

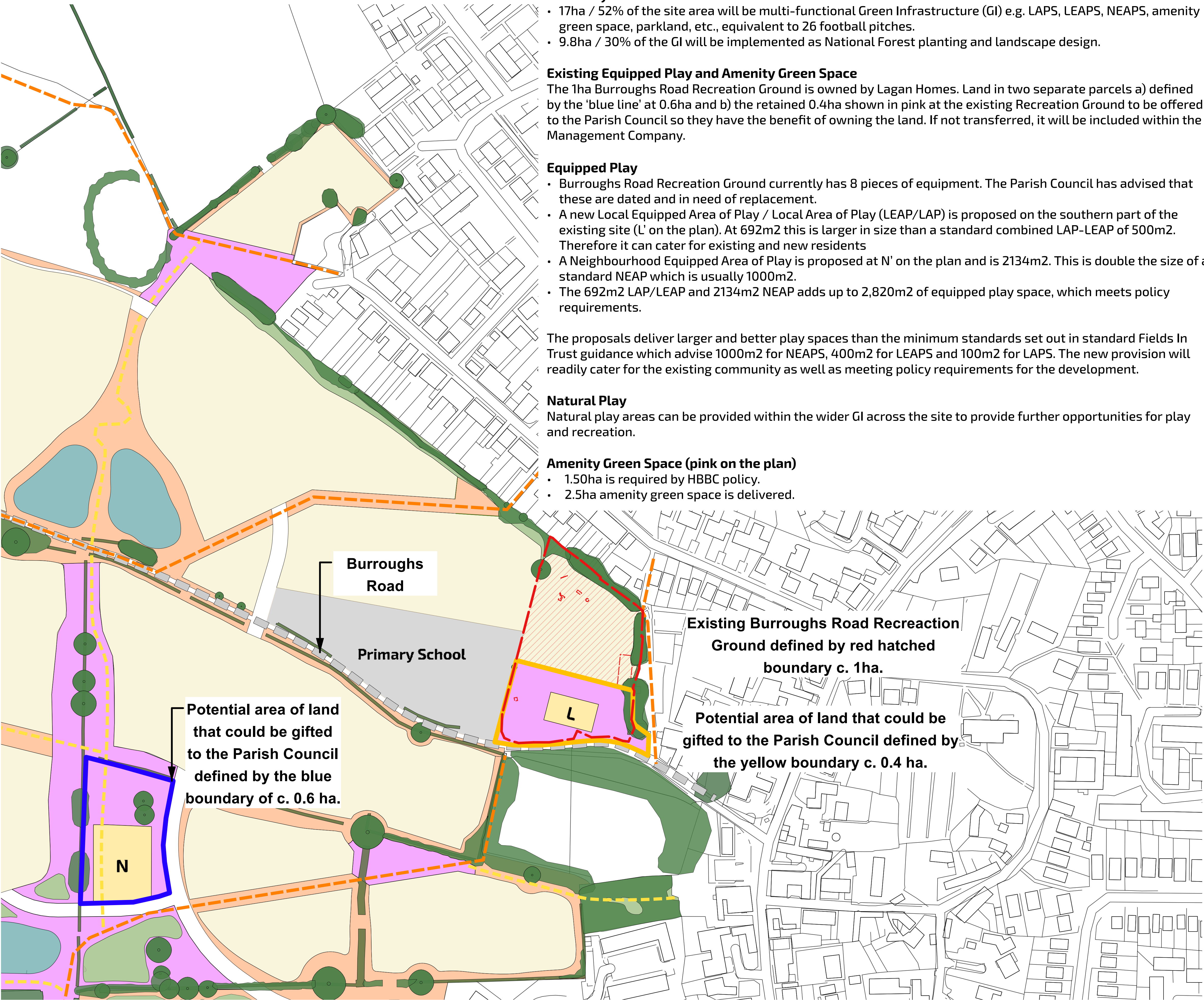


INDICATIVE RECREATION STRATEGY

LAGAN HOMES

LAND WEST OF RATBY,
LEICESTERSHIRE

FPCR | environment
& design



Summary

- 17ha / 52% of the site area will be multi-functional Green Infrastructure (GI) e.g. LAPS, LEAPS, NEAPS, amenity green space, parkland, etc., equivalent to 26 football pitches.
- 9.8ha / 30% of the GI will be implemented as National Forest planting and landscape design.

Existing Equipped Play and Amenity Green Space

The 1ha Burroughs Road Recreation Ground is owned by Lagan Homes. Land in two separate parcels a) defined by the 'blue line' at 0.6ha and b) the retained 0.4ha shown in pink at the existing Recreation Ground to be offered to the Parish Council so they have the benefit of owning the land. If not transferred, it will be included within the Management Company.

