



## **LAND EAST OF RATBY LANE, MARKFIELD**

STATEMENT OF COMMUNITY INVOLVEMENT

Prepared for Taylor Wimpey

May 2025

<b>Documentation Production Record</b>			
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## **1.0 INTRODUCTION AND BACKGROUND**

### **1.1. Introduction**

This Statement of Community Involvement (SCI) has been prepared by DevComms (Development Communications Ltd.) on behalf of Taylor Wimpey UK Limited (the 'Client').

An Outline planning application has been submitted to the local planning authority, Hinckley and Bosworth Borough Council (the 'Council'), for the following proposed development:

"Outline planning application with all matters except access reserved, for the erection of up to 135 dwellings, amenity space, areas for outdoor play, landscaping and all associated infrastructure"

This SCI provides an overview of the stakeholder engagement and public consultation undertaken. This report should be read in conjunction with other technical documents in support of the application.

### **About DevComms**

DevComms is a political and stakeholder engagement consultancy specialising in the property development sector and has undertaken community and stakeholder engagement on behalf of Taylor Wimpey for this site.

DevComms is committed to promoting and creating positive change by collaborating with clients and communities, as well as creating better places and spaces within communities.

### **1.2. About the site**

The site is located to the south east of Field Head, Markfield, to the east of Ratby Lane and south of Jacqueline Road. The site is bordered by the existing built-up areas of the village to the north and west of the site, and landscaping, trees and hedgerows to the east and south.

The site is wholly located within the Markfield, Stanton and Fieldhead ward of Hinckley and Bosworth Borough Council, and the Groby Parish Council boundary.

The site is allocated within the emerging Hinckley and Bosworth Borough Council Local Plan 2020 – 2041 under Policy SP02, to deliver 130 dwellings as a non-strategic major development site.

### 1.3. Consultation strategy

The proposals have been the subject of a community consultation and stakeholder engagement programme undertaken by DevComms and the Client, designed to secure feedback from key stakeholders and local residents including:

- Members of Hinckley and Bosworth Borough Council
- Members of Groby Parish Council
- Members of Markfield Parish Council
- Members of Leicestershire County Council
- The local community

A detailed list of identified stakeholders can be found in **Section 3** of this report.

Residents were informed of the public consultation through several methods and were provided with multiple channels to submit their feedback, including:

- Distribution of a consultation notification leaflet to 995 residential business addresses in close proximity to the site.
- Locally held exhibition event with in-person feedback forms
- Site-specific consultation website, including an online feedback form.
- Free phoneline, Freepost address and dedicated email address.

### 1.4. Consultation summary

This Statement of Community Involvement (SCI) demonstrates that the consultation programme carried out by the Client and DevComms effectively provided key stakeholders and interested parties with opportunities to share their feedback.

Targeted engagement was undertaken with elected members from Hinckley and Bosworth Borough Council, Groby Parish Council and Markfield Parish Council. Notification emails were issued to introduce the proposals and invite stakeholders to a stakeholder preview session held prior to the public exhibition event, allowing councillors to ask questions and offer suggestions directly to the project team.

A public consultation was held concurrently with stakeholder engagement, providing local residents the opportunity to view the proposals and provide feedback. Throughout the consultation, a total of 26 unique pieces of feedback was received via the online feedback form, in-person forms at the public exhibition and the site-specific email address.

The feedback received indicates that respondents support the delivery of more affordable homes and bungalows, along with the proposed public open space areas. Considerations relating to traffic, road safety and local infrastructure capacity were also raised.

The following themes were raised most frequently:

- **Infrastructure, services and facilities** – such as school places, GP access, and local amenities.
- **Traffic, access and road safety** – safety concerns around Ratby Lane, the A50 slip road, and speeding through the village.
- **Flooding, drainage and utilities** – comments about surface water, historic drainage problems, and future flood risk.
- **Housing mix, affordability and demand** – support for affordable housing and bungalows, with questions over wider housing need.
- **Environment, green space and landscape** – comments over the loss of countryside and support for new green areas and biodiversity features.
- **Local identity & governance** – emphasis that the site is in Field Head, not Markfield.

### **1.5. About this report**

This report:

- (i) provides an overview of the consultation activities undertaken and the methods used to engage with key stakeholders
- (ii) identifies the main priorities and themes arising from feedback received and how the proposals seek to address these

## **2.0 POLICY BACKGROUND AND CONSULTATION**

### **2.1 National policy**

Community and stakeholder engagement holds an important role throughout the planning and development process, resulting in a better understanding of local areas and a well-developed scheme. The National Planning Policy Framework (NPPF 2024) also supports the process of community engagement:

*40). Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*

### **2.2 Local Policy**

Community and stakeholder engagement is also supported in Hinckley and Bosworth Borough Council's Statement of Community Involvement, adopted in 2024. While the SCI does not explicitly make recommendations regarding pre-application consultation with residents, it states that:

- *The process of deciding planning applications is often of great public and local interest and comments from the local community are welcomed. Publicity is therefore carried out on all planning applications. As a general rule, the larger and more complex (major) planning applications are publicised more widely than proposals that are small scale and/or routine.*
- *The level of consultation carried out for planning applications will depend on the type and scale of planning application being determined.*

We have also used additional suggested methods of consultation that can be found on page 13 of the Council's adopted SCI and consulted Hinckley and Bosworth planning officers regarding our proposed consultation.

### **2.3 Best practice**

In addition to the requirements and advice in the NPPF and Hinckley and Bosworth Borough Council's adopted SCI, DevComms and the client have sought to ensure all materials prepared reflect the following best practice principles:

- Prepare 'plain English' clear, concise, and understandable materials
- Make information and material accessible to the local community
- Publicise the proposals and online consultation
- Contact the local community and individuals likely to have the most interest in the proposals – to explain the approach to consultation, provide briefings on the proposals and seek their feedback.

## 2.4 Data protection

A data protection statement was included on the online and in-person feedback forms.

This detailed that the public consultation was being conducted by Development Communications Limited (DevComms), a Data Processor, acting on behalf of Taylor Wimpey, the Data Controller.

It stated that responses would be shared with and considered by Taylor Wimpey, and DevComms, as part of the consultation process on these proposals. Personal information would be securely stored for the duration of the project and securely destroyed/deleted on completion. Aggregated insights might be published or shared with the relevant local planning authorities as part of a planning application. No personal data will be shared as part of this process.

This report does not name individual respondents (other than elected representatives whose details are publicly available) and under no circumstances will personal data be shared for marketing purposes or with companies outside of DevComms and the client. Published results do not include personal information or anything that could identify individuals from their feedback.

Consultation respondents will only be contacted again in the future about the proposals if they have explicitly stated that they would like to be kept updated.

## **3.0 OVERVIEW OF ENGAGEMENT**

The following section provides an overview of engagement activities undertaken by the Client and DevComms with local stakeholders and the community. An overview of feedback received from residents and stakeholders can be found in **Section 4** of this report.

### **3.1 Engagement with elected members**

Local elected members from Hinckley and Bosworth Borough Council, Leicestershire County Council, Groby Parish Council and Markfield Parish Council were notified of the public consultation and invited to meet and discuss the proposals with the project team by email on 20 February 2025, prior to the launch of the public consultation.

This email was sent to:

- Cllr Claire Harris as site ward member
- Cllr Chris Lambert as site ward member
- Cllr Martin Cartwright as adjacent site member
- Cllr Ted Hollick as adjacent site ward member
- Cllr Ozzy O'Shea as site division member
- Cllr Peter Bedford MP as adjacent site division member and Member of Parliament
- Tracey McLean as Clerk of Markfield Parish Council
- Sue Hackett as Clerk of Groby Parish Council

A copy of the email sent can be found in **Appendix A**.

#### **3.1.1 Stakeholder Briefings**

Throughout the consultation, the Client and DevComms have maintained regular communication with key stakeholders, ensuring transparency and active engagement about the proposals.

A stakeholder preview session was arranged and held on 3 March 2025, between 13:30 and 15:00 in the Charnwood Suite, The Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS.

This was attended by various members of Hinckley and Bosworth Borough Council, Markfield Parish Council and Groby Parish Council. Due to the preview session clashing with Groby Parish Council's monthly meeting, some members were unable to attend.

This provided elected members the chance to view the proposals in person, ask questions directly to the project team and make suggestions on the proposals. Attendees were shown materials which could also be found on the consultation website.

Following the meeting, the Client committed to keeping elected members informed and updated throughout the consultation and planning process.

### **3.2 Public Consultation**

Supported by local and national policy, it was important that residents were aware of the consultation early and provided with sufficient time to provide feedback and comments on the proposals. The Client and DevComms aimed to make the consultation as accessible as possible to all stakeholders.

The public consultation began with the delivery of a consultation notification leaflet on 24 February 2025 and remained open for a period of two weeks until 10 March 2025.

#### **3.2.1 Consultation Notification Leaflet**

A consultation notification leaflet was delivered by Royal Mail First Class to 995 residential and business addresses in proximity to the site.

The leaflet outlined the development proposals, the vision for the site, information about the Client and an explanation of how to participate in the public consultation, including ways to contact the project team.

A copy of the leaflet can be found in **Appendix B** and the mailing area in **Appendix C**.

#### **3.2.2 Local Press Activity**

A full page advert was published in the mid-February edition of the Markfield Herald. This introduced readers to the proposals and vision for the site, including details on how to participate in the public consultation and contact the project team.

A copy of the advert can be found in **Appendix D**.

