

Clarendon Land and Development is a specialist land promotion company which works with landowners to secure high quality planning permissions on their land, which are then sold to a housebuilder. Clarendon Land and Development prides itself on bringing forward sites for development which are deliverable, sustainable and add value to the local area.

Clarendon Land & Development welcomes your thoughts and suggestions as we finalise our proposals for the site.

PLEASE SEND US YOUR VIEWS

Leaflets are being delivered to properties within close proximity to the site, and we invite you to provide your thoughts regarding the proposal.

We have also set up a consultation website that details further information about the scheme.

Your responses will help us shape and finalise the proposals associated with the site, which will be submitted in the planning application to Blaby District Council, the local planning authority.

You can review further details about the scheme and send us your comments by visiting:

www.littleglenroad-glenparva.co.uk

You are also welcome to submit your thoughts in writing to:
Glen Parva Consultation, Marrons, Waterfront House, Waterfront Plaza,
35 Station Street, Nottingham, NG2 3DQ.

All comments should be received by

23rd February 2024

to ensure they can be taken into account.

Land at Glen Parva

THE SITE & LOCATION

The site extends to approximately **1.9 hectares (4.7 acres)** of open grassland, adjoining Little Glen Road and the built edge of Glen Parva to the north, a public right of way to the east, and the River Sence to the south.



In terms of location, the site is situated around 6km to the south of Leicester city centre. The site is in a sustainable location, close to existing services and facilities that can be accessed through sustainable modes of transport. Development of this site would therefore be supported by the existing infrastructure.

The site lies around 700m to the north-east of Blaby town centre, which offers a variety of facilities and amenities, including:

- Local shops
- Public houses
- Places of worship
- Recreation areas
- Post office
- Health care
- Pharmacies

Approximately 1.3km to the east of the site lies South Wigston Railway Station, providing direct connections to Leicester city centre, which provides a wide array of employment opportunities together with amenities including shopping, education, entertainment and leisure. South Wigston itself provides local amenities including supermarkets and schools.

The site is well connected to other towns and cities by rail, bus and road links, and there are bus stops within walking distance of the site.

PROPOSALS

The key elements of the proposals are as follows:

- Delivery of approximately 30 affordable homes in a new neighbourhood designed for modern family living.
- Public open space comprising green network for people to enjoy, enhancing landscape and ecology benefits.
- Sustainable and connected pedestrian permeability, including enhance public routes and cycle ways.

Our vision is to create a well-connected, vibrant and sustainable new community on the southern edge of Glen Parva.

With proposals that positively respond to their local setting, bring forward development that provides high-quality new homes catering for modern family living, with ecological benefits and a high-quality public open space that is closely linked to its landscape setting, all combining a new community to be enjoyed by all.

