

LAND AT RATBY LANE, **MARKFIELD, LEICESTERSHIRE**

DESIGN & ACCESS STATEMENT
JUNE 2025

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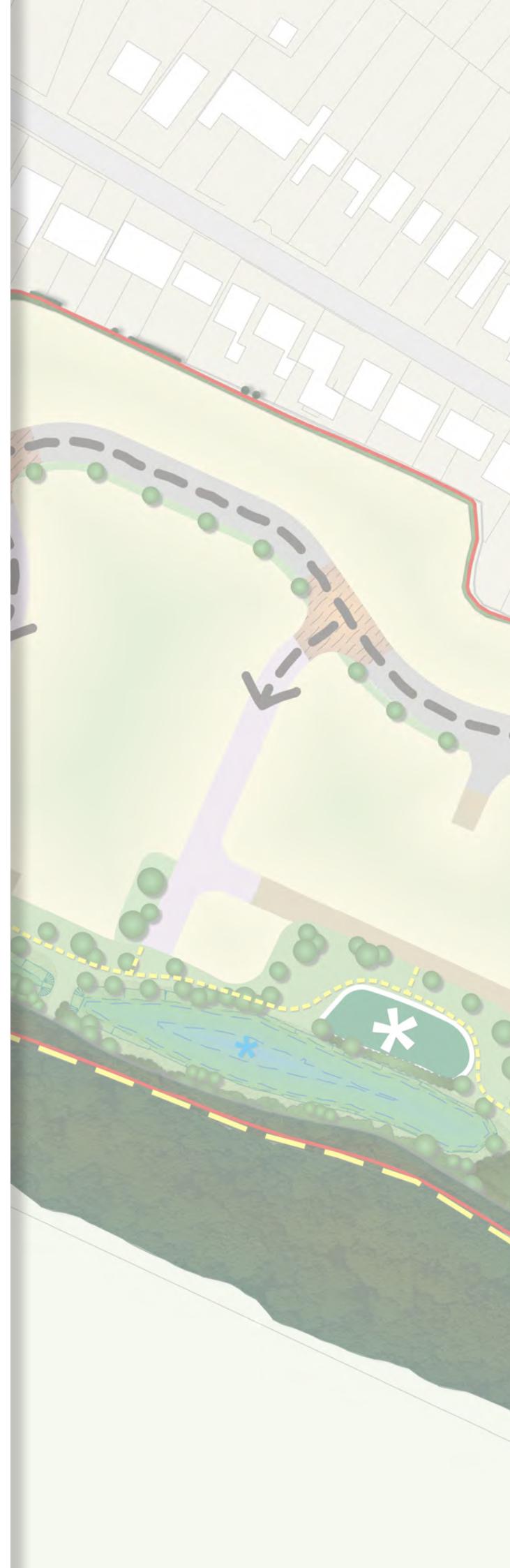
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Foreword.

Taylor Wimpey UK Limited's outline planning application for the Site at Land at Ratby Lane, Markfield, seeks approval for the development of up to 135 new homes. In addition to these homes, the proposal includes the creation of approximately 1.64 hectares of new green infrastructure, accounting for 26% of the Site. This green space will enhance the quality of life for both existing and future residents, offering a variety of features such as a children's play area, amenity and informal open areas, as well as new recreational routes.

This Design and Access Statement provides a comprehensive review of the Site and its surrounding context, ensuring a thoughtful and appropriate design approach. It includes an Illustrative Masterplan, along with supporting plans and diagrams, to inform the future submission of reserved matters.

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CHAPTER ONE: INTRODUCTION

An introduction to the Design and Access Statement and the vision for the Land at Ratby Lane, Markfield.

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CHAPTER TWO: UNDERSTANDING THE SITE

An analysis of the Site, covering its landscape context, connections to local infrastructure, and topography. This also includes a summary of the factors and opportunities that shaped the masterplan and design proposals.

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CHAPTER THREE: MASTERPLAN CONCEPT

The overarching design vision and key masterplanning principles for the Site.

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CHAPTER FOUR: THE MASTERPLAN

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An overview of the sustainability approach, incorporating measures such as sustainable drainage, energy efficiency, and healthy placemaking, guided by the principles of Building for a Healthy Life.



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CHAPTER EIGHT: CONCLUSION

This chapter summarises the masterplan and design proposals applied at Land at Ratby Lane, Markfield.



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1.

Introduction.

This opening chapter provides an introduction to the Site and outlines the purpose of the Design and Access Statement within the planning process. It also presents the vision for the proposed new neighbourhood in Markfield, aiming to create an integrated and sustainable community.





1.1 INTRODUCTION TO THE PROPOSAL

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Taylor Wimpey UK Limited in support of an outline planning application for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access) ("the Site").

This document describes how the proposed vision and masterplan represent a well-designed response to the Site's context in planning for a sustainable new neighbourhood.



1.2 PLANNING POLICY CONTEXT

As part of this application, the proposals will need to take into consideration and comply with planning policies on a national and local level. A full assessment of the outline planning proposals against the relevant development planning policies and other relevant material considerations (and 'weight' to be attributed to them) is set out in the accompanying Planning Statement produced by Fisher German LLP.

The Development Plan

The existing Development Plan for Hinckley and Bosworth Borough, comprises the following:

- Core Strategy DPD
- Site Allocations and Development Management Policies DPD
- Borough Wide Policies Map

The DAS demonstrates how the masterplanning proposals for the Site accord with the relevant design-related policies contained within the Development Plan, recognising that the planning application is submitted in outline and therefore those matters relating to detailed design are not for consideration at this stage. The scheme has also been designed to reflect the approach to achieving well-designed places as set out in section 12 of the NPPF (December 2024).