Following the public exhibition event, an article was published in the mid-March edition of the Groby Spotlight. This provided readers with some information and context of the site, feedback from the public exhibition event and details of next steps.

A copy of this article can be found in **Appendix E**.

### **3.2.3 Site-specific consultation website**

A site-specific consultation website ([taylorwimpeymarkfield.co.uk](http://taylorwimpeymarkfield.co.uk)) was launched on 24 February 2025, to align with the delivery of the consultation notification leaflet, and included the following pages:

- Home - welcoming stakeholders to the website and providing more information on the consultation and the Client.
- The Site – providing information on the site location with a site location map, the sites history and context.
- Our Vision – providing an overview of the proposals, including an indicative masterplan.
- Contact us – providing details of the dedicated phone line, Freepost address and email address.
- Have Your Say – providing stakeholders a chance to provide feedback and comments on the proposals.

An online feedback form was hosted on SurveyMonkey and accessed using the 'Have Your Say' page, enabling stakeholders to provide feedback on the proposals. The form included a multiple choice question and free-form text boxes to facilitate feedback in respondents own words, and a check box to indicate a desire to stay updated on the proposals.

A copy of the website pages can be found in **Appendix F**.

### **3.2.4 Public Exhibition Event**

A public exhibition event was held on 3 March 2025 in the Charnwood Suite, The Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS, between 15:30 and 19:30.

The venue was fully accessible for less able-bodied attendees and ample parking spaces were provided. The day and times were chosen to provide a suitable time for residents to attend around work and personal commitments.

Attendees were introduced to the proposals by the team on hand and invited to view the exhibition banners which provided further information on the site and policy context, the vision for the site, the proposals, benefits of the development and next steps. Attendees were provided with the opportunity to complete paper feedback forms and ask questions relating to the proposals directly to members of the project team at the events.

83 people in total attended the event, and eight paper feedback forms were received.

A copy of the exhibition banners can be found in **Appendix G** and the in-person feedback form in **Appendix H**.

### **3.2.5 Site-specific Free phoneline, email address and Freepost address**

A site-specific Free phoneline, email address and Freepost address was provided for stakeholders to directly contact the project team from DevComms.

Email address: [taylorwimpeymarkfield@devcomms.co.uk](mailto:taylorwimpeymarkfield@devcomms.co.uk)

Phone number: 0800 080 3290

Address: FREEPOST DEVCOMMS

### **3.2.6 Accessibility**

For those without access to the internet or with additional needs, hard copies and accessible versions of all material were available on request. The use of a dedicated phone line, Freepost address and public exhibition event ensured the consultation was open to people who may not have access to the internet. The consultation website was also accessible, including ScreenReader compatible.

## **4.0 FEEDBACK AND COMMENTS RECEIVED**

The following section provides an overview of the feedback received throughout stakeholder engagement and public consultation.

### **4.1 Summary of political stakeholder feedback**

The following is a summary of feedback received from local elected members at the stakeholder preview session:

#### **Planning & Policy**

- Discussion regarding S106 payments and how contributions would be spent
- Comments around the timing of the Local Plan and Regulation 18 consultation
- Ongoing liaison with other developers in the area as an important consideration

#### **Housing & Design**

- Questions regarding the viability of delivering affordable housing and the breakdown of the mix of tenures
- Proposed housing mix and the need to reflect local demand and community requirements
- Questions regarding how the development would buffer against adjacent homes to ensure privacy and preserve character
- Expectation to meet the Future Homes Standard on all new homes

#### **Environment & Biodiversity**

- Importance of biodiversity and inclusion of high-quality public open spaces
- Requests for clear plans on how public open space would be integrated throughout the site
- Provision of a Local Equipped Area for Play (LEAP) raised as important for families and children
- Comments regarding the potential impact on local wildlife and bird habitats, including for protected species such as bats and owls
- Proximity to the nature reserve requiring sensitivity to the local environmental context
- Air and noise pollution, particularly from traffic and development raised as ongoing concerns

## **Infrastructure & Services**

- Discussion on the need and location of a new pumping station
- Surface water flooding and drainage strategy
- Comments over whether the local electricity grid has the capacity to support new development
- Comment regarding the adoption of highways by the local authority
- Off-site improvements, including to nearby junctions and roads, were suggested as necessary to support wider area impacts

## **Transport, Traffic and Access**

- Field Head roundabout identified as a key pressure point which will be affected by increased traffic
- Incidents at the M1, J22 discussed in the context of local traffic congestion
- Need for safe pedestrian crossings for residents
- Comments regarding layout of the internal road network and the need for speed mitigation measures
- Importance of public transport provision
- Need for a pedestrian pathway between Charnwood School as a positive contribution to sustainable modes of transport

## **Community impact**

- Comments received stressing the importance of assessing cumulative impacts of this and other developments in the area
- Proposed Hinckley National Rail Freight Interchange (NRFI) was mentioned as being a significant consideration in local planning discussions
- Site's location within the "logistics corridor" may affect traffic, noise, and landscape impact.
- Questions were asked about how many children are likely to live on site, and what that means for local school capacity

## 4.2 Summary of public consultation feedback

Total responses	Count
Online feedback form	16
In-person feedback form	8
Email	2
Phone	0
<b>Total</b>	<b>26</b>

### 4.2.1 Public consultation questions

#### Question 1. What housing types would be most appropriate on this site?

	Count
1-2 bed family homes	5
3-4 bed family homes	6
5+ bed family homes	0
Bungalows	6
Affordable housing	8
<b>Total</b>	<b>25</b>

#### Question summary

The responses to this question indicate that the respondents think the most appropriate house types for this site are affordable housing (32%), bungalows (24%) and 3–4 bed family homes (24%). There is a smaller preference for 1–2 bed family homes (20%), while no respondents selected 5+ bed family homes (0%).

#### Question 2. Please explain your answer to Question 1.

Respondents were provided with a freeform text box to give feedback in their own words, below is a list of key themes in order of frequency:

- **Housing mix and demand:** such as support for bungalows, downsizing options, affordable housing, mixed housing types, and interest from first-time buyers and younger residents.
- **Infrastructure and services:** such as comments about local school capacity, GP and health services, and strain on local infrastructure.
- **Comments about development:** such as opposition to further development, concerns about overdevelopment, impact on local character, and housebuilder design quality.
- **Planning policy:** comments regarding alignment with the neighbourhood plan and the NPPF.

### **Question 3. What are your views on the proposed open spaces and children's play areas outlined in the masterplan?**

Respondents were provided with a freeform text box to give feedback in their own words, below is a list of key themes in order of frequency:

- **General support:** such as positive feedback on open space, play areas, green buffers, and natural features.
- **Drainage and flooding:** such as drainage of the site, local surface water flooding and proposed drainage infrastructure.
- **Other comments:** such as comments on long-term maintenance of open spaces, desire for more inclusive areas, and the need for provisions for older children. Also, concerns that open space does not address wider issues like traffic and pollution.

### **Question 4. What are your overall views of the proposals for Land east of Ratby Lane?**

Respondents were provided with a freeform text box to give feedback in their own words, below is a list of key themes in order of frequency:

- **General concerns:** such as issues with traffic, safety, and privacy.
- **Infrastructure and services:** such as pressure on local services and infrastructure.
- **Flooding and drainage:** such as surface water flooding, drainage and waterlogged footpaths.
- **Traffic and access:** such as access points, road safety and congestion in the wider area.
- **Governance and identity:** such as site location and naming conventions.
- **Supportive comments:** such as support for more housing in the area and affordable homes.

### **Question 5. Is there anything you think we have not considered whilst designing the proposals?**

Respondents were provided with a freeform text box to give feedback in their own words, below is a list of key themes in order of frequency:

- **Infrastructure and services:** such as comments about overstretched services and need for improvements to handle increased demand.
- **Traffic, access and connectivity:** such as increased traffic, road safety and limited public transport connections.
- **Community and impact:** such as a desire to maintain the village character and considerations about the impact on nearby residents.
- **Environment and sustainability:** such as comments about the loss of countryside, wildlife and farmland due to development.

### **Question 6. Do you have any other comments or thoughts?**

Respondents were provided with a freeform text box to give feedback in their own words, below is a list of key themes in order of frequency:

- **Infrastructure and services:** such as school capacity, access to GPs, anti-social behaviour.
- **Traffic and access:** such as Ratby Lane access point, potential impact on traffic, as well as icy conditions and a dangerous slip road.
- **Housing Market and demand:** such as consideration of ongoing developments and cumulative impact, demand for housing and the need for affordable homes. A comment was received from a first-time buyer family who are interested in purchasing a property.
- **Environmental:** such as worsening air quality.

## Demographic questions

	Count
Under 18	0
19 – 29	1
30 - 39	2
40 - 49	2
50 - 59	3
60 - 69	7
70 - 79	4
80 - 89	1
<b>Total</b>	<b>20</b>

## Question Summary

The majority of participants were aged 60 and over (**60%**), with the largest age group being 60–69 (**35%**). The 50–59 age group accounted for **15%**, followed by a smaller representation from the 30–39 and 40–49 groups (**10% each**). Residents aged 19–29 and 80–89 made up **5%** each, while no responses were received from those under 18.

