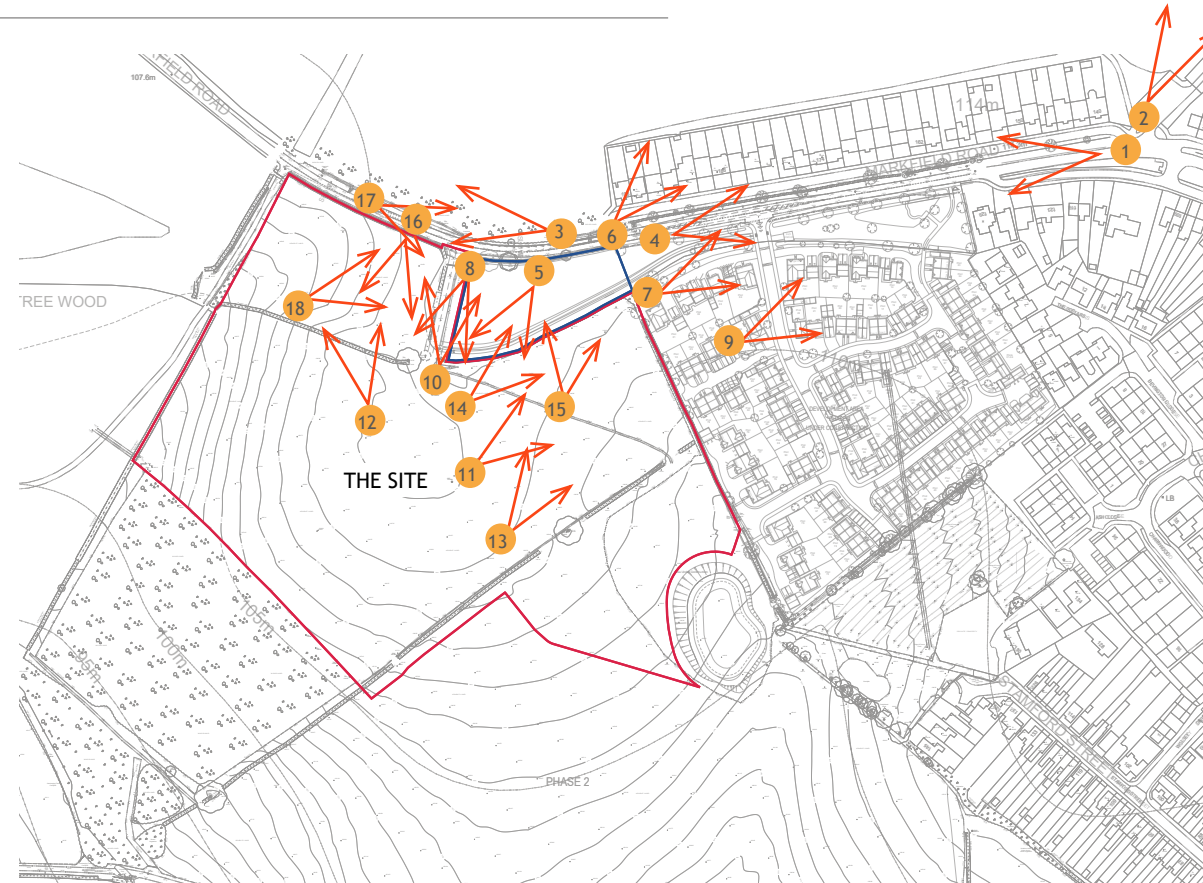


SITE ANALYSIS

2.1 SITE PHOTOS & CONTEXT



1



2



3

2.1 Site Photos key plan.

2.1

SITE ANALYSIS



4



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2.1 SITE PHOTOS & CONTEXT



11



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13

SITE ANALYSIS



14



15



16



17



18

SITE ANALYSIS

2.2 LAND USE

The site is currently of greenfield land. Land use in the neighboring area includes agricultural land, recreational land and residential development.

