

1. Landscape Framework and The National Forest

The Site lies within the National Forest, which has shaped the design of the proposal. This included retaining the majority of the existing vegetation, providing a strong landscape structure. The existing vegetation will be extended with extensive tree planting within the new areas of open space. The open space will be planted with a mixture of native trees and thicket planting strengthened with wildflower grassland, creating a woodland edge habitat for the new local biodiversity.



2. SuDS Strategy

Two large drainage basins are proposed along the southern boundary of the Site, designed to form an integral part of the open space. The basins will retain and disperse surface water across the Site and their surrounds will be sown with a native grassland/ flora mix, wet thicket and aquatic planting, providing seasonal interest and wildlife habitat.



3. Play Area and Recreational Strategy

The play strategy will comprise a Local Equipped Area of Play (LEAP) located south of the residential area, allowing natural surveillance over them from the new housing. It will have a strong woodland play theme relating to the Charnwood Forest. The design will include a range of play equipment providing different play experiences. It will adjoin areas of amenity grass, offering a flexible recreational space for children and adults.

A recreational route would be created along the eastern, southern and western boundaries of the Site to make the proposed development more accessible to open spaces and provide the opportunity to enjoy informal recreation along the new basins to the south and through the new forest expansion.



4. Residential Planting

A variety of planting across the new residential area will achieve a high-quality landscape design and help to integrate the new development into the existing landscape framework. The proposed planting will reflect the character of the area and provide an attractive place to live while softening the built form throughout the development and its surroundings. Native hedging will be used alongside the development edge where it adjoins the new open space. Within the development area a more ornamental palette of trees and shrubs will be used to provide seasonal interest and colour. Small green spaces will be proposed across the development area, avenue trees planted along the main access road of the development area to provide interest as well as shade. The proposed planting will be easily maintained and compliment the setting of the new residential development.

Indicative Residential Planting Palette

Street/ Avenue Trees :

Acer platanoides 'Globosum'
Prunus cerasifera 'Nigra'
Carpinus betulus 'Frans Fontaine'
Betula albosinensis 'Fascination'

Bullet Maple
Purple-leaved Cherry
Hornbeam 'Frans Fontaine'
Chinese Red Birch 'Fascination'

Ornamental Shrubs:

Skimmia x confusa 'Kew Green'
Choisya ternata 'Sundance'
Viburnum tinus
Mahonia aquifolium
Aucuba japonica 'Rozannie'
Cornus Sanguinea 'Midwinter Fire'
Nandina domestica

Skimmia 'Kew Green'
Mexican orange (Sundance)
Laurustinus
Oregon grape
Japanese laurel 'Rozannie'
Dogwood 'Midwinter Fire'
Heavenly bamboo

Native Hedgerow :

Ligustrum vulgare
Viburnum opulus
Crataegus monogyna
Corylus avellana

Common Privet
Guelder Rose
Common Hawthorn
Common Hazel



Indicative Open Space Planting Palette

Native Trees :

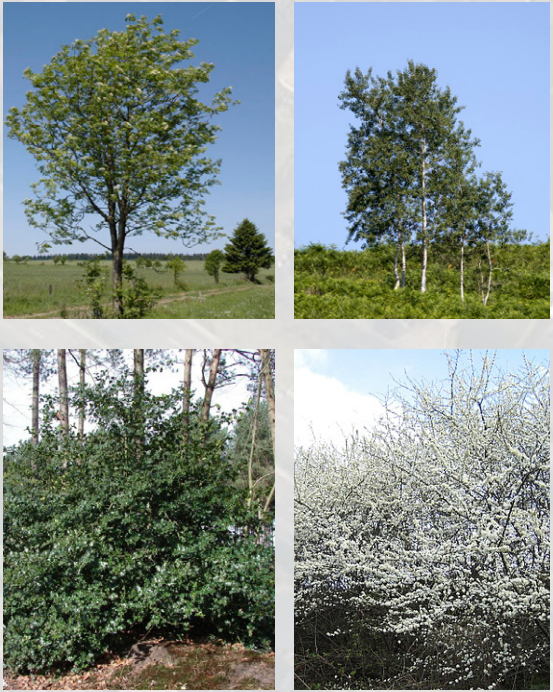
Aesculus hippocastanum
Tilia platyphyllos
Populus tremula
Sorbus aucuparia

Horse chestnut
Large-leaved lime
Aspen
Rowan

Native Thicket :

Ulex europaeus
Ilex aquifolium
Crataegus monogyna
Prunus spinosa

Common gorse
Common holly
Common hawthorn
Blackthorn



- Site Boundary
- Existing Vegetation
- Existing Vegetation Removed
- Amenity Grass
- Meadow Grassland
- Native Tree Planting
- Street Tree Planting
- Native Hedge Planting
- Woodland Planting
- Thicket Planting
- SuDS Basin
- Wet Thicket Planting
- Play Area (LEAP)
- Recreational Footway
- Public Right of Way (PROW)
- Reinforced Grass - treatment to be agreed at RM stage



B	24/06/25	TV	Minor update to text
A	29/05/25	TV	Updated Red Line Boundary
Rev	Date	By	Description
Drawing Status			
FOR ILLUSTRATIVE PURPOSES ONLY			
CSA environmental			
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Project Land at Ratby Lane, Markfield			
Title Illustrative Landscape Strategy Plan			
Client Taylor Wimpey UK Ltd			
Scale 1:1000 @ A1		Drawn TV	
Date June 2025		Checked BS	
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