



Hayes Gardens

May 2024

Help shape the vision for Hayes Gardens

We are exploring the vision for a potential new development in Narborough and Enderby called Hayes Gardens and are inviting you to help shape this.

The 57 hectare (141 acre) site, consisting of land within Carlton Park and including Enderby Golf Course, is owned by Santander and Blaby District Council. We are carrying out public engagement to gather your feedback on the vision to establish a sustainable new community.

The draft vision for Hayes Gardens represents an exceptional opportunity to integrate a vibrant, new sustainable community within an existing landscape and alongside existing employment, leisure and community facilities. The vision is still in the very early stages and we want to use this as an opportunity to engage with you and get your input.

Key features



Building homes for local needs

- Up to 800 homes (including affordable homes) in a range of tenures and sizes to meet local need.
- High-quality design in keeping with the surrounding communities.



Creating a sustainable future

- New areas of public open space, potentially children's play areas and allotments.
- Existing trees and wildlife habitats to be retained wherever possible.
- Improving biodiversity throughout the site.



Connecting a community

- New direct walking and cycling routes to inspire active lifestyles and improve access to nearby facilities.
- Potential for a new community centre to promote an integrated way of living.

Have your say

We want to hear from you and we will be holding a series of drop-in engagement events where you can meet the team and learn more about the proposals.

Drop-in event 1

Wednesday 22 May 2pm – 7pm
Enderby Civic Centre
King Street, Enderby LE19 4NT

Drop-in event 2

Tuesday 4 June 2pm – 7pm
Council Chamber,
Blaby District Council,
Council Offices, Desford Road,
Narborough LE19 2EP

Drop-in event 3

Saturday 15 June 10am – 3pm
Main Foyer, Enderby Leisure Centre,
Mill Lane, Enderby LE19 4LX

Online briefing

Wednesday 19 June

6.30pm

Register via the QR code or website
www.hayesgardens.co.uk

Register here



Can't make it?

That's not a problem. If you have questions, you can contact us



info@hayesgardens.co.uk



0800 148 8911 (freephone)



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Our vision for Hayes Gardens

Situated in Narborough and Enderby, we are investigating the potential for this land to be included in Blaby District's new Local Plan, as an area that could be used for housing development.

The new Local Plan is expected to be issued for statutory public comment later this year. This will provide a roadmap for development in the district until 2041 and will help to ensure that places can grow in a sustainable and managed way.

The vision includes building up to 800 homes, high-quality public open space, community facilities and park land.

The Site

The site is located to the south west of Leicester, to the west of the M1 and south of the M69, in Narborough and Enderby. The location of the site close to existing communities and facilities gives it the potential to become a truly sustainable new community.

How could Hayes Gardens benefit the community?



Meeting housing need

Delivering new homes is important, but so is doing it the right way. There is a need for new housing locally, with an unmet housing need in Blaby District of 687 homes per year until 2036.

The site benefits from being close to existing facilities such as shops, schools and public transport. It also benefits from strong highway connectivity by virtue of its long history as an employment site.



Sustainable initiatives

We believe that all new housing should be fit for the future. That means we understand the need to be forward-thinking about sustainable design, whether this be through renewable energy sources, enhanced insulation, the provision of electric vehicle charging facilities, or sustainable drainage systems.

We are keen to hear from the community about what it wants to see in terms of sustainability and welcome any feedback



Indicative site masterplan

- Key**
- Indicative location of new homes
 - Location of possible community centre
 - Operational land
 - Location of potential allotments
 - Site access
 - Open Spaces
 - Play areas
 - Retained public right of way



Promoting active lifestyles

Developments of the future need to support active and healthy lifestyles. We believe that responsible development should allow residents to make sustainable transport choices. We are keen to promote interconnectivity between local communities through new walkways and cycleways to promote a healthier and more climate-conscious way of living.

Access to high-quality, public open spaces is key to promoting health and wellbeing. We are investigating the potential to include large new areas of public open space, providing people with a range of areas for play and recreation.



Protecting local wildlife

Our commitment to sustainability extends beyond energy efficiency to encompass the natural world. The site could be developed with a strong focus on wildlife-friendly features. We are considering a range of initiatives to create a harmonious environment for both residents and local wildlife.

This could include the installation of specialised nesting structures for bats, known as bat boxes, and the creation of designated passageways, or hedgehog highways, to allow these nocturnal mammals safe passage through the development.

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Blaby District Council is responsible for a range of services including waste collection, recycling, Council Tax collection, licensing and planning. The Council plays a vital role in managing local amenities and responding to the evolving needs of residents.

The Council actively encourages engagement and participation from individuals invested in shaping the district into a place where people want to live, work and visit.

Blaby District Council is a landowner involved in the development proposals for Hayes Gardens – an exciting initiative that has the potential to contribute positively to our community's future.




Santander is a leading banking institution serving customers across the globe. With a focus on their #TheRightChange initiative, Santander is keen to promote sustainability as the norm and not just an ambition. Santander is one of the landowners involved in bringing forward the proposals for Hayes Gardens.

Get in touch

For more information please visit our website www.hayesgardens.co.uk scan the QR code or contact:



 **0800 148 8911** (freephone)

 **info@hayesgardens.co.uk**

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If you require a copy of this newsletter in an alternative format or language, please get in touch and let us know.

Timeline

We are in the early stages of developing the vision for Hayes Gardens. Below is an indicative timeline of activity.

May 2024

Start of engagement with the community and other key stakeholders to understand priorities and seek feedback on the draft vision.

May – June 2024

Public engagement events where the community can learn more about the draft vision.

Summer 2024

Review of your comments and incorporation into the masterplan, where possible.

September 2024

Blaby District Council will be undertaking a separate consultation on the new Local Plan.

Autumn/Winter 2024

Consultants acting for Blaby District Council and Santander will need to submit proposals for the site to be considered for allocation in the new Local Plan.

Summer 2025

Blaby District Council is expecting to submit the new Local Plan to the Planning Inspectorate for examination.

March 2026

The new Local Plan is expected to be reviewed by the Planning Inspectorate in late 2025, and if approved, would be adopted by the District Council in March 2026.

2026 and beyond

If the site is included in the new Local Plan, the next step would involve the development and submission of a planning application. This phase would include development proposals that would be subject to further public consultation.