## Which of the following is most relevant to you?

	Count
Homeowners	13
Renting (Private Landlord)	1
Living with family / friends	2
Social / affordable housing (renting)	0
Social / affordable housing (shared ownership)	2
Other	0
<b>Total</b>	<b>18</b>

## Question Summary

The majority of respondents were existing homeowners (**72%**), with smaller proportions living with family or friends (**11%**) or in shared ownership housing (**11%**). Only one respondent (**6%**) is renting from a private landlord, and no responses were received from those in social or affordable rented housing or selecting "Other."

#### 4.2.2 Requests for updates

Respondents were asked whether they would like to be kept updated on the proposals and further information regarding purchasing a property.

##### **I would like to be kept informed about the proposals**

	<b>Count</b>
Yes	16
No	7
<b>Total</b>	<b>23</b>

Respondents who responded 'No' to this question have been removed from DevComms database in compliance with GDPR.

#### 4.2.3 Feedback received by email

- An email was received raising concerns about infrastructure and village capacity, highlighting local services such as doctors and schools, as well as traffic and pollution considerations.
- An email was also received regarding inadequate drainage and services capacity in Markfield. They also described a loss of rural character.

## 5.0 RESPONSE TO COMMENTS RAISED

The following section provides a response from the Client to the most frequent themes raised throughout the consultation. These responses are a summary, and further detailed information can be found in the technical reports and documents submitted alongside the planning application.

Theme	Response
Infrastructure and Services	<p>Taylor Wimpey recognise that residents have raised considerations regarding the capacity of local infrastructure and services.</p> <p>A legally binding agreement will be drafted in collaboration with Hinckley and Bosworth Borough Council to decide the appropriate financial contributions to be made towards local services, such as healthcare, community facilities and local highway infrastructure.</p> <p>The site is allocated within the emerging Hinckley and Bosworth Local Plan, which includes an Infrastructure Capacity Study, assessing the capacity of local infrastructure and provides an overview of future requirements. A full schedule of specific infrastructure schemes needed to mitigate the infrastructure impacts of growth on specific sites will be produced and submitted with the Regulation 19 Local Plan document.</p>

Traffic, Access, and Road Safety	<p>The site will be accessed from a single vehicular point on Ratby Lane, opposite Victoria Gardens. Access designs and Transport Assessments have been submitted alongside the planning application which demonstrate that the proposed access point is not a concern, and local highways have sufficient capacity to accommodate the additional traffic movements in the area.</p> <p>The site benefits from excellent transport links to Leicester, the M1 and A50, and the wider area. Local public transport connections will link residents to employment and leisure opportunities in Leicester, Coalville, and the surrounding areas.</p> <p>The site is located roughly 10 minutes walking distance from Markfield Village Centre, which offers key services including a school, shops, a GP practice, and community facilities.</p> <p>A Construction Environmental Management Plan (CEMP) will be prepared that addresses the measures that will be put in place to mitigate disruption to residents throughout the construction phase.</p>
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<p>Environment, Biodiversity and Landscape (including Flooding)</p>	<p>Taylor Wimpey recognises that the environment and sustainability of the site is an important consideration for residents.</p> <p>On site, homes will be designed to meet the relevant Future Homes Standard in place at the time and to be zero-carbon ready, through the use of enhanced building fabrics, low-energy technologies, and features such as electric vehicle charging points and PV panels, helping to reduce energy demand and lower bills.</p> <p>New habitats, landscaping and planting will work towards providing a 10% Biodiversity Net Gain. A network of interconnected green infrastructure and public open spaces will provide opportunities for new habitat creation and extensive tree planting.</p> <p>A drainage strategy will be designed and implemented to effectively manage any flood risk. Sustainable Drainage Systems (SuDS), such as attenuation basins, will be integrated throughout the site to mimic natural drainage and slow any surface water run-off, while providing both ecological and amenity value.</p>
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<p>Housing Need, Mix and Affordability</p>	<p>The site will deliver approximately 135 new energy efficient homes, in a mix of types and tenures, with affordable housing provision.</p> <p>In collaboration with the Council, a balanced mix of homes will be agreed, from smaller properties to first-time buyers and family homes. A policy compliant provision of affordable housing will be delivered to meet the needs of the area.</p> <p>The site is allocated within the emerging Hinckley and Bosworth Local Plan 2020 – 2041, which recognises Markfield and Groby as 'Key Rural Centres' and highlights the growing need for additional housing in the borough.</p> <p>The updated 2024 NPPF increased housing targets in Hinckley and Bosworth by 59%, from 433 to 689 homes a year. As a result, the Council must identify suitable sites for development.</p>
<p>Identity and Local Governance</p>	<p>Taylor Wimpey appreciates the comments received regarding the identity of the area and the clarification regarding Field Head and Markfield. Local identity and community representation is important and has led the consultation.</p> <p>Taylor Wimpey will continue to engage with both Markfield and Groby Parish Councils to deliver a well-designed scheme that meets the needs and priorities of the area.</p>

## **6.0 CONCLUSION**

This report outlines the Client's approach to consultation and engagement with key stakeholders and the wider community in support of the Outline planning application for Land east of Ratby Lane, Markfield.

As demonstrated throughout this SCI, the Client and DevComms have sought to undertake a programme of engagement and consultation to ensure local residents and stakeholders were aware of the proposals and given the opportunity to provide feedback and comments.

Engagement was delivered through a bespoke consultation programme which included the distribution of a consultation notification leaflet to 995 residential and business addresses in proximity to the site, along with a site-specific consultation website, advertisement in the local newspaper, the Markfield Herald, a public exhibition event and direct outreach to local elected members – including a stakeholder preview presentation. A total of 26 unique pieces of feedback was received, which highlights a range of views and priorities.

The feedback received indicated clear support for elements of the scheme, including support for the delivery of more affordable homes and bungalows, along with the proposed public open space areas. Comments were raised throughout relating to traffic, road safety and local infrastructure capacity. 70% of respondents indicated a desire to be updated on the site's progress, with some residents verbally indicating a desire to purchase a property.

This consultation process and the feedback gathered has provided valuable insight into the priorities, views and primary issues of the local community and stakeholders. The Client and DevComms would like to thank all those who engaged with the consultation, attended the public exhibition event, or provided comments throughout the process.

The Client has committed to keeping stakeholders informed and updated throughout the planning process and maintaining communication.

# APPENDIX A

STAKEHOLDER  
NOTIFICATION EMAIL

**Archived:** 16 April 2025 14:47:37

**From:** [Dominic Stanford](#)

**Mail received time:** Thu, 20 Feb 2025 08:49:16 +0000

**Subject:** Preview Session Invitation - Residential Development on Ratby Lane

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Dear Cllr Lambert,

I am writing to invite you to an invite-only preview session of our upcoming public exhibition to introduce you to Taylor Wimpey's proposed development at 'Land east of Ratby Lane'. Our proposals offer the chance to create a sustainable extension to Markfield, delivering much-needed new homes, new play facilities and open space, and cycle and footpaths to promote active travel.

### **Our proposals**

We are preparing an outline planning application for approximately 130 homes, reflecting the site's draft allocation in the emerging Hinckley and Bosworth Local Plan. While we understand the council's next consultation is expected in Spring 2025, we are committed to engaging with stakeholders at this early stage to help shape our proposals.

Our site is located to the east of Ratby Lane and south of Jacqueline Road, adjacent to the existing built-up areas of the village to the north and west of the site ? providing the opportunity to create a sustainable and well-connected development, in close proximity to existing services and facilities in Markfield.

Our proposals feature a range of housing types and tenures to meet local needs, including bungalows and provision for affordable housing, providing the opportunity for first time buyers, families and those wishing to downsize.

Roughly a quarter of the site will be dedicated to public open space and green space, including play spaces for children, green infrastructure, and new areas to support local wildlife and nature habitats. The proposals aim to achieve a biodiversity net gain of at least 10% and integrate footpaths and cycleways to promote active travel, connectivity, and sustainability.

### **Next steps**

We are committed to engaging with local partners and stakeholders and, as you may have seen in the Markfield Herald, we will be launching a public consultation on Monday 24th February 2025. This will include a dedicated consultation website at [www.taylorwimpeymarkfield.co.uk](http://www.taylorwimpeymarkfield.co.uk) and a public exhibition event on Monday 3rd March 2025 at The Fieldhead Hotel in Markfield.

We would like to invite you to an exclusive preview session of the public exhibition where the project team will be on hand to discuss our proposals for Markfield in detail.

### **Stakeholder Preview Session**

Date: Monday 3rd March 2025

Time: 1.30pm ? 3pm

Location: Charnwood Suite, The Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS

If you would like to attend the preview session, please confirm your attendance by return email, or by

calling me on 07553 210 036.

I look forward to hearing from you.

Yours sincerely,  
Dominic

## About Taylor Wimpey

Taylor Wimpey, one of the UK's largest homebuilders with over a century of heritage, is a trusted and reputable partner known for delivering high-quality, sustainable developments. Operating from 22 regional businesses across the UK, we are committed to building greener, healthier homes, creating thriving communities, and providing excellent customer service. In 2023, we contributed £405 million to local communities to support improvements and new facilities and delivered 10,848 homes.

To find out more about Taylor Wimpey, please visit our website [here](#).



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### DevComms

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East Office: Nine Hills Road, Cambridge CB2 1GE | E: [info@devcomms.co.uk](mailto:info@devcomms.co.uk)

South West Office: Clockwise office, Generator Building, Finzels Reach, Counterslip, Bristol, BS1 6BX | E: [info@devcomms.co.uk](mailto:info@devcomms.co.uk)

Midlands Office: Somerset House, 37 Temple St, Birmingham B2 5DP | E: [info@devcomms.co.uk](mailto:info@devcomms.co.uk)

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## APPENDIX B

CONSULTATION  
NOTIFICATION LEAFLET



## Have YOUR SAY

To find out more and provide us with your feedback please visit [taylorwimpeymarkfield.co.uk](http://taylorwimpeymarkfield.co.uk) or scan the QR code.