National Design Guide 2021 and National Model Design Code

In 2021, the Government published the National Design Guide and National Model Design Code, which the NPPF identifies as providing a framework for creating beautiful and distinctive places. The ten characteristics together enable the creation of a well-designed place which creates character, nurtures and sustains a sense of community, and works positively to address environmental issues.



Core Strategy

The Core Strategy, adopted in 2009, provides the vision and spatial strategy for the borough. Policies that are relevant to this DAS include:

Policy 7: Key Rural Areas relates to Key Rural Centre and explains the hierarchy of settlements within the Borough. It sets out a range of objectives to support the continued growth to service the surrounding rural areas.

Policy 8: Key Rural Centres Relating to Leicester identifies four particular settlements as Key Rural Centres relating to Leicester one of which is Markfield. The policy sets out a range of social, environmental and economic objectives for each Centre and includes the delivery of a minimum of 80 new homes in Markfield.

Policy 15: Affordable Housing states that new developments consisting of 4 dwellings or more in Rural areas, including Markfield, should provide 40% affordable housing on-site.

Policy 16: Housing Density, Mix and Design requires a mix of housing types and tenures to be provided on sites of 10 or more dwellings.

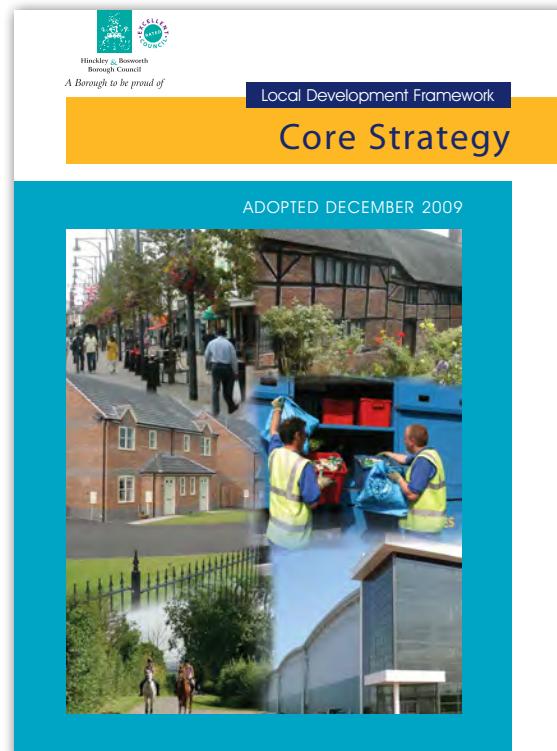
Policy 19: Green Space and Play Provision sets out the minimum standards for green space and play provision in the Borough to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas.

Policy 20: Green Infrastructure sets out strategic interventions that will be supported in order to secure the delivery of the green infrastructure network outlined within the key diagram in the Core Strategy. Under the 'northeastern zone' the policy states that the Council will continue to develop relationships with the National Forest (which the Site lies within). This includes the protection of existing access routes and creation of physical connections between settlement and the National Forest and Charnwood Forest areas. The policy also cites aspirations to provide a multi-user and traffic free access route between Markfield and Groby.

Policy 21: National Forest The Site lies within the National Forest. The policy supports the implementation of the National Forest to the north east of the Borough. It states that new developments 'will be required to reflect the Forest context in their accompanying landscape proposals'. The policy does not preclude development but states that proposals will be supported where they contribute to the delivery of the National Forest Strategy and that the:

- Siting and scale of proposals is appropriately related to the setting within the Forest;
- Development respects the character and appearance of the wider countryside; and
- Development does not adversely affect the existing facilities and working landscape of either the Forest or wider countryside.

Policy 22 Charnwood Forest states, amongst other things, that development proposals will be supported that provide new recreation facilities around the fringes of the area; retain local character and complement the local landscape; enhance open spaces and woodland and habitat provision and connectivity.



Site Allocations and Development Management Policies

The Site Allotments and Development Management Policies DPD was adopted in 2016. The policies of relevance to this DAS:

Policy DM1 Presumption in Favour of Sustainable Development states that when considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy DM3 Infrastructure and Delivery requires new developments to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism.

Policy DM4: Safeguarding the Countryside and Settlement Separation states that the countryside will be safeguarded from unsustainable development to protect its intrinsic value, beauty, open character and landscape character. Development within the countryside will be considered sustainable where it meets one of a number of criteria, including significantly contributing to economic growth and/or job creation. In addition, such development must not have a significant adverse effect on the beauty and character of the countryside, must not create or exacerbate ribbon development and must not undermine the physical and perceived separation between settlements.

Policy DM6: Enhancement of Biodiversity and Geological Interest states that development proposals must conserve and enhance features of nature conservation and geological interest, including measures for their long-term management. It goes on to state that on-site features should be retained, buffered and managed favourably for their ecological value, with removal or damage of such features only permitted where this does not result in a net loss of biodiversity.

Policy DM7 Preventing Pollution and Flooding states that new development should not create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.

Policy DM10: Development and Design sets out requirements to be met in order for developments to be permitted. In relation to landscape and visual matters the policy states the following requirements for development:

- a) "It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion"
- c) "It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features"
- e) "It incorporates a high standard of landscaping where this would add to the quality of the design and siting"

Policy DM17 Highways and Transportation requires new development proposals to reflect the highway design standards that are set out in the most up to date guidance.

Policy DM18 Vehicle Parking Standards states that all new development will be required to provide an appropriate level of parking provision.



Local Plan 2006 - 2026

Site Allocations and Development Management Policies DPD



Adopted July 2016

Local Plan Review

The Hinckley & Bosworth Borough Local Plan is currently being reviewed. A revised Regulation 19 submission draft plan was prepared for consultation in spring 2022. The new plan will set out land allocations and planning policies for the period 2020-2041. The Site has a draft allocation within the emerging Local Plan.

