



0 10 20 30 40 50 metres

Site Boundary: **Aprx. 6.39ha**

Residential developable area: **3.63ha**
(Up to 135 dwellings @ 37dph)

Proposed location for foul pump station and substation

Access & Movement

Proposed vehicular access point

Proposed spine road through the development

Proposed secondary streets leading off the spine road

Proposed private drives and lanes

Proposed shared spaces

Existing public footpath

Proposed recreational routes

Green Infrastructure

Existing vegetation

Proposed amenity and informal open space (to include new landscaping, tree planting and SuDS features)

Proposed new woodland planting

Proposed location for children's play area
LEAP - Local Equipped Area for Play

Proposed locations for sustainable drainage features (attenuation basins)

Surrounding Context

Existing bus routes

Rev	Date	By	Description
<div><div><div>CSA</div><div>environmental</div></div><div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div><div>f</div><div>e</div><div>w</div></div><div><div>01462 743647</div><div>ashwell@csaenvironmental.co.uk</div><div>csaenvironmental.co.uk</div></div></div></div>			
Project	Land at Ratby Lane, Markfield, Leicestershire		
Title	Illustrative Masterplan		
Client	Taylor Wimpey UK Ltd		
Scale	1:1250 @ A2	Drawn	SM
Date	May 2025	Checked	RR
Drawing No.	CSA/2550/118	Rev	O