0800 0803 290

@ [taylorwimpeymarkfield@devcomms.co.uk](mailto:taylorwimpeymarkfield@devcomms.co.uk)

✉ FREEPOST DEVCOMMS

**Taylor  
Wimpey**



All feedback is important and will be reviewed prior to the submission of a planning application to help shape our future proposals. Please submit your feedback no later than Monday 10th March 2025.

If you are unable to access the plans, please get in touch using the contact details on the left.

LAND EAST OF RATBY LANE

*Markfield*



Taylor Wimpey, one of the UK's largest homebuilders, is bringing forward exciting plans for a new sustainable extension to the village of Markfield at its site to the east of Ratby Lane.

Our aim is to create a vibrant community where residents can thrive, working with Hinckley and Bosworth Borough Council to deliver high-quality, energy efficient new homes that meet the needs of local people.

## Share Your Views

We want to hear what the local community thinks about our developing proposals. We have launched a public consultation for you to share feedback with us online, in-person or by contacting us directly.

You can find out more about our proposals by visiting our website [taylorwimpeymarkfield.co.uk](http://taylorwimpeymarkfield.co.uk), or attending our public exhibition event.

## Event Details

Date	<b>Monday 3rd March 2025</b>
Time	<b>3.30pm – 7.30pm</b>
Address	<b>Charnwood Suite at The Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS</b>

**Taylor  
Wimpey**

# Planning Context

## The need for new Housing

Hinckley and Bosworth Borough Council started work on a new Local Plan in 2017, highlighting a growing need for additional housing in the borough. As a result, the council must identify additional sites that are suitable for development.

Our site off Ratby Lane is now allocated for development of approximately 130 homes in the draft Hinckley and Bosworth Local Plan 2020 – 2041.

## Our vision

**We want to create a vibrant community with energy-efficient, beautifully designed homes that prioritise sustainability and comfort.**

Our masterplan has been designed to respond to the existing characteristics of the site and to create a well-connected extension to Markfield.



### High-quality homes

Approximately 130 sustainable homes, including affordable housing. All new homes will feature low-carbon technologies, energy efficiency, and modern materials for minimal environmental impact.

### Environment and Ecology

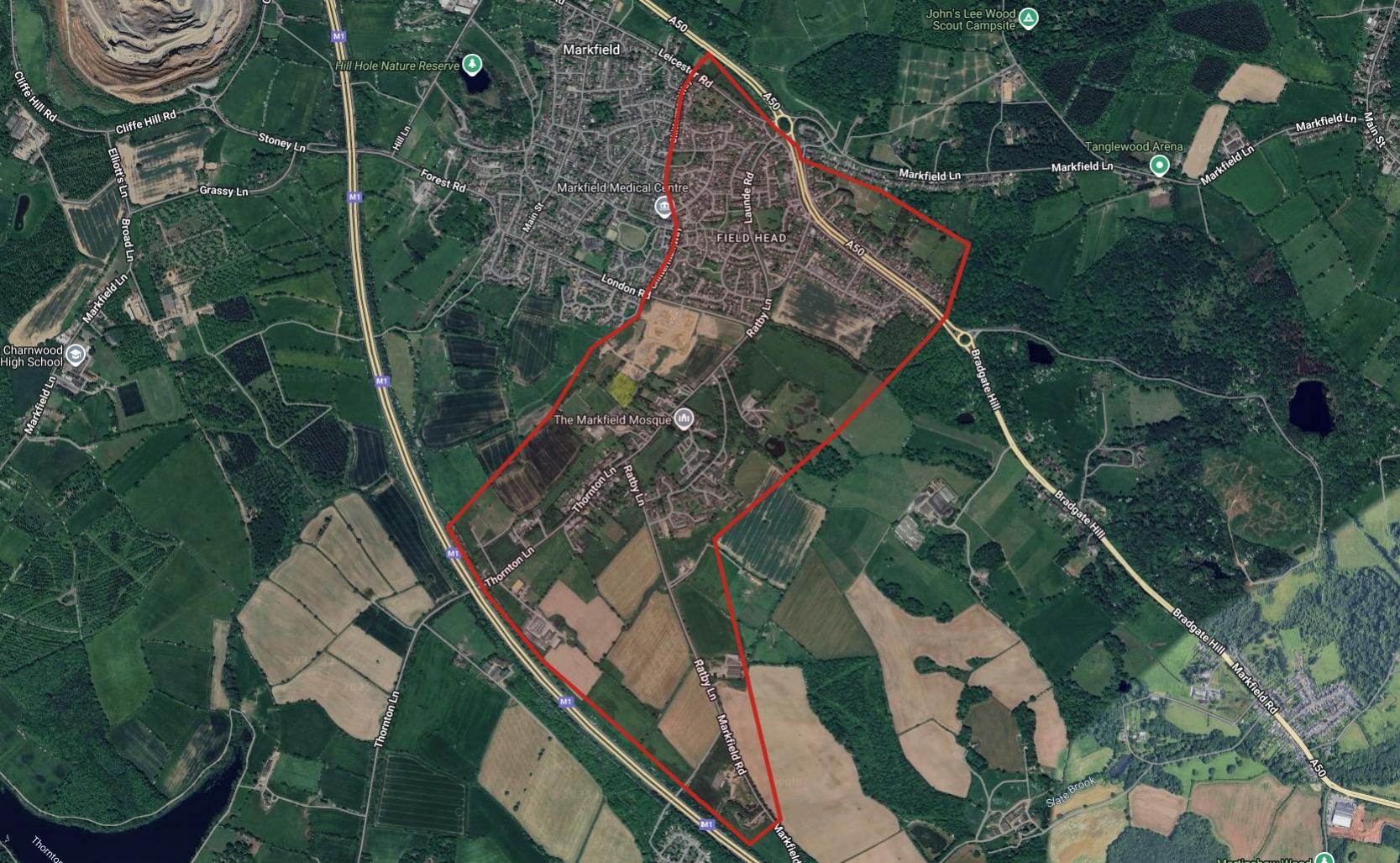
The site will feature open spaces with tree planting and hedgerows inspired by Charnwood Forest and sustainable drainage systems. The proposals seek to provide biodiversity enhancements, achieving a 10% biodiversity net gain.

### Transport and connectivity

The site will have an access point on Ratby Lane and safe, well-lit routes connecting to local services, bus stops, and Public Rights of Way, promoting walking, cycling, and green corridor movement.

# APPENDIX C

CONSULTATION  
NOTIFICATION LAFLET  
MAILING AREA



## **APPENDIX D**

ADVERT IN MARKFIELD  
HERALD

## MONTHLY UPDATE

from Peter Bedford MP

IT'S BEEN a busy start to the year...

**MID LEICESTERSHIRE'S BEST PUB CAMPAIGN:** I realise it's a really difficult time for the hospitality industry and I'll keep fighting for our local pubs. I'm fully aware of how tough the trade is, and how hard it will be to budget for the Employer's National Insurance rise and reductions in Business Rate Relief.

I've launched my campaign to find Mid Leicestershire's "best pub"! From Monday 24th February, you will be able to review for your favourite pub, so make sure to keep an eye out on my social media channels for more information on how to get involved.

I recently had the pleasure of meeting HRH King Charles III and Queen Camilla at a Buckingham Palace reception held to welcome new MPs. What an honour and I won't forget for a very long time!

**POST OFFICE CLOSURES?** I'm deeply concerned at proposals to close two vital Post Offices in Groby and Ratby.

I, along with Councillors O'Gorman and Harris, am worried about the effect this would have on the villages, and the residents that rely on these important community assets.

The implications of which would threaten accessibility for hundreds of residents, especially the most vulnerable in society.

As such I have written to the Chair of the Leicestershire Post Office Group, to request a face-to-face meeting, so that I can put forward the case for retaining these essential services.

**FLOODING:** I am also aware of the flooding issues that plague Groby & Ratby. Many residents raised concerns during the last session, and I continue to work with local councils and the Government to ensure that the right focus and resource is placed on this important environmental issue. During the month I was thrilled to welcome constituents to both Peter Bedford MP surgeries. These provide valuable opportunities for me to hear first hand about issues affecting our rural communities.

I will be hosting more flooding surgeries throughout 2025 so do keep an eye out using my social media channels. Please do not hesitate to book in if you have an issue that I can help with.

**MY NEXT SURGERY IS:** Saturday 8th March – Ratby – 10AM-12PM.

Finally, I would like to invite you to participate in my local crime survey to enable me to better understand the crime issues in your area.

If there is anything that I or my office can be of assistance with please do not hesitate to contact us: either by telephone (0116 507 7162) or, by email (peter.bedford.mp@parluk.co.uk) and we will be happy to help.

### Peter Bedford MP

Member of Parliament for Mid Leicestershire  
4 Cropton Road, Anstey, LE7 7BZ  
E: peter.bedford.mp@parluk.co.uk  
T: 0116 507 7162

## Markfield Community Association News

From Ron & Dawn Grantham  
07885 243033 or 07904 222552

### Mayflower Club

I EXPECT THAT many of you have done a wordsearch puzzle at some time or other.