In the settlement hierarchy, Markfield is categorised as a 'key rural centre relating to Leicester'. The document explains that the current strategy is to focus the majority of new development in and around the urban areas of Hinckley, Burbage, Barwell and Earl Shilton. It describes that this approach is now being questioned and revisited with particular emphasis on exploring potential options for growth away from the existing urban areas.

Neighbourhood Plan

The proposed development site lies in the parish of Groby. The Groby Neighbourhood Plan Area was designated in March 2021. The Site is located to the northeast of the neighbourhood plan area. However, the Groby Neighbourhood Plan is at early stages of development and so there are no policies material to the determination of this planning application.

The Good Design Guide Supplementary Planning Document (SPD) 2020

The Good Design Guide Supplementary Planning Document (SPD), adopted by Hinckley & Bosworth Borough Council in 2020, serves as a crucial tool to enhance the quality of development across the borough. It provides clear, accessible guidance to applicants, ensuring that new developments respect and reflect the local identity, heritage, and character of the area. This SPD is designed to be used alongside the adopted development plan, offering a consistent framework for assessing design quality in planning applications.

This is provided through the 'key themes' and 'action points' set out in each chapter of the document.

1.3 THE VISION

Our proposals for the Land at Ratby Lane, Markfield have been carefully designed to create a sustainable and vibrant new neighbourhood, offering 135 much-needed market and affordable homes, alongside new public open spaces that will benefit both current and future residents.

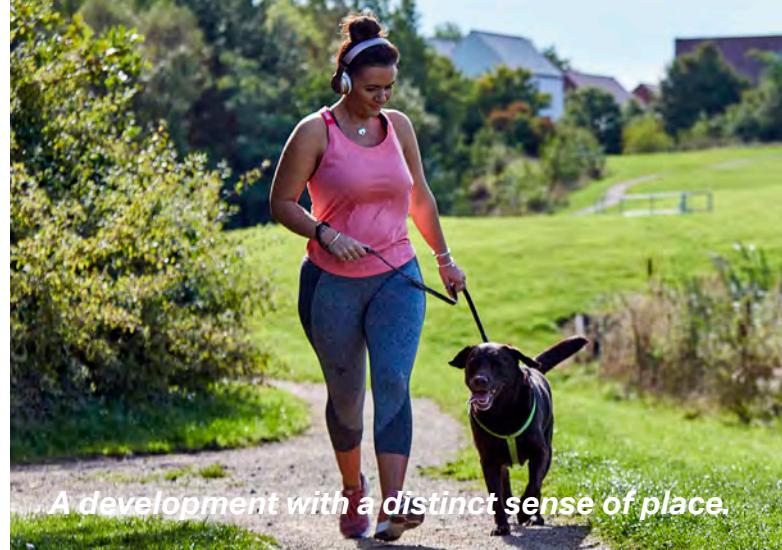
The design approach carefully considers the Site's edge-of-settlement location, aiming to expand the built up area in a way that enhances the surrounding environment. It will thoughtfully respect the local architectural style and the natural beauty of the National Forest, as reflected in Markfield and its neighbouring areas.

These new homes will help foster a thriving, well-balanced community, providing opportunities for young people and families to live and work locally, while ensuring high quality housing for residents of all ages.

The principles outlined in this Design and Access Statement (DAS) will help create a strong local identity. The development will reflect local materials and typical dwelling sizes, while establishing a distinctive sense of place that complements the landscape and physical context of the Site.

The green spaces within the development will support local wildlife through an interconnected habitat network, offering residents daily opportunities to enjoy nature. These spaces will feature a blend of new and existing landscape elements, including an equipped children's play area, and new recreational routes.

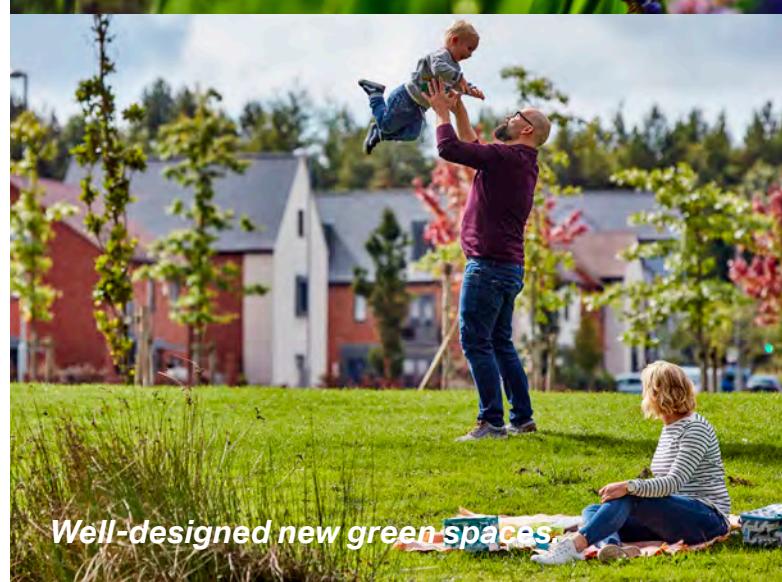
The illustrative layouts, images, and supporting information in this DAS are intended to guide the detailed design process at the reserved matters stage, ensuring a high quality development from start to finish.



A development with a distinct sense of place.



A landscaped entrance.



Well-designed new green spaces.

