

WELCOME

We would like to welcome you to this online exhibition of our clients' plans for a residential development on land south of Hinckley Road, (Grange Farm) Leicester Forest East.

Our client is proposing a scheme of 58 new homes, within an attractive landscaped setting incorporating SuDS and a play area, to give the site a new lease of life.

Prior to submitting an outline planning application to Blaby District Council we wish to engage with the local community in order to present the draft plans and seek views and comments on the proposed development.



THE SITE

Grange Farm is a 5 acre site (approx. 2ha) located in Leicester Forest East, part of the Blaby district. It is approximately 3 miles (5km) to the west of Leicester City Centre.

The site is situated to the south of Hinckley Road (A47), and to the east of Baines Lane, with potential access from Warden's Walk to the east.

The M1 motorway is in close proximity to the western edge of the site, buffered by existing tree-belts. Baines Lane and a Premier Inn Hotel are situated adjacent to the north-west part of the site. Predominantly low density residential properties border the site to the east.

The site is allocated in the Draft Neighbourhood Plan, October 2018, for around 55 units.

This majority of the site is greenfield. It is currently largely an area of unused grassland, with an existing house, which has fire damage

from vandalism, and a group of existing derelict outbuildings, sheds and structures at the northernmost tip of the site. The site is generally flat in level.

The site is currently very well screened. On the north, west and south edges of the site (Hinckley Road and Baines Lane), there are existing belts of mature tree planting and hedges. The existing hedgerow and tree belt extends far into the middle of the site, almost dividing it into two areas.

The site is predominately an area of unused grassland, although at the northernmost part of the site, there is an existing house with a grouping of derelict outbuildings, sheds and structures.

The eastern edge of the site meets the rear gardens of residential properties of South Avenue and the termination of Wardens Walk.



View across the site looking towards existing hedgerows



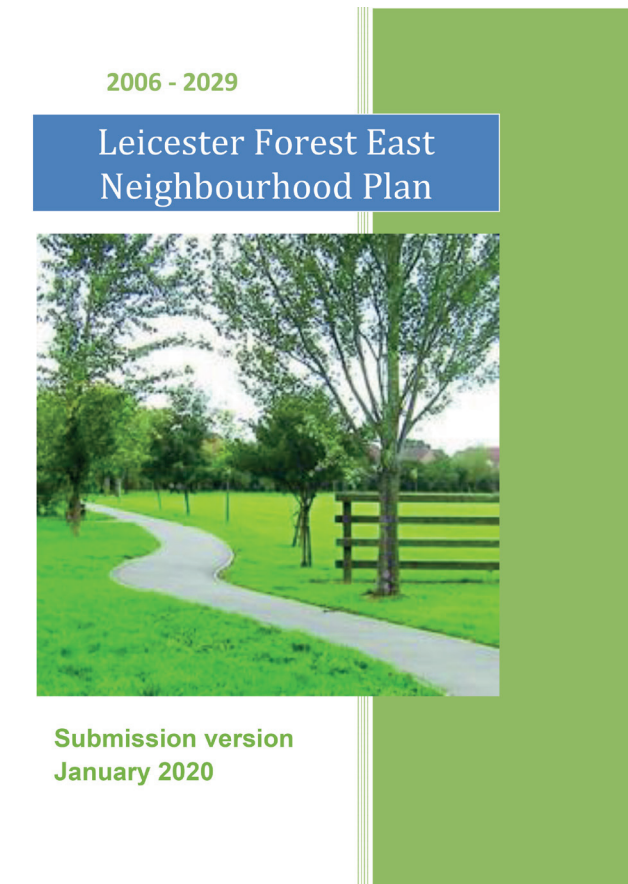
View of existing outbuildings and sheds, looking west towards Baines Lane



Aerial view of the site

POLICY CONTEXT

Grange Farm is identified within the Local Plan (Delivery) DPD as allocation for residential development of 55 units and is supported by the Leicester Forest East Neighbourhood Plan.



