

Introduction

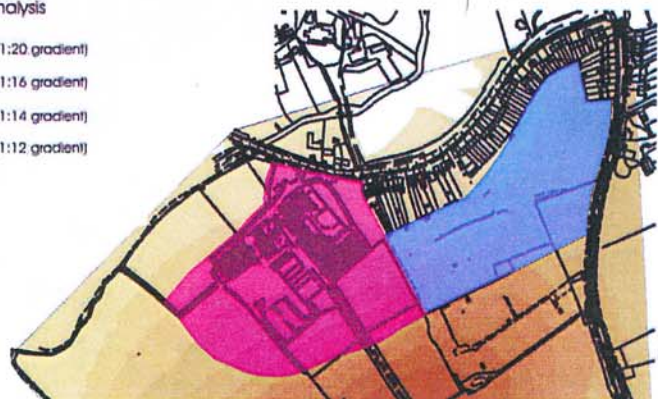
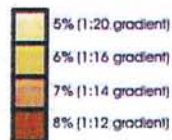
This leaflet outlines proposals for residential development on land at Brookfield Farm, Hallfields Lane, Rothley. Following the exhibition held in March 2010 where we displayed our concept plan, the proposals have been revised. The main issues raised at the first exhibition include: -

- The need for further residential development in the village;
- The impact of the proposals on local services such as doctors, schools and shops;
- The impact of the proposals on traffic;
- The scale of the proposed development and the sloping nature of the site;
- The impact of the proposals on the character of Rothley, including the Conservation Area;
- Concerns over increased flood risk;
- Concerns over the relationship between the proposed development and existing residential properties.

Topographical Analysis

The plan below demonstrates how the revised proposals respond more appropriately to the sloping nature of the site and also illustrates the relationship between the proposals and the adjacent consented residential site.

Slope Analysis



Our Revised Proposals

Responses to the first exhibition raised issues about the principle of further development and made comments on the details of the proposals and impacts on local services and facilities.

There remains a need to provide additional housing to meet local requirements. In our view, Rothley is well located to accommodate some of the further housing required.

Following the first public exhibition and further consultation with Charnwood Borough Council and Leicestershire County Council, the Concept Plan has been revised.

The revised plan is displayed over the page and we feel it represents a more appropriate scheme that responds to the site's context and to the concerns raised at the first exhibition.

The following revisions have been made to the proposals:

- The amount of land proposed to be developed has been reduced;
- Development footprint reduced to reflect site topography and focus on the existing farm buildings;
- Additional tree planting to the south to reinstate the historic Lord Macauley's Walk;
- Additional balancing pond to provide appropriate level of flood attenuation;
- Removal of proposed community/commercial area;
- Development along the site's eastern boundary has been set back to provide a sensitive boundary to the ecological corridor along the existing footpath.

Next Steps

Please complete a comments sheet and let us know your thoughts on our proposals so that we may revise our proposals where necessary.

We will continue to engage in discussions with Charnwood Borough Council, Leicestershire County Council and Rothley Parish Council.

We intend to submit an outline application shortly. Once the application has been submitted, residents and other local interests will have the opportunity to make formal comments to Charnwood Borough Council.