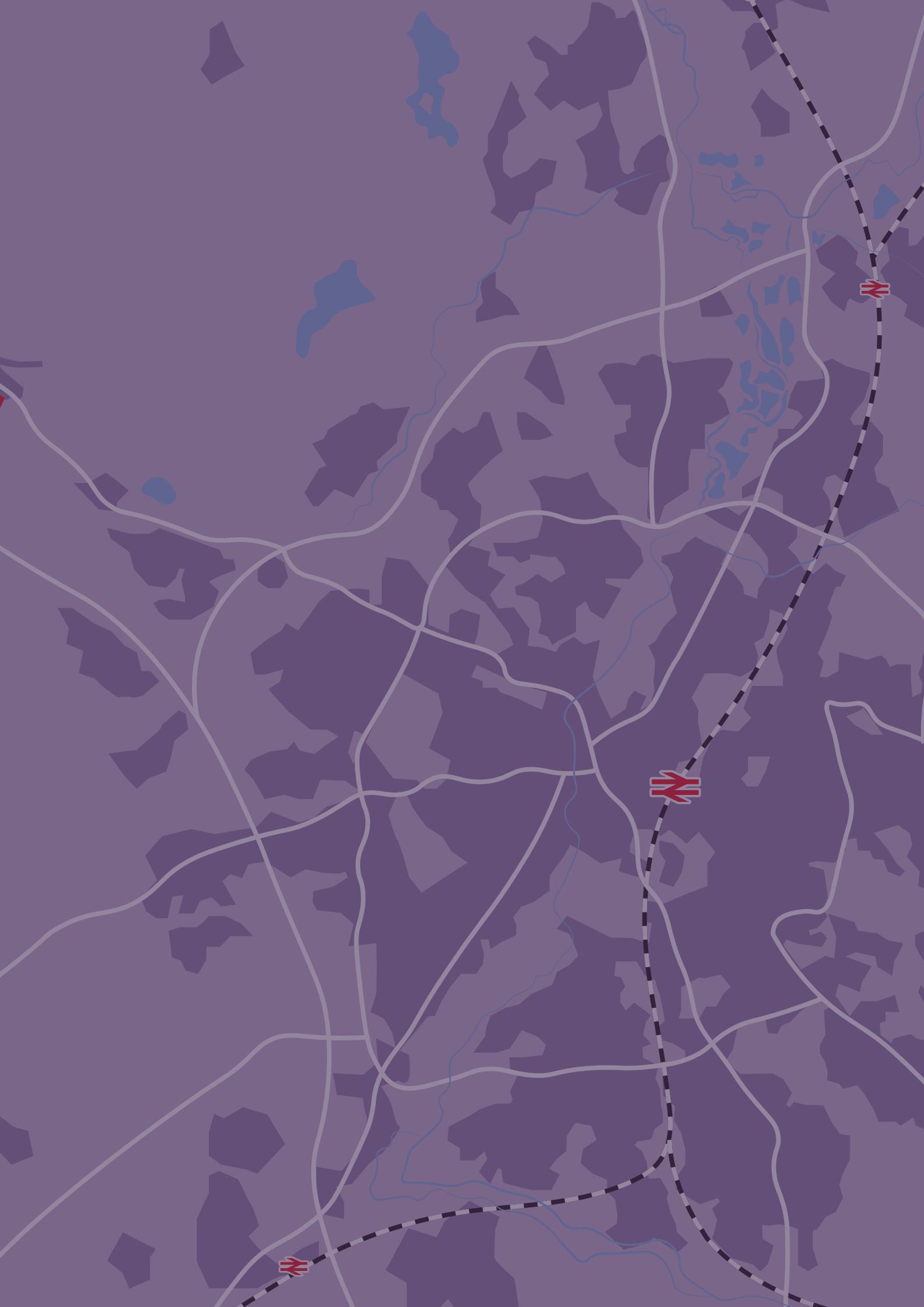




2.

Understanding the Site.

This chapter presents the physical context of the Site, examining various factors such as its current connections, topography, landscape character, and the overall character of the surrounding area. It concludes with a summary of the key influences and opportunities that will shape the design proposals.



2.1 SITE LOCATION AND DESCRIPTION

Markfield is a village in Leicestershire's Hinckley and Bosworth Borough, situated on the edge of Charnwood Forest. It lies south of the A50, near Junction 22 of the M1, providing easy access to surrounding areas. The village is approximately 6.2 miles (10 km) north west of Leicester and 5.1 miles (8.2 km) south east of Coalville.

Markfield has a historical connection to the quarry industry, especially the granite known as Markfieldite, which is used in road and railway construction. Hill Hole Quarry, a key geological site for Markfieldite, is located to the west. The village's historic centre is a designated Conservation Area, featuring two village greens that enhance its charm.

The Site is situated on the south eastern edge of Markfield, bordered by the village's built-up areas to the north and west. The properties along Jacqueline Road back onto the northern boundary of the Site, consisting of a mix of two-storey houses, semi-detached chalet

bungalows, and detached bungalows. To the west, a more modern housing development around Countryman Way comprises mostly two storey detached houses. These properties, along with those on Ratby Lane and Launde Road, back onto public spaces with long garden walls, resulting in poorly overlooked routes. This applies also to the homes east of Launde Road.

