



Great Bowden Leicestershire

Case Study: Residential Sector

The Project

In August 2015, Richborough Estates was contracted to promote a 22-acre site for residential development in Great Bowden, Leicestershire.

The village, the majority of which is a Conservation Area, comprises a diverse range of buildings of varying ages, types and architectural styles set amongst a network of open spaces. The village was identified as a 'Selected Rural' village in the emerging Local Plan for Harborough District Council, being suitable to accommodate some additional development to meet local housing needs.

The Approach

- Pre-application discussions were held with planning officers at Harborough District Council
- Following these discussions a public consultation was undertaken with the local community and key stakeholders. These discussions led to a number of significant amendments to the scheme, which informed the final submission
- A planning application was submitted for 34 market and 16 affordable homes, respecting the setting of the Conservation Area and nearby listed building
- In discussion with the community a new Country Park, allotments and a children's play area were also delivered

The Result

- Committee resolved to grant planning permission in March 2016, 7 months from the date of which contracts were exchanged with the landowner



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Key Benefits

- 50 residential dwellings set on the edge of a characterful Medieval village
- The creation of a Country Park, children's play areas and community allotments
- Contribution to education, local facilities and transport improvements

