

PUBLIC CONSULTATION

Queniborough Lodge, Queniborough

November 2021

Bloor Homes is undertaking pre-application consultation on plans for a residential development at Queniborough Lodge, off Melton Road in Queniborough. Please take your time to review these proposals and to fill in the feedback form provided. You can also visit the project website; **www.queniboroughlodge.co.uk** for further information, together with the opportunity to provide feedback online.

Background

Queniborough Lodge is likely to date to the Georgian period with evidence suggesting it being established as a farmstead between 1793-1815, although the associated farm buildings appear later and may have been built as a group in 1855. In the latter half of the 20th century, the northern part of the site was developed for engineering works as part of the Shield Engineering business. In 2015, planning permission was approved for a redevelopment scheme but lapsed without being implemented.

Since then, all of the industrial and domestic buildings on the site have become vacant. The extent of derelict industrial buildings and areas of hardstanding are significant and will require extensive demolition and remedial works prior to the redevelopment of this brownfield site.

■ **www.queniboroughlodge.co.uk**

FORMER ENGINEERING WORKS**QUENIBOROUGH LODGE****SITE LOCATION PLAN**

Current Planning Position

Queniborough Lodge is allocated for some 132 dwellings within the Queniborough Neighbourhood Plan, which following a successful referendum in June 2021, forms part of the Development Plan for Charnwood Borough Council. The site is also proposed as a residential allocation for 132 dwellings within the emerging Local Plan for Charnwood Borough.

About the Proposals

The site lies in a sustainable location between South Charnwood Leisure Centre and Wreake Valley Academy to the west and Coles Nurseries to the east. The site is within walking and cycling distance of a range of local services including schools, shops, doctors' surgery, leisure centre and employment areas.

The redevelopment of this brownfield site will preserve Queniborough Lodge and associated outbuildings for residential use and the derelict buildings and hardstanding to the rear of the Lodge will be replaced with attractive new homes and significant areas of public open space and wildlife habitat.

In addition to the conversion of the existing Lodge and outbuildings, there will be two main areas of development; 14 new homes are proposed within the 'Queniborough Paddocks' area of the site which will comprise lower density, larger homes and will be designed to retain views towards the Lodge. The existing mature trees in this area will also be retained. The second area of development will be within 'Queniborough Meadows' and will comprise 97 new homes.

There will be no development in the north of the site and all development will fall outside the area susceptible to flooding. Significant new public open space is proposed to include the new 'Wreake Valley Park' and 'Wreake Nature Sanctuary'. The scheme is designed to protect existing species including bats and great crested newts and to enhance wildlife across the site, including through the creation of the Lodge Greenway along the western boundary.

Our proposals include:

- 119 new homes, (97 homes within the Queniborough Meadows area, 14 homes within the Queniborough Paddocks area and 8 homes as part of a sympathetic restoration of Queniborough Lodge and outbuildings);
- A variety of house-types ranging from one-bed to four-bedroom family-style homes, with an emphasis on two and three-bedroom properties;
- Vehicle access from Melton Road;
- Pedestrian and cycle links;
- Newly created Wreake Valley Park for new and existing residents;
- Newly created Wreake Nature Sanctuary for rewilding of land and nature refuge;
- A community orchard;
- A children's play area;
- Sustainable Drainage Systems which will also enhance opportunities for wildlife;
- Infrastructure to support electric vehicle charging, with all new dwellings provided with an EV charging point;
- Financial contributions to off-site infrastructure.



SITE LAYOUT





Next steps

A full planning application is expected to be submitted by the end of 2021, after comments from this consultation have been considered. Following the submission of the planning application, Charnwood Borough Council will undertake a period of statutory consultation on the application. At this stage you will have the opportunity to submit your comments to the Council before a decision is made. It is expected that the application will be determined by the Council later in 2022.

Feedback

Thank you for reviewing these proposals. Please take your time to fill in the feedback form and return to us using the Freepost envelope. Alternatively, please visit the website; www.queniboroughlodge.co.uk for more information, together with the opportunity to provide feedback online.



About Bloor Homes

Bloor Homes has been building quality homes for 50 years and is now the largest privately-owned housebuilder in the UK. We have a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and our designs have evolved over years of customer feedback. Bloor Homes is the highest rated national House Builder on the Trust Pilot review platform. For the third consecutive year, Bloor Homes is also proud to be named 5* Home Builder for Customer Satisfaction by the Home Builders Federation 2021.

Further Information

If you are unable to access the website, you can contact the project team to ask for a hard copy to be posted to you.

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