

Public Consultation

Land West of Ingleberry Road, Shepshed



Richborough Estates are preparing an outline planning application for approximately 200 new homes on 'Land West of Ingleberry Road, Shepshed'.

We Want Your Feedback

This leaflet has been prepared to illustrate the vision for the site and to seek residents feedback on the development proposals. Your response will help us shape the finalised proposals that will be submitted in the planning application to Charnwood Borough Council.

About Richborough Estates

The site is being promoted by Richborough Estates, a specialist land promotion business who work in partnership with landowners, Councils, local stakeholders and the community to bring forward development schemes that deliver new homes and the facilities that meet the needs of the local area. Founded in 2003 Richborough has become one of the UK's most successful strategic land promotion businesses specialising in the residential sector. At the forefront of their ethos, the Richborough team strive to create sustainable developments that are of high quality and integrate sympathetically with their surroundings. Their approach is about more than just housing as they focus on the local community and how developments can complement and enhance existing infrastructure.

Land west of Ingleberry Road, Shepshed

The proposed site comprises 9.31 hectares of Greenfield land on the southern side of Shepshed. The main built-up area of Shepshed is located to the north of the site, beyond Ashby Road Central. Shepshed is considered to be a sustainable location for growth and is the second largest town in Charnwood after Loughborough. Shepshed benefits from good public transport links and provides a wide range of homes, jobs and community services. There are many services and facilities located within Shepshed.

In November 2019, Charnwood Borough Council published the Draft Charnwood Local Plan. Draft Policy LP3 'Housing Sites' identifies an allocation for around 174 homes at 'Land West of Ingleberry Road' (referred to as HS43: Land west of the B591/Ingleberry Road and north of Iveshead Lane). Our professional team have carefully considered the capacity of the site in relation to site constraints and believe a greater level of development could be provided at a suitable density, whilst maintaining a high level of Green Infrastructure.

The Proposals

- Approximately 200 new homes including a policy compliant level of affordable housing;
- A mixture of homes for first-time buyers, families, downsizers and the elderly;
- Vehicular and pedestrian access from Ingleberry Road;
- Existing footway provision to be extended and widened along Ingleberry Road;
- Principal tree lined streets;
- New woodland walking and cycling routes including a natural play trail for recreational purposes;
- Substantial Green Infrastructure to respond to the National Forest context, including a central green corridor, enhancement of existing vegetation where possible, reinstated hedgerows, new planting including a number of new trees, open space including new formal children's play space and a community orchard;
- Sustainable urban drainage features.

The proposals have been designed sensitively to reinforce the built form of Shepshed and to not materially impact upon the surrounding countryside and landscape. The scheme will provide a high quality, attractive and distinctive housing development with a high level of landscaping and Green Infrastructure.

Illustrative Masterplan



1. Proposed vehicular and pedestrian access from Ingleberry Road, including upgrade of existing footpath provision on western side towards the town centre.
2. Circular woodland walk within the site, providing connections to the upgraded Ingleberry Road footpath and Iveshead Lane.
3. Green corridors allowing for the reinstatement of historic hedgerows, breaking up development zones.
4. 'Village Green' areas with space for a large tree, enhancing the National Forest character.
5. Space below overhead power lines to include sustainable drainage and function as wildlife corridor.

Key									
	Application site boundary		Existing hedgerows and associated hedgerow trees		Other proposed planting (including street trees)		Proposed footpath routes (potentially including trim-trail)		Proposed secure perimeter block housing formations
	Other land under control of applicant		Proposed National Forest planting		Proposed children's play area (Natural Play)		Proposed surface water attenuation feature		Potential location of landmark building acting as a legible feature
	Existing 1m Contours		Proposed community orchard		Public access route (Iveshead Lane)				

Your Feedback

Richborough Estates are keen to hear your views on the emerging development proposals before a planning application is submitted.

Additional information can be viewed on Richborough Estates' Project Webpage:
<https://www.richboroughestates.co.uk/project/shephed/>

We are particularly interested in your answers to the following questions:

1. What types of housing do you think would be most suitable for the site?
2. Do you have any comments on the Illustrative Masterplan?

Please send any comments via email to: info@marrons-planning.co.uk

Alternatively you can post them to:

Land West of Ingleberry Road Consultation
Marrons Planning
Shakespeare Martineau
Waterfront Plaza
Waterfront House
35 Station St
Nottingham
NG2 3DQ

The deadline for comments is midnight on Wednesday 21st October.

Planning Application Submission

All thoughts and suggestions received will be carefully considered as we finalise the proposals. Richborough Estates aim to submit a planning application to Charnwood Borough Council for development of the site later this year. The Council will notify local people when the application has been registered and will request formal views on the submitted scheme.

We look forward to receiving your comments on the proposals.