

ONLINE EXHIBITION

RESIDENTIAL DEVELOPMENT
ON LAND TO THE NORTH OF

COSSINGTON LANE, ROTHLEY

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Charnwood Borough Council has an identified need for additional housing across the Borough, to meet both shorter term needs and also to meet longer-term requirements as part of its emerging Local Plan.

The landowners of the site north of Cossington Lane, Rothley, FN & GT Barber, have an opportunity to deliver a modest development, which will contribute to the Borough's wider housing supply.



The site extends to approximately 1 hectare of land and is situated on the eastern edge of Rothley, with the village being identified in both the adopted and emerging Development Plan as a service centre, which is a large village with a good range of services where new residential development can be accommodated.

The site is within walking distance of Rothley's existing services, including a primary school, library, village hall, shops, pubs, restaurants and local sports facilities which future residents will be able to use and sustain.

PLANNING POLICY CONTEXT

The Site is located within the Development Limits defined in the adopted Development Plan and the Rothley Neighbourhood Plan and is also included as a draft housing allocation in the emerging Publication version of the Charnwood Local Plan and, as such, it is logical to submit an application for outline planning permission at a time when Charnwood Borough Council itself acknowledges that it cannot demonstrate a sufficient housing land supply.

YOUR VIEWS

On behalf of the landowner, we remain committed to engagement with the local community and have prepared a series of presentation boards to explain our approach of bringing forward the development of the site. Prior to the submission of an application for outline planning permission to the Council, we are keen to engage with the local community to establish its views on the proposed development.

THE PROPOSED DEVELOPMENT

The application will propose the development of approximately 40 homes on the site, with access to be taken off Cossington Lane, and with provision for affordable housing, public open space, landscaping and ecological enhancements.

EVENT DETAILS

Due to ongoing Covid-19 restrictions and taking the community's safety into consideration, we will not be able to hold a traditional face-to-face consultation event. Nevertheless, we remain committed to constructive and ongoing engagement with the local community and will therefore make the consultation material available online from Monday 21st June until Sunday 4th July 2021 via our website at the following link:

<http://www.nineteen47.co.uk/consultation>

If you have any comments on the proposed development, we would be grateful if you could complete and return the comments form available online or send any comments through to info@nineteen47.co.uk by Sunday 4th July 2021. If you or anyone else would like the information in an alternative format, then please do not hesitate to contact us.