Leicester Forest East Neighbourhood Plan

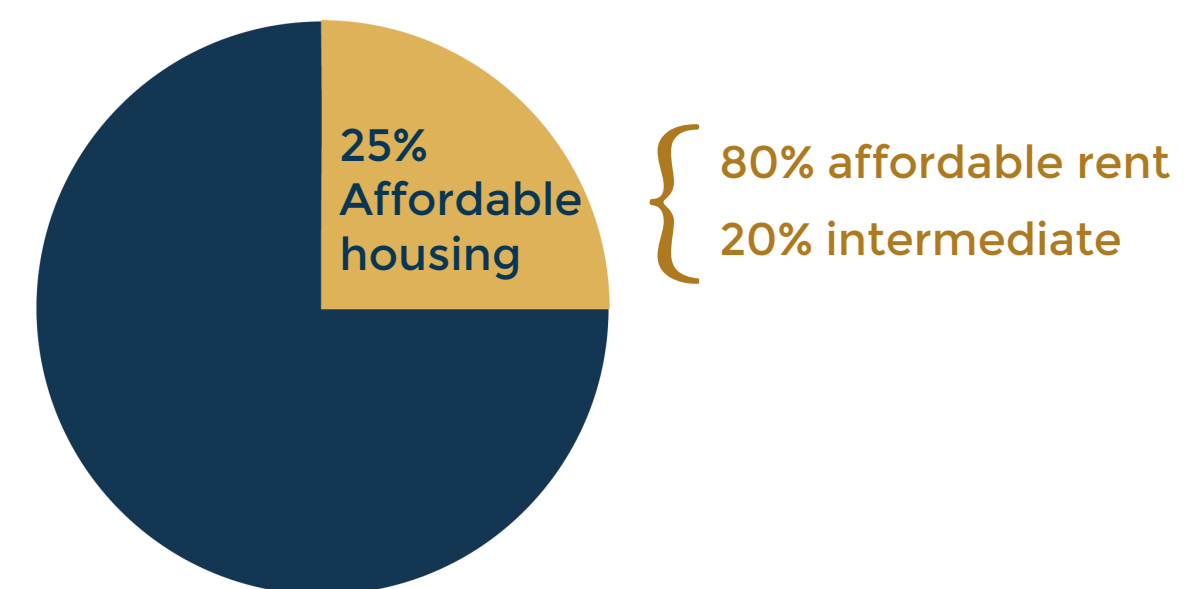
The Local Plan (Delivery) DPD identifies access to Grange Farm from both Warden's Walk and Hinckley Road. There is a preference for Warden's Walk to be the main point of access.



The Local Plan further identifies the tree and hedge planting fronting Baines Lane as species rich, highlighting the need to be retained in the interests of ecology and street character.



The Local Plan Core Strategy, Policy CS3, states a minimum 25% affordable housing provision (80% affordable rent and 20% intermediate).