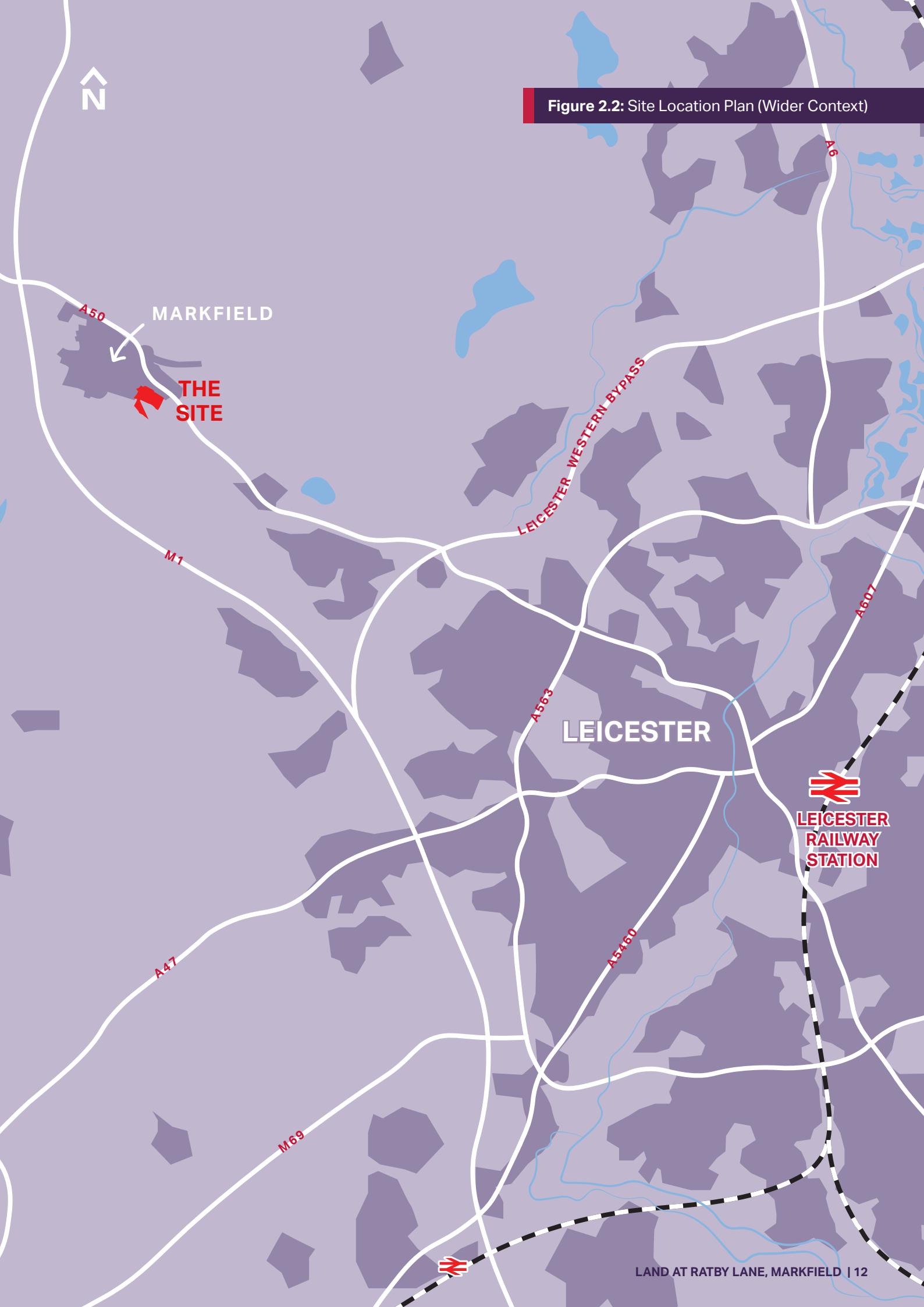
Launde Road connects the eastern part of the village to the A50 and London Road, providing convenient access to the rest of Markfield. To the south of the Site, there is a 50-metre-wide woodland belt, which connects to a larger area of woodland to the east. A public footpath runs along the southern boundary and through the woodland. Beyond the Site, farmland stretches towards the M1. To the south west, south of London Road, a residential development is underway, consisting of 282 new homes, public open space, and infrastructure (planning reference: 20/01283/FUL).

Figure 2.1: Site Location Plan





Figure 2.2: Site Location Plan (Wider Context)



Surrounding Designations

Statutory and Non-Statutory Designations

The Site lies within the National Forest but is not covered by any other statutory or non-statutory designations for landscape, historical or ecological character.

There are five national statutory designations (Sites of Special Scientific Interest - SSSI) which were identified within 3km of the Site. These are:

- Ulverscroft Valley, located approximately 1.1km north of the Site.
- Groby Pool and Woods, located approximately 1.9km south east of the Site.
- Cliffe Hill Quarry, located approximately 2km north west of the Site.
- Bradgate Park and Cropston Reservoir, located approximately 2.2km east of the Site.
- Sheet Hedges Wood, located approximately 2.8km south east of the Site.

There are sixteen non-statutory designations, all of which are potential Local Wildlife Sites (LWS), which have been identified within a 1km search radii of the Site, which are:

- Markfield, Groby, Ratby and Green Lane Hedgerows are potential LWS due to its dense hedgerows, located at the western and southern Site boundaries.
- Groby, Hedgerow, located approximately 0.2km east of the Site.
- Lower Grange Farm Hedge, Markfield, located approximately 0.4km west of the Site.
- Cover Cloud Field Neutral Grassland, located approximately 0.5km north of the Site.
- Bradgate House, Groby, located 0.5km south west of the Site.
- Cover Cloud Wood, located approximately 0.5km north of the Site.
- Heyday Hays Wood, located approximately 0.5km north east of the Site
- Markfield, Upper Grande Farm Oaks, located approximately 0.7km south west of the Site.

- Home Farm, located approximately 0.8km north west of the Site.
- Markfield, veteran willow west of Upper Grange Farm, approximately 0.8km south west of the Site.
- Markfield, Vine Cottage Track Hedge, approximately 0.9km west of the Site.
- Markfield, Veteran Horse Chestnut Off Main St, approximately 0.9km north west of the Site.
- Markfield, Oak at rear of Croftway, approximately 0.9km west of the Site.
- Cover Cloud Hedgerows, approximately 0.9km north east of the Site.
- Field North of Leicester Road, approximately 0.9km north west of the Site.
- Lane End Farm Hedgerows, approximately 0.95km north east of the Site.

Listed Buildings

The Site is neither within nor adjacent to a Conservation Area, nor are any Listed Buildings located within or near its boundaries. The Markfield Conservation Area is situated approximately 0.5 km northwest of the Site.

