

THE SITE

The site is located south of Cosby Road, Countesthorpe, to the west of the settlement, as identified on the adjacent map. The site currently comprises arable agricultural land with no public access, and is surrounded by agricultural land to the north, west and south, with residential built form to the east.

This development is being proposed by Redrow as a means of addressing the shortfall in housing that has been identified by Blaby District Council. Obligated to provide a housing land supply of 5 years, Blaby's current published position is just 3.69 years, as result of the failure of spatial strategy and planned housing trajectory. This shortfall will need to be addressed through the provision of new residential sites, in settlements across the District, such as Cosby Road.

As the Council is currently unable to demonstrate a 5 year housing land supply, Paragraph 11d of the NPPF dictates that planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. The provision of a deliverable site in the control of a major national housebuilder which can make a substantive and rapid contribution to recovering the shortfall in housing land supply and deliver much-needed market and affordable homes should be given substantial weight in the planning balance. All technical matters have been addressed in the preparation of the proposals so far, including flood risk and drainage; ecology; access; heritage; landscape impact; and highways.

For more details please see the project website www.cosbyroad-countesthorpe.co.uk

ABOUT REDROW

Redrow was established in 1974 and today is one of the most successful and acclaimed homebuilders in the country, building more than 5,700 new homes across England and Wales in the year to 3 July 2022.

Over Redrow's history, spanning 50 years, it has earned a unique reputation for delivering high quality, award-winning homes that are built in well-chosen locations with excellent placemaking.

Redrow's purpose is to give people a better way to live. Every day, we aim to build homes that are better by design, create better places and provide better experiences. These three key elements are all a part of what makes Redrow, better. Together, they're the reason why our customers feel more inspired by the idea of moving in, more at home in the welcoming communities and better supported by service that goes way beyond their experiences and expectations.

Redrow welcome your thoughts and suggestions as we shape our proposals.

PLEASE SEND US YOUR VIEWS

Leaflets are being delivered to properties within proximity of the site and we invite you to provide your thoughts. We have also set up a consultation website that sets out further information on the scheme. Your response will help us shape the finalised proposals that will be submitted in the planning application for this site to Blaby District Council.

The website will go live on **Wednesday 28th March 2024**.

www.cosbyroad-countesthorpe.co.uk

please note the closing date for responses is the 21st April 2024

An in person Public Consultation will be held at:
Countesthorpe Library,
Tuesday 16th April 2024,
2:30pm to 6:30pm



LAND SOUTH OF COSBY ROAD COUNTSTHORPE

Public Consultation



THE PROPOSALS

Redrow are preparing a full planning application for approximately 100 new homes at the site.

The main benefits of the proposals are as follows:

- Provision of much-needed market and affordable homes to address current shortfalls at a mix to meet local housing needs.
- A landscape-led approach which incorporates tree-lined primary streets, new areas of planting and public open space including play areas for new and existing residents.
- Net gains for biodiversity and ecology in the form of new habitat creation.
- Well-designed new homes with attractive elevations, materials and finishes.
- Retention of existing field patterns and hedgerows.
- Financial contributions to local off-site infrastructure where necessary to mitigate the impacts of the proposed development.
- Benefits to the local economy in the form of construction jobs and new residents to support the viability of existing services and facilities in Countesthorpe.

INDICATIVE LAYOUT PLAN



LEGEND

Application site boundary (TBC) (5.2 hectares / 12.8 acres)	Existing vegetation removed	Primary Street	Proposed sustainable drainage
Proposed development parcels (assumed NDA of 3.0 hectares / 7.4 acres)	Proposed landscape buffer	Secondary Street	Potential area of play
Proposed public open space (1.9 hectares / 4.6 acres)	Proposed street trees	Private Drives	Potential location of pump station
Existing boundary vegetation reinforcement	Proposed native tree planting	Existing pedestrian routes	
Existing vegetation retained	Site access point	Proposed key pedestrian routes	



Plan is indicative at this stage and subject to change