KEY :

-  SITE BOUNDARY
-  LAND UNDER APPLICANT'S CONTROL
-  HOUSING UNDER CONSTRUCTION
-  RESIDENTIAL LAND
-  MARTINSHAW WOODS
-  PEAR TREE WOODS



2.2 Land use diagram

2.3 EXISTING LANDSCAPE STRUCTURE

13

SITE ANALYSIS

The site is enclosed along its western boundary with woodland, the southern boundary meets arable land and the east meets the urban edge of Ratby with the phase 1 development under construction. The northern existing entrance from Markfield Road has a series of hedges that will be repositioned with a 5m offset from the new pedestrian footway.

Except for the boundaries, the site is a dis-used agricultural grass land with no significant vegetation.



KEY

- SITE BOUNDARY
- LAND UNDER APPLICANT'S CONTROL
- ← VEHICULAR ACCESS
- EXISTING HEDGEROW
- EXISTING TREES



2.3

2.3 Existing landscape structure diagram

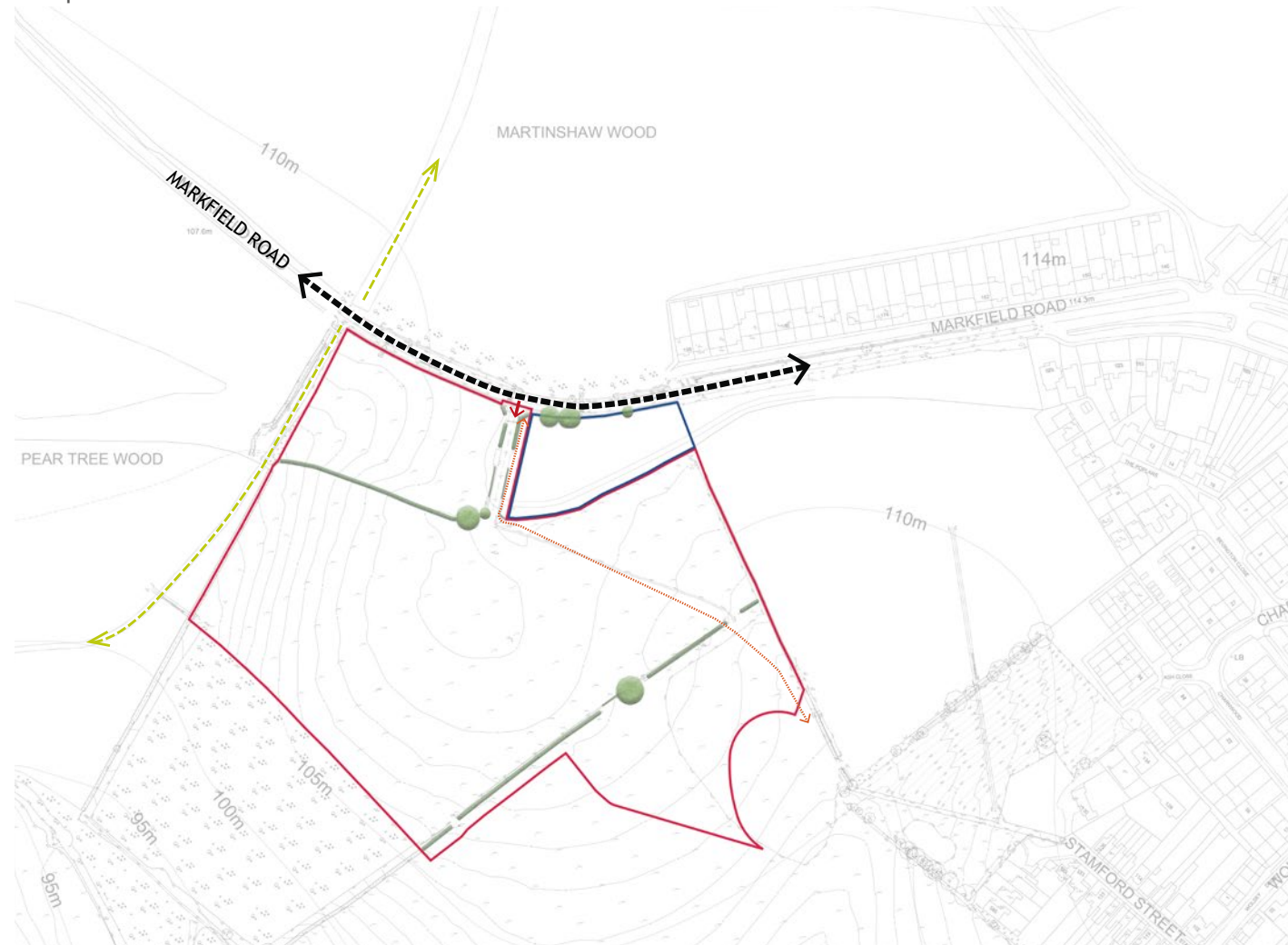
INTRODUCTION

Markfield Road runs along the northern boundary of the site providing vehicular access.

The existing public right of way will be kept and highlighted as connection from the site across towards the existing development area on the east of the site.

KEY :

- SITE BOUNDARY
- LAND UNDER APPLICANT'S CONTROL
- MARKFIELD ROAD
- VEHICULAR ACCESS
- PROW
- EXISTING FOOT CYCLE LINK/PROW



2.4 Existing vehicular and pedestrian links diagram



2.5 SITE CONSTRAINTS AND OPPORTUNITIES

A summary of the key criteria used to develop the scheme is identified below:

- Requirement for on site attenuation basin as part of SUDS strategy;
- New planting to be located around the development parcel edge to integrate views of new development into the surroundings;
- Sloping topography from the centre of the site to the west and southern to be integrated sensitively into the scheme design;
- Site access has already been approved as part of outline.

- Relationship with existing phase 1 development along to the east;
- Local Equipped Area for Play (LEAP) on the northwest part of the site with 20m setback from housing.
- The existing public right of way will be maintained in the site also acting as link to the phase 1 site.



INTRODUCTION

KEY:

- SITE BOUNDARY
