

# Land South of Hinckley Road, Stoke Golding



Richborough Estates and Fisher German LLP are preparing an Outline Planning Application for new homes on land to the south of Hinckley Road, Stoke Golding.

## 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, using the enclosed feedback card, will help shape the finalised proposals that will be submitted in the planning application to Hinckley and Bosworth Borough Council.

## About Richborough Estates

The site is being promoted by Richborough Estates, a 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 facilities that meet the needs of the local area.

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.

## Land to the South of Hinckley Road, Stoke Golding

The proposal seeks planning permission for the erection of up to 70 dwellings, including 28 affordable homes. A number of bungalows are proposed and enhanced landscaping, public open space, and drainage infrastructure will be provided.

The proposed development is supported by a range of detailed reports and surveys which have helped to inform the scheme.

Richborough Estates consider the site to be less sensitive than other potential locations for development in the village having regard to the emerging Neighbourhood Plan and emerging Local Plan.

The draft Neighbourhood Plan partially allocates the site as a Housing Reserve Site.

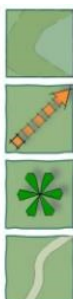
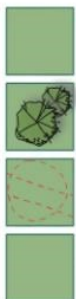
The benefits to be delivered by the development include:

- Provision of approximately 70 new market and affordable homes;
- A variety of property types and sizes, including bungalows, starter homes and family housing, across varying tenures;
- Low density to reflect the village character and existing housing;
- Provision of new accessible public open spaces, including new tree planting at key strategic locations within the development, as well as potential for a community orchard and children's play areas;
- Protection and enhancement of existing landscape features and biodiversity habitats;
- Opportunities to enhance existing community facilities and local infrastructure;
- Delivery of a site partially identified for housing in the emerging Neighbourhood Plan.

# Illustrative Masterplan



## Key



# Your Feedback

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

This will not be the last time you will be able to make comments on the proposals. Once the planning application has been submitted to Hinckley and Bosworth Borough Council, you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application.

We are particularly interested in your answers to the following questions on the enclosed feedback card:

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 provide any other comments you have on the proposed development.

Please either post your completed Freepost feedback card, or send your comments via email to  
[planning.consultations@fishergerman.co.uk](mailto:planning.consultations@fishergerman.co.uk).

Additional information can be viewed on Richborough Estates' Project Webpage:  
[www.richboroughestates.co.uk/project/stoke-golding/](http://www.richboroughestates.co.uk/project/stoke-golding/)

Please submit feedback by:

1st May 2021