The English language version first appeared in an American newspaper in 1968 and we now commonplace across the world. There is now an annual World Wordsearch Championship and even a World Wordsearch Day. So, using the first names of all our members we created our own Wordsearch puzzle. Well done to Carol who unravelled the puzzle in the quickest time.

Our annual "Burns Supper" took place on the 22nd January to mark the birth of Scotland's most famous poet Robbie Burns. To the sounds of bagpipes we recalled the Burns' traditional piping competition paraded into the hall. Dressed in her tartan, our Scottish representative Carol McMoffat duly addressed the Haggis (fortunately in English) before stabbing it with a "dirk". After toasting the Haggis with wee dram of whisky members enjoyed a meal of Haggis, Scottish savoury mince, sausages, tatties and neeps followed by Scottish Shortbread and a Bru. Then followed our annual competition for the best Burns' poem. The caber was well-entitled for a "Haggis the Haggis challenge"! After a competitive play off, John emerged as the winning champion and of course won a haggis and a tub of Scottish sweets.

### Chinese New Year

ON THE 29TH JANUARY we celebrated the Chinese New Year.

This year is the year of the snake. In Chinese culture the snake is a symbol of power in a race with the Jade Emperor. Palace so, years are named in the order that they finished the race. The snake came sixth. People born in the year of the snake are considered to be wise, sympathetic and intuitive. They can also be perceptive, vain and materialistic. The Chinese are traditionally very conscious of all different aspects of life and blessings especially around good fortune, happiness, prosperity, longevity and of course good luck. So, brass models of the Chinese Star God deities Fu, Lu and Shou who represent these blessings were present at our celebration along with the Foo Dog or Lion Dog who wards off misfortune. As our very own Hie Sing Singers and the Mayflower Singers opened up their Chines Fortune cookies to reveal their prospects for the coming year. Members then had a go at making Chinese lanterns and dragon puppets so "Gong hei fat choy" or Happy Chinese New Year to you all.

### Our 12th Anniversary

IN THE COMING weeks we will be celebrating the 12th Anniversary of the Club, celebrating Saint David's and Pancake Days and marking the end of World War Two.

The Mayflower Club meets at the Congregational Community Church Rooms on Main Street, Markfield.

Our Friendship Club and Arts and Crafts group meet Monday afternoons with our Mayflower Club session being held on Wednesdays afternoons.

All sessions are from 2pm to 4pm and only cost £2.50p per session with a cuppa and light refreshments thrown in.

### Markfield Good Neighbours Scheme

THE SCHEME IS still out there providing help, support and information to our residents.

If you need any help or support or know someone who does please give us a call and we will see what we can do for you.

### Ron and Dawn Grantham

Markfield Community Association

Contact Numbers: 07885 243033 or 07904 222552



At the recent Surgery in  
Markfield, with Cllr Claire Harris



SCAN ME for the Crime Survey



You can only live once, but if you do it right, once is enough.

LAND EAST OF RATBY LANE

Markfield

## Taylor Wimpey to launch consultation on plans for new sustainable residential development in Markfield.

Award-winning housebuilder Taylor Wimpey will invite residents to provide feedback on plans for a sustainable new neighbourhood in Markfield this month.

The site, known as Land east of Ratby Lane, has a draft allocation in the emerging Hinckley and Bosworth Local Plan. Proposals include around 130 high-quality homes within tree-lined streets, with public open space, play areas, and enhanced links for walking and cycling.

The proposals dedicate roughly a quarter of the site to public open spaces and green areas, helping to deliver a biodiversity net gain of 10%. Features such as hedgehog highways, bug hotels, and bat and bird boxes will help in providing and improving habitats for local wildlife, while green spaces will provide areas for recreation and community use.

The proposals for land east of Ratby Lane feature a range of housing types and tenures that meet local need, including bungalows and provision for affordable housing, providing the opportunity for first time buyers, families and those wishing to downsize.

Taylor Wimpey is committed to sustainability, having become the first UK housebuilder to achieve the Carbon Trust Standard, and is testing a wide range of new technologies to help provide insight into how they can address major industry challenges to transition into high quality, low carbon homes. This could include features such as EV charging points and the inclusion of solar panels.

A spokesperson for Taylor Wimpey said, "we're excited to share our proposals for a sustainable neighbourhood in Markfield and hear feedback from the community. Our plans will deliver much needed homes, including affordable housing, open spaces to benefit people and local wildlife."

A dedicated consultation website will launch on Monday 24th February 2025, to provide information about Taylor Wimpey's proposals and offer residents the opportunity to share their feedback. In addition, a public exhibition event where residents can meet the project team and ask questions directly will be held as detailed below.

### Public Consultation

From Monday 24th February 2025, visit [www.taylorwimpeymarkfield.co.uk](http://www.taylorwimpeymarkfield.co.uk) to learn more and share your views.

Feedback can also be submitted via email to [taylorwimpeymarkfield@devcomms.co.uk](mailto:taylorwimpeymarkfield@devcomms.co.uk) by phone on 0800 080 3290 or by mail to 'Trostpost DEVCOMMS'.

### Public Exhibition Event

The event will take place between 3.30pm and 7.30pm on Monday 3rd March 2025 at the Charlwood Suite at 'The Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS.

[www.taylorwimpeymarkfield.co.uk](http://www.taylorwimpeymarkfield.co.uk)

0800 080 3290 [taylorwimpeymarkfield@devcomms.co.uk](mailto:taylorwimpeymarkfield@devcomms.co.uk)

Taylor Wimpey

## APPENDIX E

ARTICLE IN GROBY  
SPOTLIGHT

# ANOTHER HOUSING PROPOSAL FOR FIELD HEAD

**HOUSEBUILDERS** Taylor Wimpey would like to build 130 new homes on land at Field Head to the east of Ratby Lane and south of Jacqueline Road. Although administratively within Groby Parish the development would for practical purposes look to Marketfield for services, as the proposed development is as being roughly 10 minutes walking distance from Marketfield Village Centre, "which offers key services including a school, shops, a GP practice and community facilities."

## The proposal

- **APPROXIMATELY** 130 new homes, in a mix of types and tenures, with affordable housing provision.
- **ENERGY EFFICIENT** homes, with a range of sustainability features.
- **NEW OPEN SPACES**, including green corridors and equipped play areas.

- **BIODIVERSITY ENHANCEMENTS**, achieving at least a 10% Biodiversity Net Gain.
- **NEW WALKING** and cycling routes to improve connections into Marketfield and the surrounding area.

## The site and the draft Local Plan

THEY ADD that the site "is now allocated for development of around 130 homes in the draft Hinckley and Bosworth Local Plan 2020 – 2041."

A spokesperson for Hinckley and Bosworth Borough Council clarified the meaning of this statement: "The Taylor Wimpey site was included as a draft allocation in the Regulation 18 draft Local Plan consulted on in summer 2024. This carries limited planning weight at present, however should the proposal be adopted in future iterations of the Local Plan for consultation (Regulation 19 and then submission to the Government) then the proposed allocation will gain further weight as it goes through the process."

## Feedback from the public consultation

AS PART OF ITS consultation the company held a public exhibition of the proposal at the Field Head Hotel on 3rd March, and provided an opportunity to share thoughts with them by 10th March either in person or by using the online response form at



taylorwimpeymarketfield.co.uk. The first two hours enabled councillors to have a preview.

The Field Head event coincided with the monthly meeting of Groby Parish Council, so feedback at the Council meeting was limited. Not all parish members were disturbed by some of the comments that a borough councillor had heard were circulating.

The first was that no councillors had attended, but both Groby and Marketfield councils were represented, and at least seven councillors and a parish clerk are members of all three subcommittees. Nichola Weller, Senior Strategic Land & Planning Manager at Taylor Wimpey, said: "We were delighted to welcome local elected representatives from Hinckley and Bosworth Borough Council, Groby Parish Council, and Marketfield Parish Council to an exhibition preview session on Monday 3rd March, ahead of opening the

exhibition to members of the public. Both sessions were well-attended."

The second issue raised was that some residents were told that apparently the Councillors were only interested in the roundabout being sorted out and that "they were quite happy for the development to proceed". This comment was greeted with dismay. Whilst it is true that Councillors have great concerns over the traffic issues, they raised all sorts of questions regarding the proposal and Nichola Weller responded that both sessions provided an inclusive environment for wide ranging discussions with both residents and other local stakeholders on a variety of topics related to our proposal."

At this stage there has been no opportunity for the two councils to discuss this outline proposal, but the early indications are that the initial reaction is that the environmental impact and pressure

on local services are unacceptable. These are issues they will have to consider in due course.

A planning application is sure to come, followed no doubt by an expensive appeal even if it is refused by the Borough Council. The outcome is not clear. Cash strapped councils will be unevenly matched, as at 31 December 2024 Taylor Wimpey had a cash balance of £47,000,000.

Most people agree we need more houses and it's the housebuilders that need to deliver them. The dilemma is where to put them that residents need to do without a strain on services, cause environmental damage, or materially reduce the quality of life for others. Residents of both Groby and Marketfield may well decide that this proposal does not pass these tests.

**Norman Griffiths**

## Lost in translation ...

ARE YOU travelling this Spring? Keep an eye out for those delightful translations into English that didn't quite make it...

- Danish airline: We take your bags and send them in all directions.
- Heathrow: No electric people carrying vehicles past this point.
- Japanese taxi: Safety first: please put on your seatbelt. Prepare for accident.
- Kenyan maternity ward: No children allowed.
- Beijing shop: Haircuts half price today. Only one per customer.