- MARKFIELD ROAD
- ACCESS TO THE SITE
- MAIN STREET
- SECONDARY STREET
- FOOTWAY / CYCLEWAY
- PUBLIC RIGHT OF WAY
- EXISTING FOOT CYCLE LINK/PROW
- PEDESTRIAN FOOTPATH
- RECREATION ROUTE
- FUTURE LINK
- BLOCK STRUCTURE
- EXISTING LANDSCAPE TO BE RETAINED
- POS
- HEDGES
- CORNER BUILDING
- PLAY AREA
- POTENTIALLY SENSITIVE BOUNDARY TO EXISTING DEVELOPMENT
- END VISTA
- ATTENUATION BASIN



2.5 Opportunities and constraints diagram



3.0

MASTERPLAN
DESIGN

The proposed development broadly maintains the main parameters illustrated in the image below, including the position of the main vehicular access along Markfield Road.



3.1 Illustrative Masterplan Outline
(Drg No.10783-L-03). by FPCR
Environment and Design Ltd.

3.2 DESIGN EVOLUTION

This section demonstrates the concept behind the masterplan design evolution, including consultation inputs which have shaped the final submitted layout.

The image below shows the initial development of the scheme. This has been developed through an assessment of the opportunities and constraints.

The layout has evolved to reinforce the following elements:

- Layout and Design;
- Benefits and Planning Balance;
- Open Space and Public Access

- Highways and parking;
- Local Character and distinctiveness;
- Architectural Style.

Overall, the development in its simplicity is well connected and designed to provide a legible arrangement.

The site entrance has some landscape features to the west to generate a welcoming and leafy access to the site.

Within the site, dwellings are arranged to face the street network that provide active frontages, especially at corners.

MASTERPLAN DESIGN



3.2 Illustrative Site Layout SK02
(19. 09. 2023).
3.3 Illustrative Site Layout SK06
(02. 02. 2024).
3.4 Illustrative Site Layout SK07
(22. 02. 2024).

MASTERPLAN DESIGN

3.3 THE MASTERPLAN

3.4 USE & AMOUNT OF DEVELOPMENT

The proposal comprises 75 dwellings, including maisonettes, two bedroom houses, together with three and four + bedroom houses.

The masterplan provides a good mix of accommodation including:

- 1 BED MAISONETTE: 4
- 2 BED HOUSES: 16
- 3 BED HOUSES: 36
- 4+ BED HOUSES: 19