

Land South of Kilby Road

Fleckney

PROPOSED NEW HOMES & PUBLIC OPEN SPACE

Catesby Estates are preparing proposals for a development of up to 150 new homes and public open space on Land South of Kilby Road, Fleckney.

We are seeking to engage with the local community and other stakeholders before finalising the proposals and submitting an outline planning application to Harborough District Council.

www.catesby-fleckney.co.uk provides details of the proposals, and the opportunity to provide comments as part of the pre-application consultation process.

The Local Plan

The Government published an updated National Planning Policy Framework (NPPF) in 2024 and new mandatory housing targets for each Local Planning Authority to boost the supply of housing.

There has been a significant increase in the housing target for Harborough District, and there are not enough sites to meet this identified need for the next 5 years.

The adopted development plan for Harborough is therefore considered out of date in line with national planning policy.

Whilst Harborough District Council continues to work on a new Local Plan to address the housing shortfall, it is still some way off.

More housing sites are required in the short term to meet the district's current unmet housing need.

The land south of Kilby Road in Fleckney is a sustainable location to accommodate some housing to positively support Harborough's housing needs in the short term.

The site is immediately adjacent to the existing settlement and is a logical location for new homes.



Key features of our proposals include:



Up to 150 new homes with a mix of house sizes and types, ranging from 1 to 4 bed houses to meet local policy requirements and identified need



Minimum of 40% affordable housing (i.e. 60 affordable homes). Affordable housing is a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market



Significant open space including walking and cycling routes, along with a variety of spaces for play including equipment like swings and slides for children who can play more independently



Allotments and community orchards

Low Carbon Energy Efficient Homes

The final design of the new homes will be submitted at a later date and you will be specifically consulted on the details at that time. However, the broad principles are outlined below:

- Complying with the Future Homes Standard
- Using appropriate materials and techniques to maximise insulation, air tightness and heat recovery
- Procuring materials from sustainable sources and minimising construction waste
- Including domestic energy generation for example the use of solar panels
- Including sanitary ware and appliances that meet high water efficiency standards
- Providing electric vehicle (EV) charging points for all homes with on plot parking

Indicative image



View online



Further information and plans are available to download and view on the consultation website:

www.catesby-fleckney.co.uk

Framework Masterplan





Planning Application

We are preparing an outline planning application.

An outline planning application seeks to establish whether the principle and size of a proposed development is acceptable before a second detailed Reserved Matters planning application is put forward.

A Reserved Matters application typically includes information on the layout, scale and appearance of the development. No development can take place on site until the Reserved Matters application has been consented.

Local residents and statutory consultees for example the Environment Agency and the Highways Authority will also have the opportunity to formally comment on the application once it is submitted and registered with Harborough District Council.



Have Your Say

The website **www.catesby-fleckney.co.uk** contains a range of information, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

Your feedback will help shape our proposals before we submit our outline planning application to Harborough District Council.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.



Indicative image



How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN Sunday 23rd November 2025

You Can Submit Your Feedback In A Number Of Ways:

- Online: using the Have Your Say Form or Survey Link at **www.catesby-fleckney.co.uk**
- Via email to info@catesbyestates.co.uk
- Or post (no stamp required) simply using the address **freepost: CATESBY ESTATES**

View online



About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at **www.catesbyestates.co.uk**

Catesby Estates



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This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the feedback methods.

All comments received will be reviewed by Catesby Estates. Your feedback may be compiled in Statement of Community Involvement Documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at: info@catesbyestates.co.uk