

DESIGN ACCESS STATEMENT

LAND WEST OF RATBY
LEICESTERSHIRE



APPROVALS

This document requires the following approvals:

VERSION	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
P1	11.04.2024	EK/MS/KK	KK	PO'R

Signed

Dated 11.04.2024

For and on behalf of McBains Limited

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Disclaimer
Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



1.0

INTRODUCTION

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1.1 PURPOSE OF THIS DOCUMENT

This document is submitted in support of a reserved matters application for 75 dwellings by Lagan Homes, located at Markfield Road, Ratby, Leicestershire.

The site benefits from outline planning permission (ref: 22/00648/OUT) Application for residential development of up to 75 dwellings alongside associated site infrastructure and open space (All matters reserved except for access).

The final scheme is seeking to develop the main principles of the original approved outline application.



KEY :

- SITE BOUNDARY
- LAND UNDER APPLICANT'S CONTROL

1.1 Aerial view of the site (source ©Google Earth).



1.1

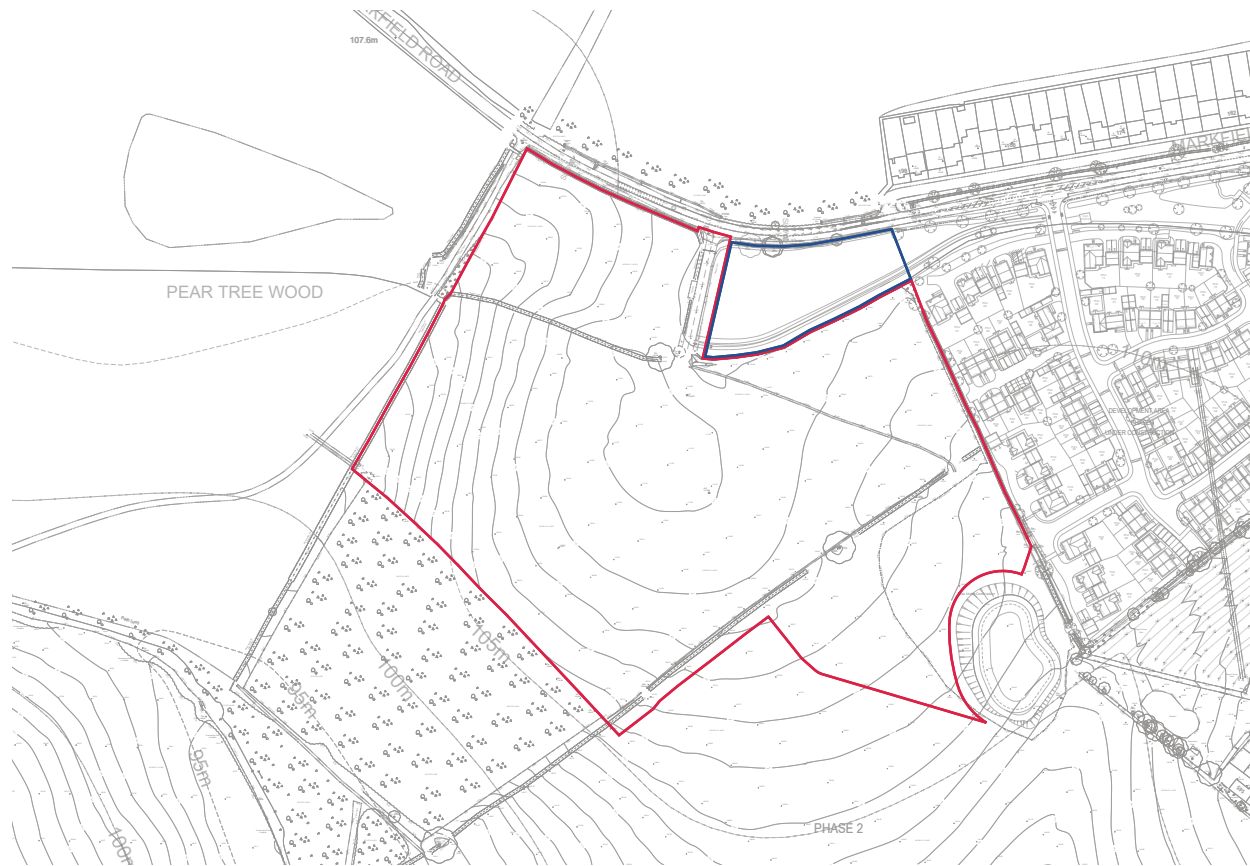
1.2 SITE LOCATION AND DESCRIPTION

The site is located off Markfield Road, west of Ratby, Leicestershire.

The site comprises approximately 13.52 acres (5.47 hectares) of two arable fields and is bordered to the north by a natural green buffer (Martinslow Wood) against Markfield Road which also forms the site access. To the east of the site there is more natural buffer land where Pear Tree Wood is located, to the south lies rough natural pasture land and to the west is the development area phase 1 under construction (Planning Ref.20/00462/FUL).

The site is surrounded by hedges along the boundary except for the south western edge and also along both sides of the current access to the site. There is also an additional hedgerow stretching across the site from the west to end of the access road. The topography of the site varies but generally slopes from the centre to the west with a 5m drop in height from the centre to the western edge of the site.

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1.2

1.2 Site Location Plan



2.0

SITE ANALYSIS