

# NEW THREAT TO BUILD HOUSES ON THE BATH GROUNDS

A development proposal has been put forward by Shape Real Estate, which includes a number of large residential buildings on the Bath Grounds – in the same position as proposed in 2014 (later withdrawn), at the Prior Park Road entrance.



This area of the grounds as it looks today with the Castle View Wildlife Walk to the Right Hand Side, capturing the rural open feel with views to the castle.

**Ashby's Bath Grounds is the 'Jewel in the Crown' of our historic Market Town. In the heart of town's heritage area, the Bath Grounds form part of the Ashby Green Corridor which connects the south of the town to Ashby Castle, creating its unique 'Countryside in the Town' feel.**



### What you need to know?

- This development would seriously impinge on Ashby's most loved green space.
- Building on this section of the Bath Grounds will result in the loss of beautiful vistas across from the castle to the Royal and into and out of the Castle View Wild Life Walk.
- The development will result in the loss of important recreational open space in the heart of Ashby.

### The developer claims these houses are needed to restore and reopen the Royal Hotel

The developer is calling this the 'Royal Ashby Project'. Given the recent history of the Royal Hotel and that the developer has now closed the Royal Hotel and neglected both the grade 2\* listed Georgian Royal Hotel and its car park for many years, it could be construed as an attempt to sway public opinion in favor of their plans to build on the Bath Grounds.

Sympathetic development of residential accommodation on either side of the Royal Hotel is welcomed, but not at the price of building on the unique historic Bath Grounds and removing the open countryside feel and vistas to and from Ashby Castle.

### Who is the developer?

Companies House listing shows the owner has 20 active development companies, Shape Real Estate is one of these, along with another 8 dissolved/liquidated companies to date.

There are no guarantees to ensure that the developer abides by conditions to renovate the Royal Hotel. The developer could sell the hotel in any state of repair and with no guarantees that renovation as a hotel will take place as indicated, or that the final building could be viable as a hotel (with its greatly reduced grounds and gardens for complimentary hotel additions). There has been no significant information provided in the way of market research into the viability of the proposed renovated hotel to date.

### Do we need this development in order to secure the rest of the Bath Grounds for the community?

No. The Town Council has a lease on the Bath Grounds with five years still to run and a right to renew that lease for a further 28 years.

### Does Ashby need more houses?

No. The new Local Plan has already allocated more than the necessary housing land needed in the District until 2031. In fact, it expects that almost 1000 more houses will be developed than the identified requirement. Ashby is already taking a disproportionate amount of that new housing, with another 2050 houses allocated to Money Hill in the plan.



The Castle View Wild Life Walk



Potential residential development (design submitted in 2014).

**Please follow the campaign progress on our [Facebook](#), [Website](#) and [Twitter](#). We hope you will support our campaign to save the towns precious Bath Grounds**  
**If you would like to be an active participant in our campaign, please contact us on [bathgroundsfriends@gmail.com](mailto:bathgroundsfriends@gmail.com) or telephone our Treasurer on 07958 232291**