The closest Listed Building is Field Head Farmhouse (Grade II Listed), located to the north of the Site near the A50 roundabout junction. The Church of St Michael (Grade II* Listed) is located within the Markfield Conservation Area, about 0.5 km northwest of the Site. The stables and kennels at Bradgate House (Grade II* Listed) are situated to the east of the Site, to the northeast of the A50. There is limited visibility between the church and the Site, and no direct visibility between the Bradgate House assets and the Site.

Tree Preservation Orders (TPOs)

There are no trees covered by TPOs on the boundaries or within the Site.

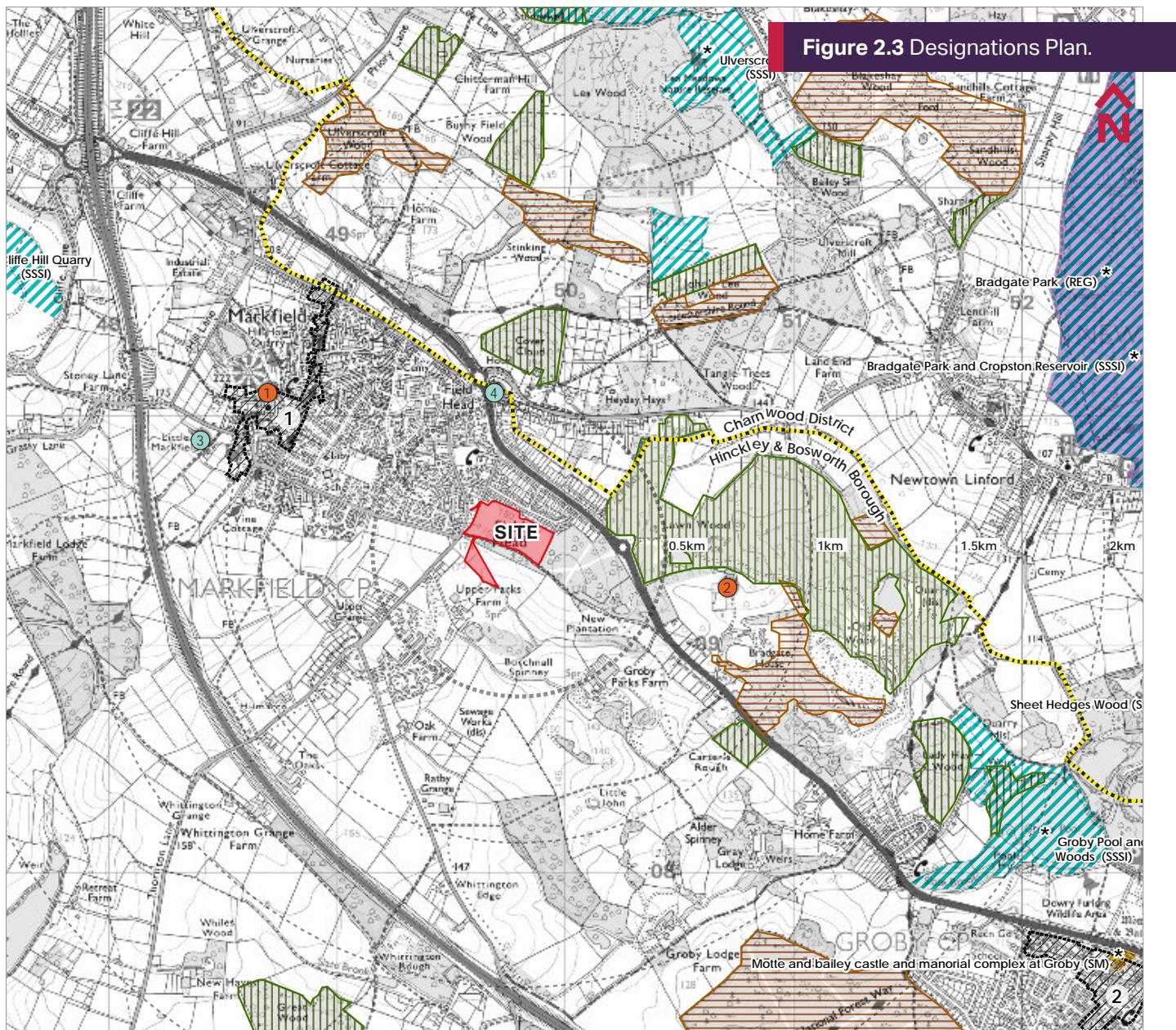


Figure 2.3 Designations Plan.

- Site Boundary
- District Boundary
- Site of Special Scientific Interest (SSSI)
- Registered Parks and Gardens (REG)
- Ancient Woodland
- Ancient Replanted Woodland
- Scheduled Monuments (SM)

NB Entire map area lies within the National Forest

- Conservation Areas
 - 1. Markfield
 - 2. Groby
- Grade II* Listed Buildings & Structures within 1.5km
 - 1. Church of St Michael
 - 2. Stables and Kennels to Bradgate House
- Grade II Listed Buildings & Structures within 1.5km (Outside Conservation Areas)
 - 3. Little Markfield Farmhouse and attached Farm buildings
 - 4. Field Head Farmhouse

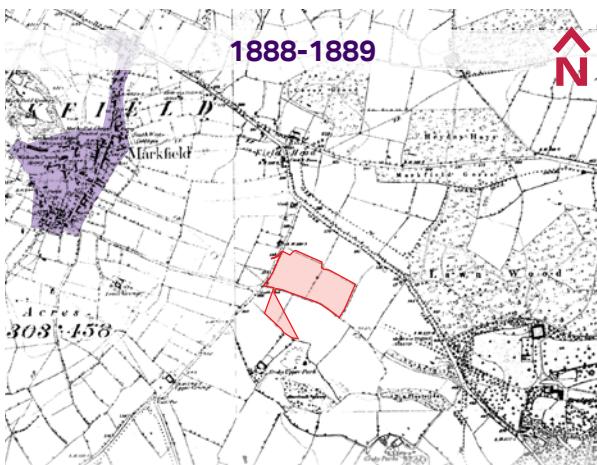
Historical Development

The village of Markfield was known as Mercenfield in Anglo-Saxon times and is recorded in the Domesday Book. It originally developed as a settlement to support a community of small farmers, craftsmen, tradesmen, and labourers.

