

Land adjacent to

FOSTON ROAD & LEICESTER ROAD

Countesthorpe

PROPOSED NEW HOMES & PUBLIC OPEN SPACE

Catesby Estates is preparing to resubmit an outline planning application for the development of up to 170 new homes on the land adjacent to Foston Road and Leicester Road, Countesthorpe.

The site was subject to an outline planning application which was refused planning permission by Blaby District Council in 2016. An appeal against the refusal of planning permission was dismissed in 2017.

In September 2023 Blaby District Council published an updated 'Residential Land Availability Report' stating the Council can now only demonstrate 3.69 years housing land supply, representing a shortfall of at least 548 homes against the five year requirement.

The Council's Core Strategy adopted in 2013 is now 10 years old and work on the replacement Local Plan is still at an early stage.

National Planning Policy states that where a local planning authority cannot demonstrate a five year supply of deliverable housing sites (as is now the case in Blaby) planning permission for new housing should be granted "*unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits*".

As a result, it is our belief that the recognised benefits of the proposals now warrant the grant of planning permission.

Our proposals for the site remain unchanged from those submitted in 2016.

You can find out more about our proposals at: www.catesby-countesthorpe.co.uk

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As part of designing a high-quality development we are seeking your feedback on our emerging proposals.

We are seeking to identify, understand and resolve any concerns before we submit an outline planning application to the Council.

To assist this process, we have prepared a number of plans showing the potential layout of the proposed development including vehicle and pedestrian access points, public open space and green infrastructure.

Plans are available to download and view on the consultation website.

You can find out more about our proposals at:
www.catesby-countesthorpe.co.uk

Have Your Say

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

The website will be updated on a regular basis as our proposals and our planning application for the site progress.

Your feedback will help shape our proposals before we submit our planning application to Blaby District Council

Comments received may be compiled in a Statement of Community Involvement document 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.

Site location



Up to 170 new homes ranging in size and type



25% of the homes (i.e., up to 43 homes) proposed will be affordable housing



Heights limited to a maximum 2 storeys



Vehicular access points from Leicester Road and Foston Road



Highway improvements including the realignment of parts of Foston Road and Leicester Road and creation of a new roundabout



Significant public open space including children's play area

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



How To Contact Us

**PLEASE LET US HAVE YOUR FEEDBACK BY
NO LATER THAN WEDNESDAY 22ND NOVEMBER 2023**

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-countesthorpe.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

Catesby Estates

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www.catesbyestates.co.uk

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Changes in data protection laws (GDPR) means the rules around how companies process your personal data have changed. It does not restrict individuals sharing their personal information with third parties in a way of their choosing.

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 four feedback methods detailed within this literature (freepost, email, online or telephone)

All comments received will be reviewed by Catesby Estates. Your feedback will 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: 01788 726810 / info@catesbyestates.co.uk