

NEWS RELEASE

New sustainable community proposals

Blaby District Council and Santander UK are seeking the public's views on a vision for a potential new community in Narborough and Enderby.

The site, called Hayes Gardens, includes Carlton Park, owned by Santander, and Enderby Golf Course. The golf course is primarily owned by Blaby District Council with part of the course being owned by Santander.

The site is being proposed for inclusion in the Council's new Local Plan which will be consulted on later this year and which will guide how the district is developed up until 2041.

If accepted into the Local Plan, Hayes Gardens could become a sustainable new community with up to 800 homes along with public open space, play areas, community facilities, and park land.

The inclusion of Hayes Gardens in the revised Local Plan would contribute to meeting the district's housing needs. National planning requirements mean the Council is expected to deliver 687 homes a year up to 2036.

Councillor Terry Richardson, Leader of Blaby District Council, said: "Working with Santander we see Hayes Gardens as a model sustainable community. In addition to providing much needed housing, this development will look to provide more publicly accessible green space and biodiversity. Improved pedestrian, cycling and vehicle access routes could also help ease the long-standing congestion issues in Enderby, particularly around Mill Lane.

"This work is in its early stages, the suitability of the land for housing will need to be confirmed in our new Local Plan process. We are committed to there being extensive public engagement and giving local people every opportunity to express their views."

Nick Roberts, Head of Property, Santander UK said: "We have been working closely with Colliers to consider options for surplus land at our Carlton Park site. Since 2021, we have consolidated our office space into one of five office buildings on the Campus, letting three of the buildings to tenants, with one remaining building being marketed to let. We want to play our part in supporting the local plan, enabling more housing and contributing to the wider local community in which we operate."

Independent consultants Meeting Place will be carrying out public engagement, including local drop-in events in May and June, as part of the proposals to include the site in the Local Plan. Details for these events are provided below:

- Wednesday 22 May, 2-7pm – Enderby Civic Centre
- Tuesday 4 June, 2-7pm – Council Chamber, Blaby District Council

- Saturday 15 June, 10am-3pm – Enderby Leisure Centre

If you want further information or have any questions or views, please visit www.hayesgardens.co.uk or call 0800 148 8911.

ENDS

Editors notes

Land ownership of the site:

| Landowner | Land | Size |
|--|---|--------------------------|
| Santander | Land within Carlton Park (excluding existing buildings) | 37.1 hectares / 92 acres |
| Santander (leased to the Blaby District Council) | Enderby Golf Course (3 holes) | 5.4 hectares / 13 acres |
| Blaby District Council | Enderby Golf Course (6 holes) | 14.5 hectares / 36 acres |

Frequently asked questions

Q. How big is the site?

The 57 hectare (141 acre) site being proposed for inclusion in the Council's new Local Plan includes land at Carlton Park and Enderby Golf Course. Most of the site is owned by Santander.

- Land within Carlton Park (excluding existing buildings) owned by Santander
- Three holes at Enderby Golf Course owned by Santander, leased to Blaby District Council
- Six holes at Enderby Golf Course owned by Blaby District Council

Q. Why are you building more homes?

This proposal is in the very early stages. We're working to have the site included in the Local Plan, which we don't expect to be adopted until March 2026. The Local Plan includes development up to 2041.

As a council and planning authority we have a duty to ensure homes are developed to meet our unmet housing need of 687 homes per year until 2036.

Q. How soon could the golf course close?

This proposal is in the very early stages. We're working to have the site included in the Local Plan, which we don't expect to be adopted until March 2026.

There are no immediate plans to close the golf course. If the site is included within the Local Plan, future planning applications would be subject to further consultation.

Enderby Golf Course is one of five in the district, with many others within a short drive.

Q. How could Mill Lane traffic be eased?

The proposed development could help through the possible creation of a new vehicle access route to Enderby Leisure Centre from the Carlton Park entrance on the B4114, providing a more convenient route for visitors. This could also create more direct cycling and walking routes to the leisure centre, lessening the traffic using Mill Lane and surrounding streets.

Q. When could houses be built?

This proposal is in the very early stages. We're working to have the site included in the Local Plan, which we don't expect to be adopted until March 2026. The Local Plan includes development up to 2041.

If the site is included within the Local Plan, future planning applications would be subject to further consultation.