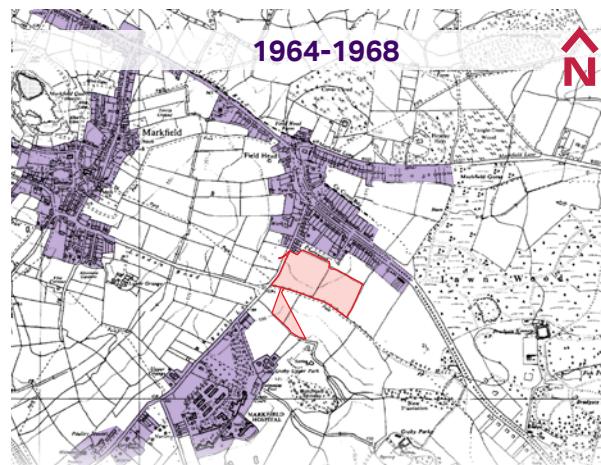
During the 17th and early 18th centuries, Markfield was primarily an agricultural community, with a diverse range of trades and crafts. These included a millwright, mason, shoemaker, grocer, blacksmith, carpenter, and several framework knitters.

By the 1800s, Markfield had transformed into an industrial rural community, with a population of around 600. Over 100 knitting frames were in operation, most of which were housed in domestic rooms, though some were in small industrial buildings.

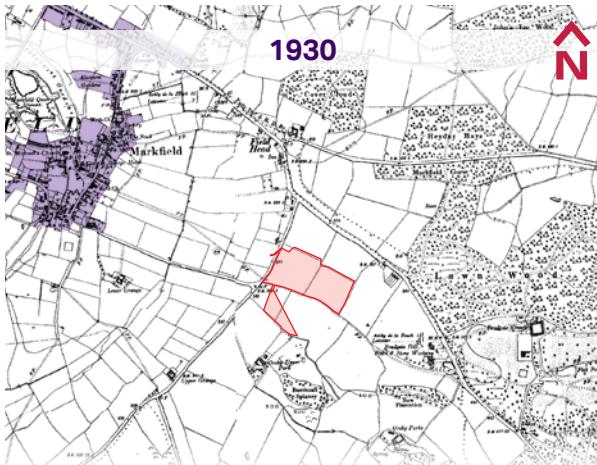
By 1813, Markfield had 99 houses, 11 of which had stables. The village population grew steadily, reaching around 1,439 residents by 1891. The settlement developed in a linear form, with development along Main Street, The Nook, and around The Green. The focal point of the village was St Michael's Parish Church, which stands at the side of a hill, facing The Green.



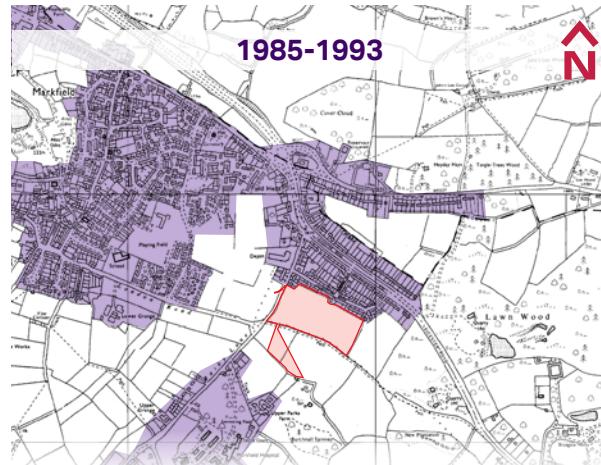
- Markfield developed as a settlement along Main Street and around the Parish Church.
- The village is situated at the foot of Hill Hole Quarry.
- The historic core is now a designated Conservation Area.



- The mid 1960s saw modern expansion towards the east of Markfield. The land in this area of Markfield is flatter than in the historic core.
- Development pattern follows linear pattern of road layout. These buildings have little relation to the historic core.



- The 1930s historic map shows development taking place in the north west corner of Markfield. These buildings line Ashby Road.
- Very little development happens in the vicinity of the Site.