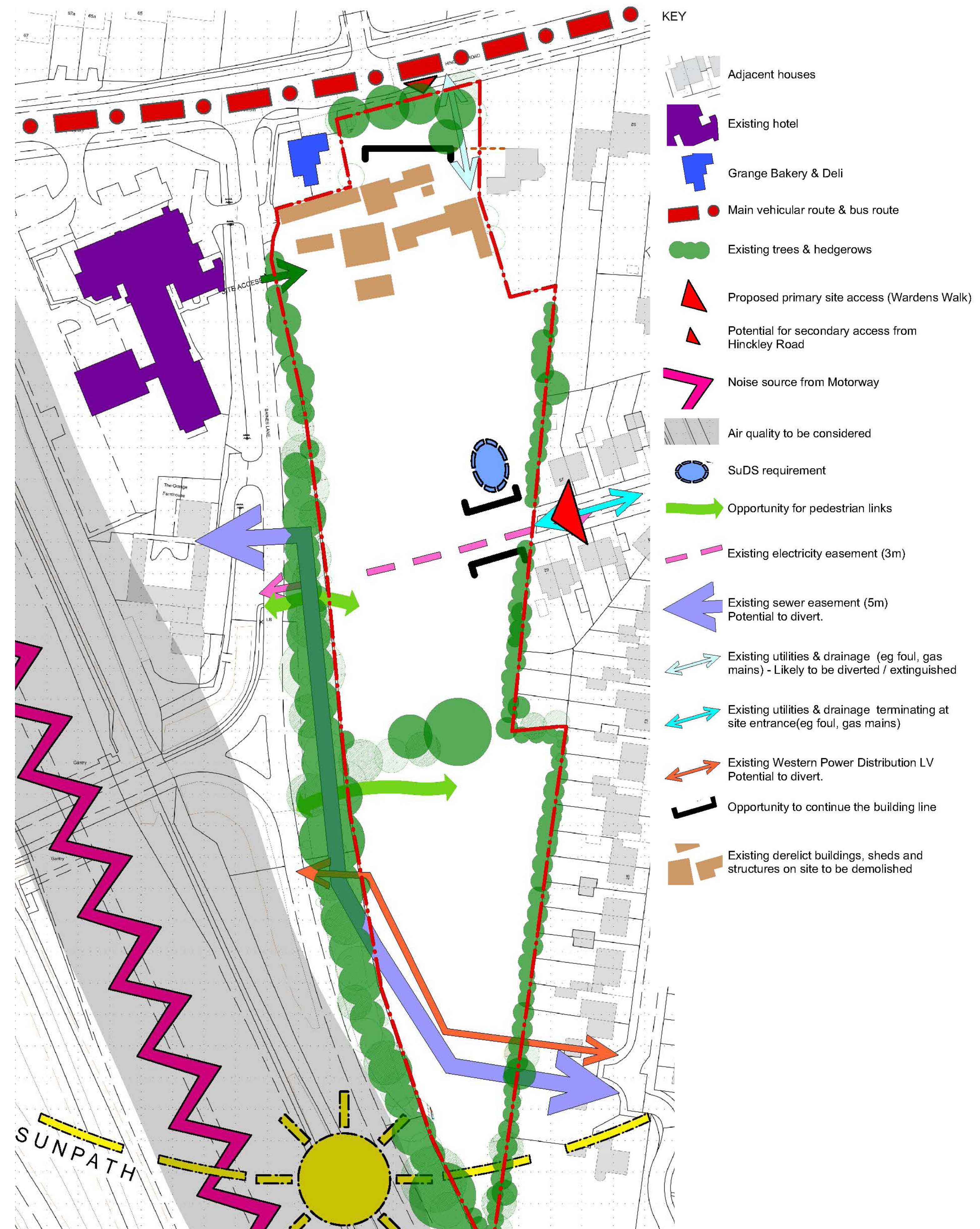
Illustrative Masterplan

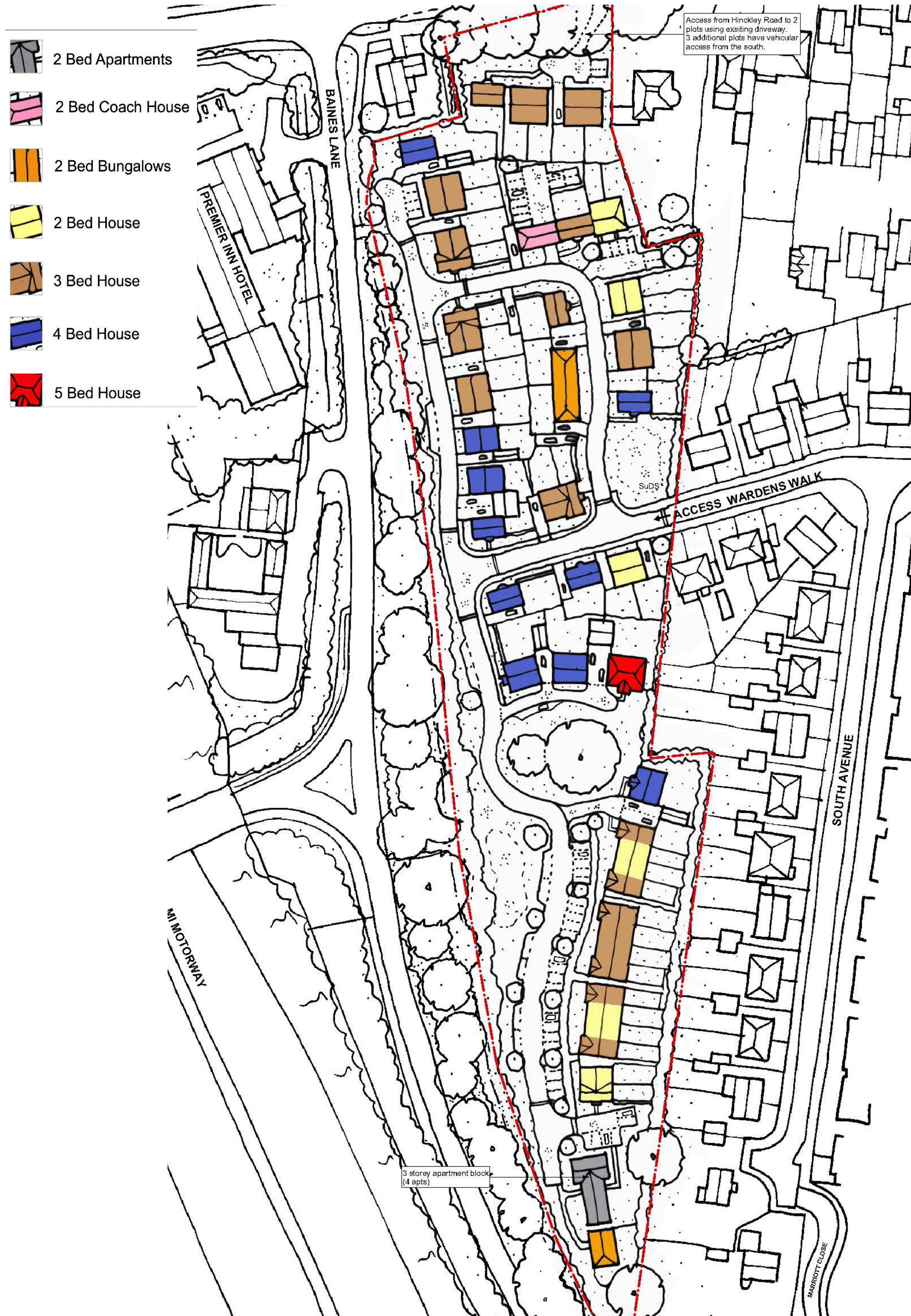
OPPORTUNITIES

- Warden's Walk offers an opportunity to create a new main access and gateway to the site.
- Emergency access to the site is possible from Baines Lane.
- Subject to a tree and ecology survey, there may be an opportunity to enhance the existing point of access as a private drive to a small number of houses.
- The site is generally flat and is currently well screened.
- Subject to an arboricultural and ecology survey, it is intended to retain the trees and hedges on and near the boundaries and enhance them where necessary. This will provide a noise and air quality buffer to the site from the nearby M1 motorway and Hinckley Road.
- The existing hedgerow and tree belt that extends into the middle of the site offers an opportunity to create an enhanced, focal green open space within the development, incorporating the SuDS, landscape and ecology strategy.
- Opportunities for pedestrian linkages into and across the site areas of open space.

CONSTRAINTS

- The group of outbuildings, sheds and structures on the site are not of any architectural merit, and do not lend themselves to conversion to residential use. Due to fire damage, it is proposed that they will be demolished.
- There is currently restricted vehicular access into the site from Hinckley Road. This northern boundary has existing mature tree and hedge planting which may need to be retained. The lay-by parking also needs to be considered
- An existing sewer easement (5m) runs across the southern tip of the site. Similarly, an existing electricity easement (3m) runs from Warden's Walk, across the site. Other existing utilities and drainage (gas mains and foul) terminate at the entrance of the site at Warden's Walk.





FREQUENTLY ASKED QUESTIONS

We hope that you have found this information helpful. If you have further questions, please do not hesitate to contact us. However, we have prepared answers below to some of the most frequently asked questions for developments of this nature.