Equipped Play

- Burroughs Road Recreation Ground currently has 8 pieces of equipment. The Parish Council has advised that these are dated and in need of replacement.
- A new Local Equipped Area of Play / Local Area of Play (LEAP/LAP) is proposed on the southern part of the existing site (L' on the plan). At 692m² this is larger in size than a standard combined LAP-LEAP of 500m². Therefore it can cater for existing and new residents
- A Neighbourhood Equipped Area of Play is proposed at N' on the plan and is 2134m². This is double the size of a standard NEAP which is usually 1000m².
- The 692m² LAP/LEAP and 2134m² NEAP adds up to 2,820m² of equipped play space, which meets policy requirements.

The proposals deliver larger and better play spaces than the minimum standards set out in standard Fields In Trust guidance which advise 1000m² for NEAPS, 400m² for LEAPS and 100m² for LAPS. The new provision will readily cater for the existing community as well as meeting policy requirements for the development.

Natural Play

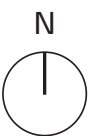
Natural play areas can be provided within the wider GI across the site to provide further opportunities for play and recreation.

Amenity Green Space (pink on the plan)

- 1.50ha is required by HBBC policy.
- 2.5ha amenity green space is delivered.

KEY:

- Equipped Play Provision **0.282ha Delivered**
Policy requirement 2820 sqm/0.282ha
- N** Provision of a NEAP
Neighbourhood Equipped Area of Play
- L** Provision of a LEAP/LAP
Local Equipped Area of Play/Local Area of Play
- Existing Burrough's Road Recreational Ground **1.0ha**
/Equipment Area Owned by Lagan Homes, Managed by Ratby Parish Council
- Existing areas of equipped play & informal space to be relocated **0.6ha**
- Area of existing Recreational area retained & Re-designed as new Burroughs Road Recreational Ground (0.45ha includes 692m² for proposed LEAP). **c 0.45ha**
- Proposed LEAP will include replacement equipment and additional equipment to increase capacity.*
- Potential area of land that could be gifted to the Parish Council to mitigate the loss of c. 0.6 ha of Recreational Ground **c. 0.55ha**
- Gifted area of land would comprise Amenity Greenspace and Woodland Planting.*
- Amenity Green Space **2.50ha Delivered**
Policy requirement 15040 sqm/1.504ha
- Natural & Semi-Natural **5.34ha Delivered**
Policy requirement 22560 sqm/2.256ha
- Other Development
Primary School 1FE
- Indicative recreational routes
- Existing Public Right of Way
- Burroughs Road
- Existing Vegetation
- Woodland & Woodland Belt Planting
- Drainage Basins





Circular Recreational Route

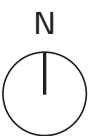
The proposed circular recreational route creates a continuous recreational link between the primary school, existing Public Rights of Way and a network of proposed recreational routes and accessible green spaces across the site and beyond. A LEAP, NEAP, kickabout area, trim trail, play-on-the-way features, pocket parks, community orchards and informal picnic areas can be integrated along the route, with existing landscape features retained and enhanced through new woodland, habitats and multifunctional open spaces.

MAIN ACTIVITY NODES:

- A NEAP & Central Park** - A destination play space providing inclusive play equipment and informal recreation opportunities for all ages, including a single basketball/netball hoop.
- B Burroughs Road Recreation Ground, LEAP/ LAP** - A Local Equipped Area for Play offering inclusive play opportunities for younger children. Play area set within a wider areas of accessible greenspace for informal play and recreation
- C Kickabout Meadow** - A flexible grassed space for informal ball games, recreation and community activities.
- D Trim trail / Informal Picnic Areas** - A series of outdoor fitness stations, natural play features and informal picnic spaces along the Circular Recreational Route, with opportunities for community orchard planting, encouraging active recreation and relaxation for all ages. Provides 'doorstep play' and recreation.
- E Pocket Park / Play on the Way** - A pocket park framed by nature, incorporating community orchard planting, offering opportunities to pause, meet and enjoy nature, with natural play integrated throughout.
- F Woodland Picnic Area** - An informal woodland picnic area offering places to rest, meet and enjoy the surrounding natural landscape. Retained Footpath provides connections to Wirlybones Wood.
- G Woodland Walk** - A pleasant woodland walk to provide a northern link towards Pear Tree Wood and Martinshaw Wood.

KEY:

- Site Boundary
- Green Infrastructure**
Retained hedgerows, trees and watercourses, new woodland, hedgerows, tree planting, play, grassland, drainage basins and recreational routes, POS accessible amenity spaces and habitat creation.
- Circular Recreational Route**
(Total distance = c.950m
Walking distance from school to NEAP = c.330m)
- Remaining Existing & Proposed Footpaths
- Potential Secondary Informal Mowed Paths
- Potential Way finding / Interpretation Signage
- Indicative Locations for Main Play Features