My three favourite things are eating my family and not using commas.

## Wise Words

"Optimism is a happiness magnet. If you stay positive, good things and good people will be drawn to you." —Mary Lou Retton, American gymnast

# Leicestershire County Council Budget Update

**MULTI-MILLION-POUND** investment in supporting vulnerable people, tackling flooding and fixing potholes have been given the green light, as Leicestershire County Council finalises its budget.

£4.49 per cent Council Tax rise from April – £1.49 per week for a band D house – is also part of the four-year plan given the thumbs-up at a meeting on Wednesday 19th February.

Budget plans show rapidly rising demand for services, and inflation, is driving up costs by £214m, compared to expected extra income and savings of £123m.

Around £95m more will now be spent supporting vulnerable children and adults, the current programme for fixing potholes and flooding will increase by £28m and another £1.5m will be invested in helping communities clean up and become flood-ready, bringing the total to £18.4m by 2029.

Reserves will be used to manage a small budget gap next year – by 2027, this gap is forecast to increase to £38m and rise to £91m by 2029.

The council's yearly budget totals £615m – the authority is one of the biggest organisations in the county, spending around £10m every week on crucial services for Leicestershire residents.

## THE BUDGET AT A GLANCE:

- The books balance for next year by using reserves to manage a small gap – with a budget gap of £38m in 2027, rising to £91m by 2029
- £1m extra to support flood-hit communities – following the devastating flooding in the New Year, plus £500k until April
- £95m more to support vulnerable people – in response to huge increase in demand
- An increase on the current four-year capital programme of £28m to help fix potholes and repair roads – taking the total spent on roads and repairing infrastructure, major schemes and last year to £150m
- A Council Tax rise of 4.49% from April – generating an extra £20m, which covers only the National Living Wage and National Insurance rises before any increased service demand is taken into account
- £33m of savings – including redesigning services, reducing the cost of back-office support services by maximising digital technology and smarter procurement, plus £52m to bring spending on SEND more in line with Government funding
- A £439m four-year capital pot – to fund one-costs of building roads, social care accommodation, new school places needed to support new housing, and more

A consultation on the budget proposals ran from 18 December to 19 January.

Residents' Council Tax bills include levies from district councils, police, fire and parish and town councils who all set their own budgets.

## Miscellaneous observations on life:

- In the 60s, people took LSD to make the world weird. Now the world is weird, and people take Prozac to make it normal.
- When a minister rehearses his sermon, is he practising what he preaches?
- If walking/cycling is good for your health, our postmen will be immortal.
- The fastest land mammal is a toddler who's been asked what's in their mouth.

## Letter to God

A SUNDAY SCHOOL teacher invited her children to write a letter to God.

They were to bring their letter back the following Sunday. One little boy wrote, "Dear God, we had a good time at church today. Wish You could have been there."



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OK, just so everybody's clear, I'm going to put my glasses on.

## APPENDIX F

CONSULTATION  
WEBSITE PAGES



## Welcome

Welcome to Taylor Wimpey's consultation website. Thank you for your interest in the proposals for our site known as 'Land east of Ratby Lane, Markfield'.

Taylor Wimpey is currently preparing a planning application for around 130 homes, new public open space, green infrastructure, and a children's play area. Our vision is to create a sustainable extension to Markfield, designed to meet local needs while respecting the character and history of the area.

The site has been allocated by Hinckley and Bosworth Borough Council in their draft local plan, which sets out locations suitable for development across the borough. We want to deliver a site which integrates into the existing community of Markfield and includes thoughtfully designed green spaces and infrastructure for the benefit of the community. We want to hear what you think about our proposals so far.

### Community Engagement

The input of the local community at this stage is important, so that we can understand local thoughts on the proposals before the submission of an application.

Please take the opportunity to view our initial proposals on the website and share your thoughts with us before Monday 10<sup>th</sup> March 2025, via our [Have Your Say](#) form.

We will also be holding a public exhibition event for residents to view our proposals in person and speak to the project team directly, the event details are as follows -

### Public exhibition event

**Date:**  
Monday 3<sup>rd</sup> March 2025

**Time:**  
3.30pm – 7.30pm

**Location:**  
Charnwood Suite, The Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS

## About Taylor Wimpey

Taylor Wimpey, one of the UK's largest homebuilders with over a century of heritage, is a trusted and reputable partner known for delivering high-quality, sustainable developments. Operating from 22 regional businesses across the UK, we are committed to building greener, healthier homes, creating thriving communities, and providing excellent customer service.

Taylor Wimpey makes a positive contribution to the communities in which it works by providing infrastructure and making financial contributions to local authorities.

To find out more about Taylor Wimpey, please visit our website [here](#).





EAST OF RATBY LANE, MARKFIELD

## The Site

Our site is located to the east of Ratby Lane and south of Jacqueline Road, adjacent to the existing built-up areas of the village to the north and west of the site, providing the opportunity to create a sustainable and well-connected development.

The site is located roughly 10 minutes walking distance from Markfield Village Centre, which offers key services including a school, shops, a GP

practice and community facilities. It has excellent transport links, providing easy access to Leicester, the M1 and A50, and nearby towns. Local bus stops are within walking distance, with the nearest around 225 metres from the site, connecting residents to employment and leisure opportunities in Leicester, Coalville and the surrounding areas.

## Site location plan



## Housing Need in Markfield

The recent Hinckley and Bosworth Local Plan – where Markfield has been recognised as a 'Key Rural Centre' – highlights a growing need for additional housing in the borough, which is further supported by the updated National Planning Policy Framework (NPPF), which has increased housing targets by 59%, from 433 to 689 homes a year. As a result, the council must identify suitable sites for development.

The adopted Markfield Neighbourhood Plan also recognises the requirement for a minimum of 334 new homes between 2020 and 2039 and identifies a large proportion of older households in the village, indicating an increased demand for housing suitable for downsizers.

## Hinckley and Bosworth Local Plan 2020-2039



Consultation Draft Plan

Hinckley & Bosworth  
Borough Council

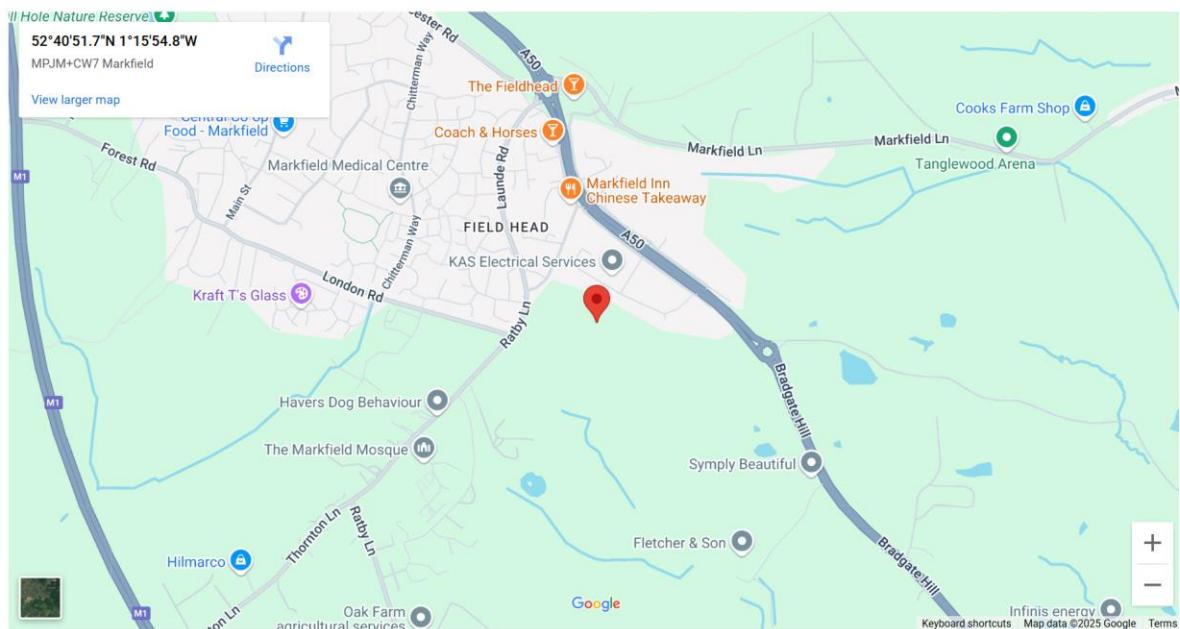
Regulation 18  
June 2021

## Planning History & Context

Hinckley and Bosworth Borough Council started work on a new Local Plan in 2017, highlighting a growing need for additional housing in the borough. As part of the process of preparing the Draft Local Plan, the council must identify suitable sites for development. Our site east of Ratby Lane, is now allocated for development of around 130 homes in the

draft Hinckley and Bosworth Local Plan 2020 – 2041. We have been working closely with officers from Hinckley and Bosworth Borough Council to develop proposals for the site that meet the aspirations of the Council and the local community.

## Map showing site location



### EAST OF RATBY LANE, MARKFIELD

## Our Vision

We want to create a vibrant and sustainable community where residents can thrive. We aim to deliver high-quality, energy-efficient homes that are beautiful but also environmentally friendly, integrating sustainability features to minimise our carbon footprint.

By creating a strong sense of community, prioritising public open and green spaces, and providing easy access to essential services, we will create a place where people can live, work, and play, creating a better future for generations to come.

Please view our indicative masterplan below. You can click to expand.