Q1 Where will Construction Access come from?

It is proposed that construction access will enter directly from Hinckley Road in to the northern section of the site

Q2 Why can't access to the site come via Baines lane?

Baines Lane is a private road and following extensive negotiations with the landowner consent to access via Baines Lane has not been given.

Q3 Will there be any affordable housing provided?

It is proposed to provide 25% of the total site (15 plots). These will be located throughout the site in different locations.

Q4 How long will construction take to?

We anticipate that construction will take 12-18 months to complete.

Q5 What other benefits will the development bring to the local community?

There will be an on site play area along with financial contributions, to education, libraries etc

Anticipated timeline

Feb 2022	May 2022	August 2022	October 2022	January 2023
Submit Outline Planning Application	Outline Planning permission secured	Reserved Matters application to be submitted	Reserved Matters permission secured	Start on site

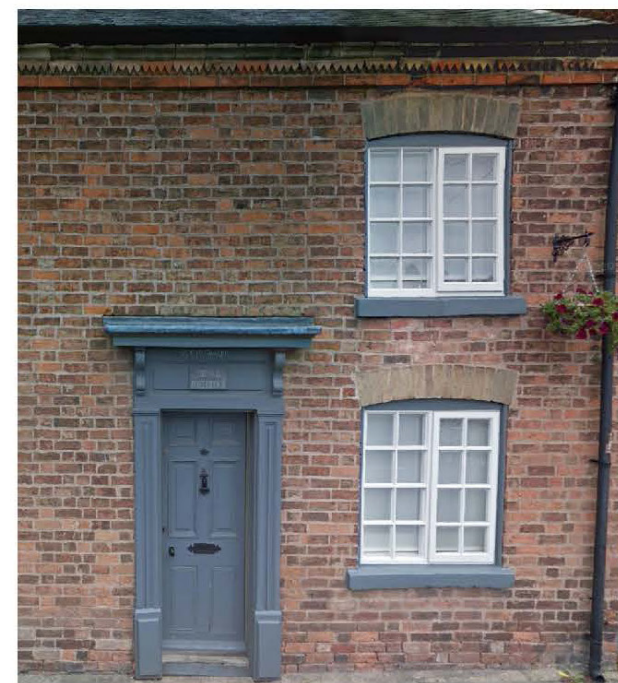
ILLUSTRATIVE MASTERPLAN

SUMMARY

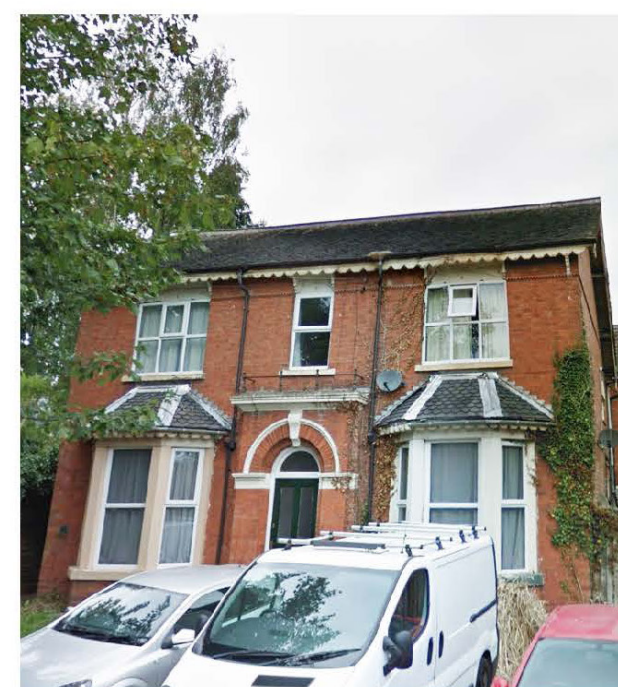
- 58 Dwellings
- Varied mix
- Private drive access from Hinckley Road



Kirby Muxloe



Examples of quality housing within the local area



Kirby Muxloe



Kirby Muxloe