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MPM/ BC

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23/07/2026

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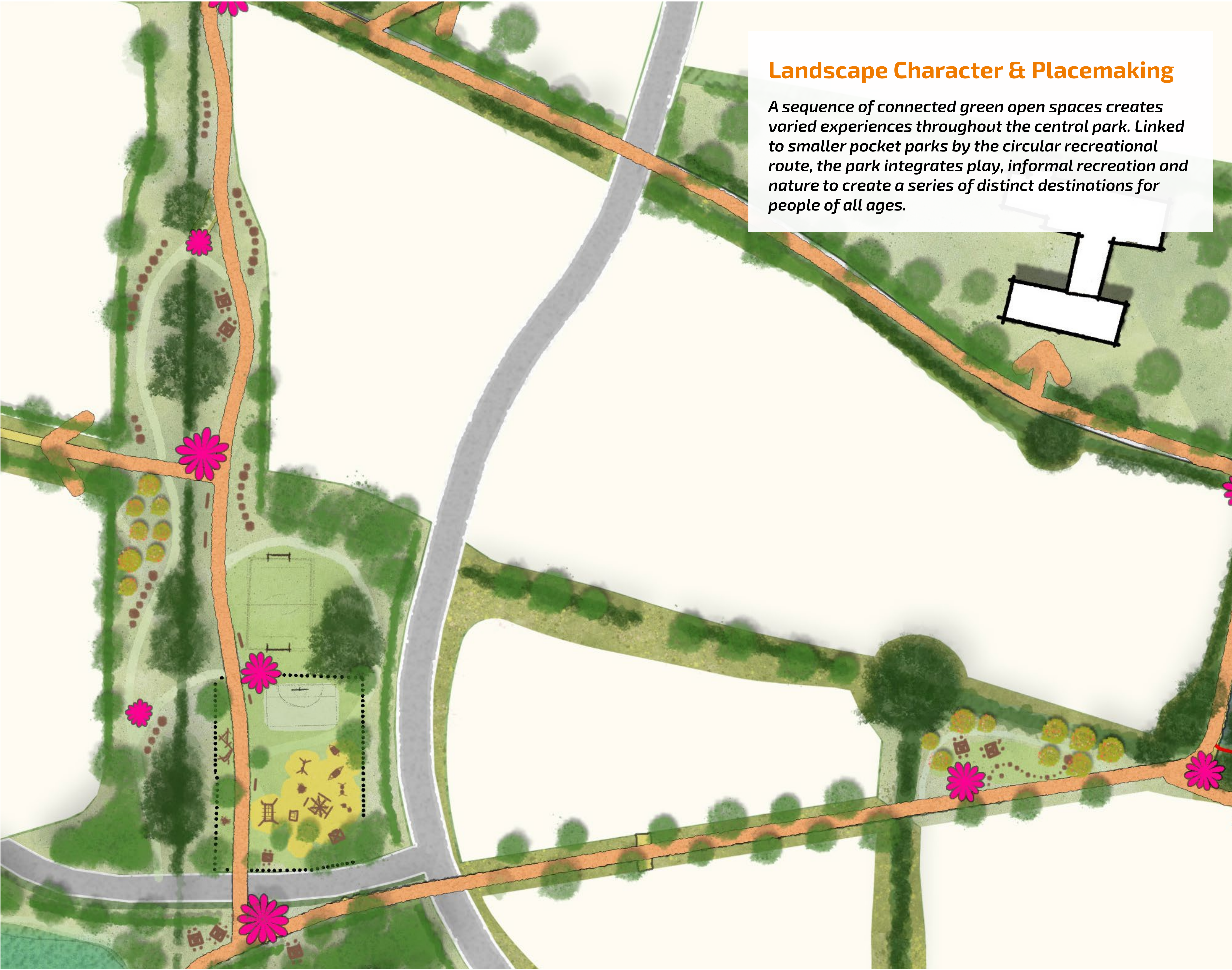
Lagan Homes Ltd

project

Land West of Ratby,
Leicestershire

title

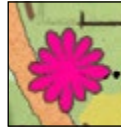
Indicative Recreation Strategy
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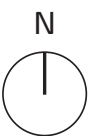


Landscape Character & Placemaking

A sequence of connected green open spaces creates varied experiences throughout the central park. Linked to smaller pocket parks by the circular recreational route, the park integrates play, informal recreation and nature to create a series of distinct destinations for people of all ages.

KEY:

-  Site Boundary
-  Existing Vegetation
Retained trees, hedgerows and woodland
-  Proposed Trees, Hedgerows & Woodland
-  Community Orchard
-  Amenity Green Space
Includes areas of amenity and flowering meadow grassland.
-  Natural & Semi Natural Space
Includes areas of habitat creation and species-rich grassland.
-  Circular Recreational Route
-  Potential Secondary Informal Mowed Paths
-  Potential Way finding / Interpretation Signage
-  Indicative NEAP Play Equipment
-  Indicative Basketball/Netball Hoop
-  Indicative Kickabout Area
-  Play-on-the-Way Opportunities
e.g. trim trail and outdoor fitness equipment
-  Informal Picnic Areas
Seating and picnic spaces



drawn/chkd

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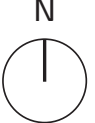
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Indicative Recreation Strategy
(Sheet 3 of 5)

LANDSCAPE & RECREATION PRECEDENTS





CENTRAL PARK DIMENSIONS

The proposed Central Park provides generous widths throughout its length, creating sufficient space to accommodate a wide range of recreation and landscape features.