## Our Proposals

- **Approximately 130 new homes**, in a mix of types and tenures, with affordable housing provision.
- **Energy efficient homes**, with a range of sustainability features.
- **New open spaces**, including green corridors and equipped play areas.
- **Biodiversity enhancements**, achieving at least a 10% Biodiversity Net Gain.
- **New walking and cycling routes** to improve connections into Markfield and the surrounding area.

We are currently preparing an Outline planning application, which will set out the rough scale and parameters of the development, including access into the site. If our Outline application is approved, we will submit a Reserved Matters application to agree the layout, appearance and further details of the site.

## High-Quality Homes

Nature and the environment are at the heart of our plans. We aim to create a community where green spaces are integrated into everyday life – a new children's play area, along with informal recreation areas will provide places for all ages and abilities to rest, relax and play.

A connected network of green infrastructure, footpaths and cycleways will link up new public open spaces with recreational routes and informal mown pathways around the new homes and open spaces. This will provide opportunities for new habitat creation and extensive tree planting to enhance the existing character of the site and reflect the character of the Charnwood Forest landscape.

Integrated Sustainable Urban Drainage Systems (SuDS) will form an integral part of the development's green infrastructure, promoting local ecology and biodiversity and provide a distinctive character to the development, while also assisting in mitigation against flooding and accommodating surface water drainage, mimicking natural drainage of the site.



## Transport and Movement

The site will be accessed from a single point off Ratby Lane, opposite Victoria Gardens, allowing vehicular, pedestrian and cycle access.

The layout has been designed to promote sustainable and active travel while supporting personal health and well-being. High-quality

walking and cycling routes will link internal streets and public open spaces, providing easy access to the bus stop on Ratby Lane and sustainable connections to Markfield and nearby towns. Pathways will be well-lit, accessible, and safe, prioritising traffic-free movement along green corridors and tree-lined streets.

## Environment and Ecology

Nature and the environment are at the heart of our plans. We aim to create a community where green spaces are integrated into everyday life – a new children's play area, along with informal recreation areas will provide places for all ages and abilities to rest, relax and play.

A connected network of green infrastructure, footpaths and cycleways will link up new public open spaces with recreational routes and informal mown pathways around the new homes and open spaces. This will provide opportunities for new habitat creation and extensive tree planting to enhance the existing character of the site and reflect the character of the Charnwood Forest landscape.

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## Contact Us

### Thank you for visiting our website and your interest in our proposals for a new sustainable development in Markfield.

If you have any further questions or would like to speak to a member of the team, please do not hesitate to get in touch using the contact information below:

✉ [taylorwimpeymarkfield@devcomms.co.uk](mailto:taylorwimpeymarkfield@devcomms.co.uk)

✉ FREEPOST DEVCOMMS

📞 0800 0803 290

We will also be holding a public exhibition event for residents to view our proposals in person and speak to the project team directly, the event details are as follows:

#### Public exhibition event

**Date:**  
Monday 3<sup>rd</sup> March 2025

**Time:**  
3.30pm – 7.30pm

**Location:**  
Charnwood Suite, The Fieldhead Hotel, Markfield Lane, Markfield, LE67 9PS

We would be happy to provide physical copies of the consultation information on this site. If you require these, please get in touch.



EAST OF RATBY LANE, MARKFIELD

## Have Your Say

**We have launched a public consultation so we can better understand your priorities for our site in Markfield. We invite you to look at the information provided on this website and share your views using the online form below.**

We will be running the consultation online for a period of three weeks. We will still be able to accept feedback after this period, but we politely ask that you submit your comments before **Monday 10<sup>th</sup> March 2025**.

[Click here to Complete a Feedback Form](#)

### Thank you for completing our feedback form

All comments received will be reviewed and considered as our proposals progress through the planning process.

Taylor  
Wimpey

[Home](#) [The Site](#) [Our Vision](#) [Contact](#) [Have Your Say](#)

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[f](#) [t](#) [g+](#) [d](#)

## APPENDIX G

EXHIBITION ROLLER  
BANNERS

# Markfield

LAND EAST OF RATBY LANE

A sustainable extension to Markfield

Welcome

**Thank you for taking the time to attend our consultation today to view our proposals for land off Ratby Lane, Markfield.**

The information on display has been prepared to give you an understanding of our emerging vision for the site before we submit a planning application to Hinckley and Bosworth Borough Council.

We plan to submit an outline planning application with all details reserved except for access.

## Feedback

If you have any questions, there are members of the project team here today who would be happy to help, so please don't hesitate to ask.

We value your feedback, so please do take the time to fill in a feedback form to let us know what you think.

## About Taylor Wimpey

Taylor Wimpey is a 5-star homebuilder with a history of homebuilding and construction dating back more than 100 years.

As a responsible developer, Taylor Wimpey is committed to working with local people and communities.

Taylor Wimpey makes a positive contribution to the communities in which it works by providing infrastructure and making financial contributions to local authorities.

**Taylor  
Wimpey**



# Markfield

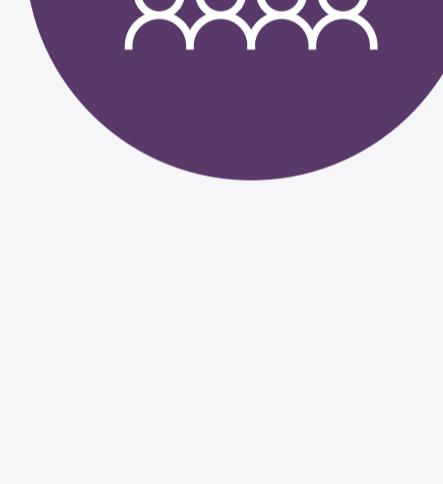
LAND EAST OF RATBY LANE

## The Site & Policy Context

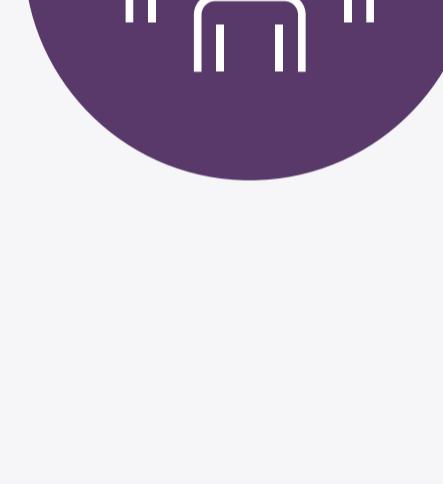
Our site is located to the east of Ratby Lane and south of Jacqueline Road. Its position provides an opportunity to create a sustainable and well-connected development given its proximity to the existing buildup areas of the village to the north and west.



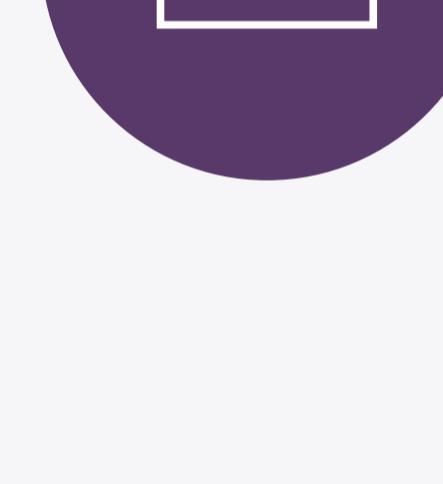
**10 minutes walking distance from Markfield Village Centre, offering access to:**



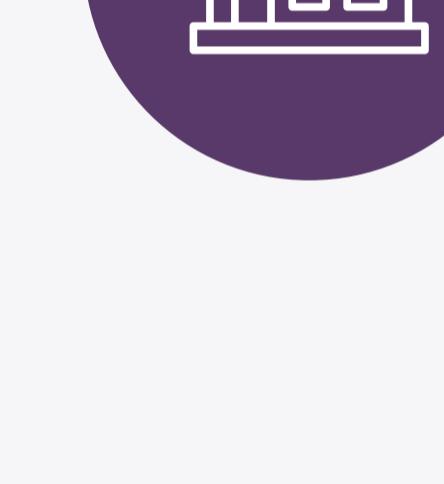
**School**



**Shops**

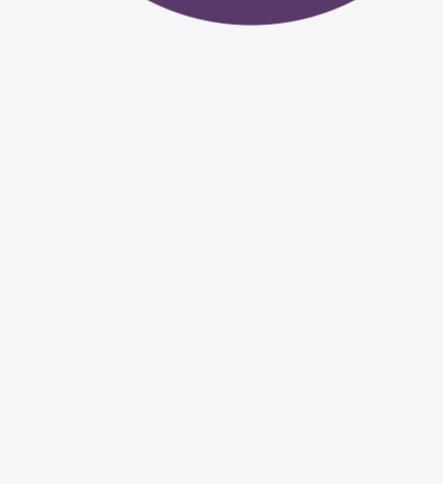


**GP Practice**

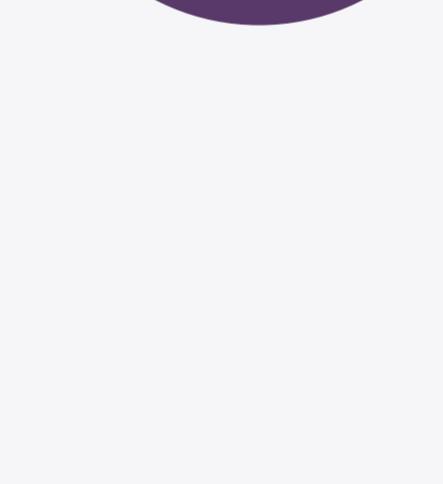


**Community Facilities**

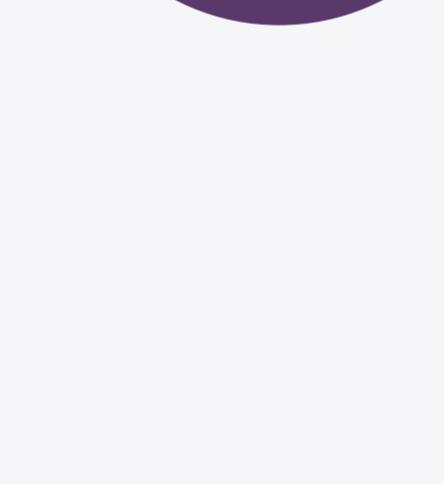
**Excellent transport connections:**



**Easy access to Leicester, the M1 and A50.**



**Bus stop within 225 metres of the site.**



**Links to employment and leisure opportunities in Leicester, Coalville and surrounding areas.**

## The need for housing

Hinckley and Bosworth Borough Council started work on a new Local Plan in 2017, highlighting a growing need for additional housing in the borough. As a result, the council must identify additional sites that are suitable for development.

