Development has occurred and is still occurring within those boundaries: (Lutterworth road - paschendale, Britania Feels and now a proposal from yourselves) A potential Rail Freight interchange is on the cards at Sapcote Road Roundabout taking up a further 450 acres of land. Whilst it might be argued that housing needs to be provided for such a scheme, it has been said that a good percentage of jobs would be "Drive-in" and not resident. The development is the final straw in placing such a large development squeezed into the area that is bounded by problem roads infrastructure (Golden Triangle for Distribution, A5 and the non dualling and low bridge aspects and potential Rail Freight Interchange) and the paucity of school and medical facilities with this increased population. The ability to easily walk into open fields will be gone. There is no room for this development and no logic to its incorporation at this location.*
- *I do not support any development. The roads are all currently busy Parking in Burbage is horrendous as it is Getting a doctors or dental appointment is nearly impossible. The villages green space has already been decimated over the last 15 years. Lack of sporting facilities in the village already and this removes green space that could be used Burbage is Full.*
- *More importantly the council need to actually be held to account for their inability to use money funded to them by house builders and end up in the disgraceful situation where they have to give back money to the house builders without using it.*