Our site off Ratby Lane is now allocated for development of around 130 homes in the draft Hinckley and Bosworth Local Plan 2020 – 2041.

**Taylor  
Wimpey**



# Markfield

## LAND EAST OF RATBY LANE



## Our Vision

The vision for the land off Ratby Lane is to create a vibrant new neighbourhood that seamlessly integrates with the settlement's character and helps meet its housing needs. The development will feature a mix of market sale and affordable homes, alongside thoughtfully designed public open spaces that are accessible and attractively landscaped for the enjoyment of both new and existing residents.

Additionally, the project will enhance the site's ecological value, promoting biodiversity and sustainability.

This site offers an opportunity to deliver a high-quality, environmentally conscious, and design-led community on Markfield's south eastern edge.

Homes will be set within a beautifully landscaped environment, designed to support sustainable and healthy lifestyles, and incorporating features to ensure climate resilience and adaptability.

# Taylor Wimpey



# Markfield

## LAND EAST OF RATBY LANE

### Our Proposals

We want to build a high-quality development that provides new homes, public open space, play spaces, and improved connections for walking and cycling.



### Our application will include the following:

- Approximately 130 new homes, of which 40% will be affordable housing, in line with local policy requirements
- Biodiversity enhancements as part of our commitment to achieving a minimum 10% net gain in biodiversity value
- Green spaces integrated throughout, including a children's play area and informal recreation spaces for all ages, with new footpaths and cycleways to encourage active lifestyles and connect the community
- A new sustainable drainage system to enhance biodiversity, mitigate flood risk and support a sustainable environment

**Taylor  
Wimpey**



# Markfield

LAND EAST OF RATBY LANE

## Sustainability



2021 Building Regulations compliant home



2025 Future Homes standard home

Our proposals will provide social and economic benefits, while also protecting and improving the environment. This includes implementing measures to mitigate and adapt to the effects of climate change.

In 2021, Taylor Wimpey launched our Environmental Strategy, setting out science-based targets to join the global fight to stop climate change, improve access to and enjoyment of nature for our customers, and use fewer and more sustainable resources.

A key element of our Environmental Strategy is the sustainable design of the homes themselves.

The images above showcase the sustainable technologies integrated into our current homes to comply with Part L and F Building Regulations, which came into effect on 15 June 2022 and the range of enhancements we believe will be needed for our house types to meet the Future Homes Standards in 2025.

**Taylor  
Wimpey**



# Markfield

LAND EAST OF RATBY LANE

## Natural Environment

As part of the planning application an illustrative landscape strategy plan will be submitted, which will outline the areas of the site designated for public open space, landscape buffers, and other green spaces.



### Our plans include:

- Around 1.22ha of the new neighbourhood will be set aside for green infrastructure enhancements, including areas of informal/ semi-natural open space.
- A formal children's play area in the form of a Locally Equipped Area for Play, providing spaces for all ages and abilities.
- Ecological enhancements achieving at least a 10% biodiversity net gain, including opportunities for habitat creation through the green spaces.
- Creation of a network of community open space, play area and woodland fringe directly accessible from the settlement edge, allowing the community to recreate, engage and connect to the landscape beyond and increase opportunity to enjoy the landscape and wider National Forest.

**Taylor  
Wimpey**



# Markfield

LAND EAST OF RATBY LANE



## Access & Highways

A single access point from Ratby Lane for vehicles, pedestrians and cyclists and easy access to bus stops and sustainable links to Markfield and nearby towns. Access to the site will also be created off the public footpath in the south-eastern corner of the site through new recreational routes.

The proposals will be subject to a detailed and comprehensive transport assessment which will consider access by all modes. Traffic surveys have

been undertaken in January 2023 and November 2023 including flows on

Ratby Lane and Launde Road, and the A50 junctions.

In terms of traffic impacts, the Transport Assessment will consider the impact of the development in combination with other consented developments in the area. This involves undertaking operational assessments of all local junctions and this includes the Field Head Roundabout (Launde Road/Leicester Road/ A50 Leicester Road/Markfield).

The Highway Authority have identified an improvement scheme at this junction which forms part of a wider A511 Growth Corridor Scheme. That is currently under review by LCC and is expected to commence work in 2026. As with previous applications in Markfield it is expected that this application will make a financial contribution towards its delivery.

**Taylor  
Wimpey**



# Markfield

LAND EAST OF RATBY LANE



## Benefits

We want to deliver a carefully integrated and sustainable extension to Markfield.

This development will deliver significant and lasting social, environmental and economic benefits to the whole community.



New homes in Markfield to help meet increasing need.



Affordable homes provided in line with the Council's policy requirements, to help people onto the housing ladder.



New green space to support a range of informal and formal activities for the benefit of existing and new residents alike.



Ecological enhancements achieving at least a 10% biodiversity net gain.



A new sustainable drainage system to enhance biodiversity, mitigate flood risk and support a sustainable environment



Financial contributions in the form of S106 payments and which the Council can use to spend on services, facilities, and infrastructure.

**Taylor  
Wimpey**



# Markfield

LAND EAST OF RATBY LANE



## Share your views

The input of the local community at this stage is important, so that we can understand local thoughts on the proposals before the submission of an application. Please complete a feedback form in person or by visiting our consultation website by scanning the QR code below or visiting [taylorwimpeymarkfield.co.uk](http://taylorwimpeymarkfield.co.uk).

Please submit your comments no later than  
**Monday 10th March 2025.**



## Next steps

**Thank you for visiting us today. We are grateful for your interest in our proposals.**

All comments will be reviewed and considered as we continue to develop our proposals for the site ahead of the preparation of a planning application.

**Taylor  
Wimpey**



# APPENDIX H

## IN-PERSON FEEDBACK FORM

Thank you for visiting Taylor Wimpey's public exhibition event regarding proposals for Land east of Ratby Lane. Please provide feedback by answering the questions below.

If you would like more time to consider the proposals, you can submit feedback via our consultation website [taylorwimpeymarkfield.co.uk](http://taylorwimpeymarkfield.co.uk).

Alternatively, you can return the paper form to us by post to **Freepost, 'DEVCOMMS'**.

We politely ask that you submit your comments before **Monday 10<sup>th</sup> March 2025**.

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### 1 What housing types would be most appropriate on this site?

1-2 bed family homes  3-4 bed family homes  5+ bed family homes  Bungalows  Affordable Housing

### 2 Please explain your answer to Question 1 ...

---

### 3 What are your views on the proposed open spaces and children's play areas outlined in the masterplan?

---

### 4 What are your overall views of the proposals for Land east of Ratby Lane?

## 5 Is there anything you think we have not considered whilst designing the proposals?

---

## 6 Do you have any other comments or thoughts?

---

### About You

Name

Address

Email

Phone

Age  Under 18  18-29  30-39  40-49  50-59  60-69  70-79  80-89

---

### Further Information

Which of the following is most relevant to you?

- Homeowners
- Living with family / friends
- Social / Affordable Housing (Shared ownership)

- Renting (Private Landlord)
- Social / Affordable Housing (Rented)
- Other

Are you happy to be contacted in the future?

- Yes
- No

### Privacy Statement

This public consultation is being conducted by Development Communications Limited (DevComms), a Data Processor, acting on behalf of Taylor Wimpey, the Data Controller.

Your responses will be shared with and considered by Taylor Wimpey, and DevComms, as part of the consultation process on these

proposals. Personal information will be securely stored for the duration of the project and securely destroyed/deleted on completion. Aggregated insights might be published or shared with the relevant local planning authorities as part of a planning application. No personal data will be shared as part of this process.

You can choose to stop receiving updates from us at any time by contacting us on [opt-out@devcomms.co.uk](mailto:opt-out@devcomms.co.uk) or calling us on **01296 678320**. For further information please see our Privacy Policy.

Please refer to Taylor Wimpey privacy policy [taylorwimpey.co.uk/privacy-policy](http://taylorwimpey.co.uk/privacy-policy).

Development Communications Limited,  
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**Switchboard: 01296 678 320** [info@devcomms.co.uk](mailto:info@devcomms.co.uk) [www.devcomms.co.uk](http://www.devcomms.co.uk)

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