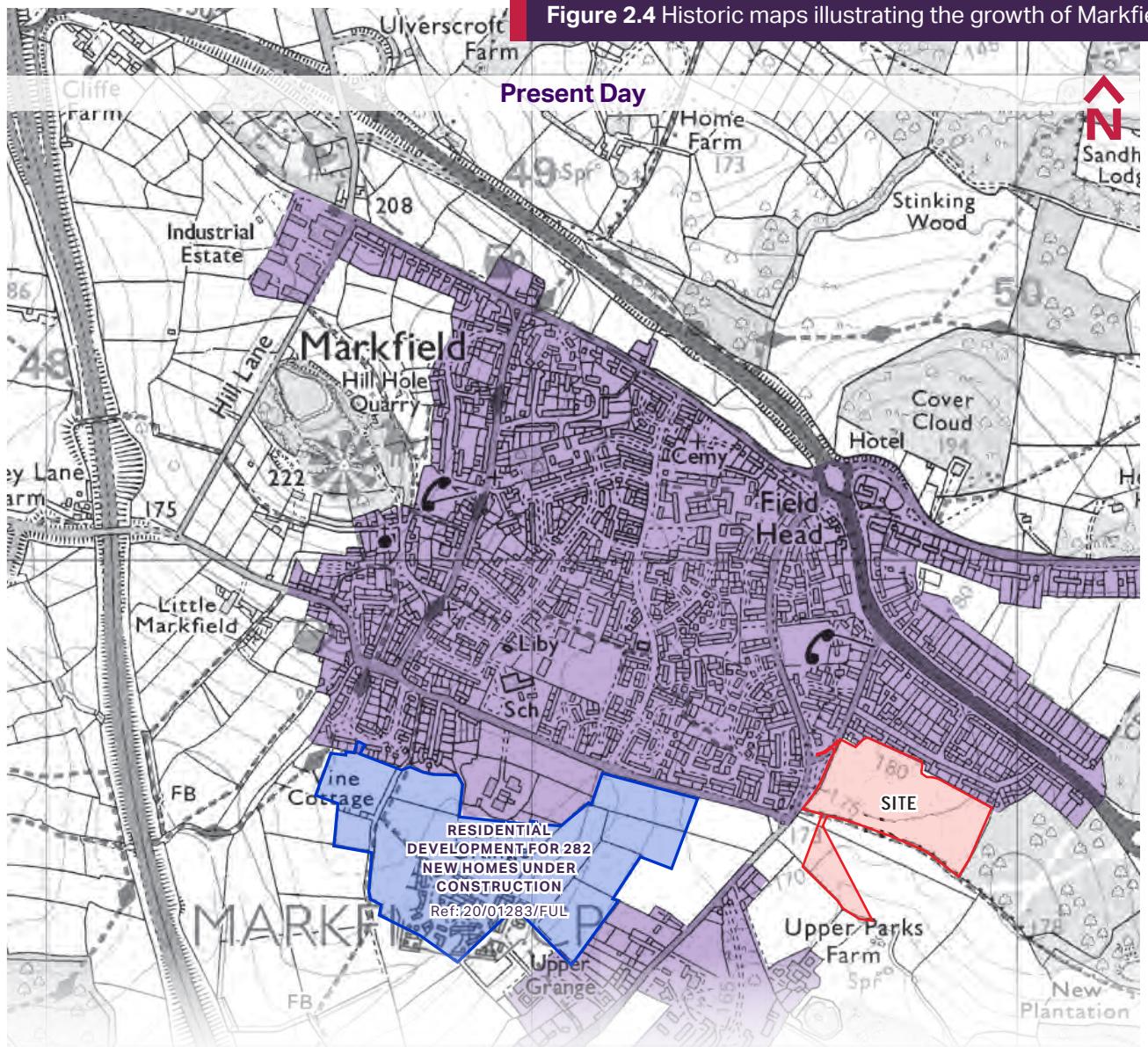


- Modern infill between the historic core and the mid 1960s development in the eastern area of Markfield.
- The spreading of the settlement has been contained by the principal road layout, particularly to the north by the A50.

Hill Hole Quarry was operated by Ellis and Everard from 1860 to around 1914, supplying granite primarily for road and railway construction. The quarry's granite, known as Markfieldite, was also used as the main building material in the local Conservation Area, owing to the rock's relative rarity. Today, the quarry has been turned into a nature reserve.

Historic maps illustrate the Site within the context of Markfield's growth since 1888. Over the years, the village has expanded significantly, especially to the flatter land to the east and south east. Much of the expansion, particularly from the mid-1960s onwards, consists of modern housing that bears little relation to the architecture of the historic village core. The village's growth has been shaped by the surrounding road network, with minimal development occurring to the north of the A50. Situated on the south eastern edge of Markfield, the Site forms a logical extension of the existing built-up area.

Figure 2.4 Historic maps illustrating the growth of Markfield.



- The present day map shows development infilling the areas between the Site and Chitterman Way.
- Land to the south west of the Site, south of London Road is an area of pastoral farmland has full planning permission for 282 dwellings, new public open space and associated infrastructure (planning ref.: 20/01283/FUL) and is currently under construction.

Existing Site Use and Characteristics

The Site occupies a single rectangular arable field located east of Ratby Lane. It also includes a triangular area of land to the south, connected by a narrow strip that extends south east through the woodland belt. A small spur extends from the north western corner of the Site adjacent to the edge of Ratby Lane.

The Site's northern boundary follows the rear garden boundaries of residential properties on Jacqueline Road and Ratby Lane. These comprise a mix of boundary treatments including fencing and hedging.

The Site's eastern boundary follows the adjacent hedgerow and trees which form the edge of a wider block of woodland which extends further east.

The southern Site boundary follows a woodland belt which is between 30-50m wide. The route of Public Footpath R21 runs along the southern boundary of the Site.

The Site's western boundary follows a hedgerow which has an existing gated farm access near its southern end onto Ratby Lane.

Figure 2.5: Photo Location Plan.



Residential properties on Ratby Lane



Photograph 1: View from public footpath R21, looking north east towards Site.

Hedgerow on western Site boundary



Photograph 2: View from Ratby Lane, looking south towards Site.

Residential properties on Jacqueline Road



Photograph 3: View from within Site, looking north east.

Topography

The Site lies on a gently south facing slope. The highest part of the Site is midway along the northern Site boundary at approximately 180 metres Above Ordnance Datum ('AOD'). The elevation is lower at the south western corner (173m AOD) and eastern boundary (176m AOD). The dogleg of the Site lies on land that falls to the south east to approximately 162m AOD at its lowest point.

The landform west of the Site, within Markfield is on a generally east-facing slope which rises to a high point of 222m AOD at Hill Hole Quarry. To the east of the Site, the landform falls away relatively gently towards Groby village. Groby Pool lies at approximately 100m AOD.

The wider landscape to the north of Markfield is more steeply undulating with more pronounced peaks and valleys with local highpoints located at Copt Oak (234m AOD) and within Benscliffe Wood (238m AOD). North east of the Site, there are high points of 212m AOD at Old John Tower within Bradgate Park. To the south of Markfield, the land is more gently undulating and plateau-like. To the south west, the land becomes steeper once again around Thornton, rising up around the edges of Thornton Reservoir.

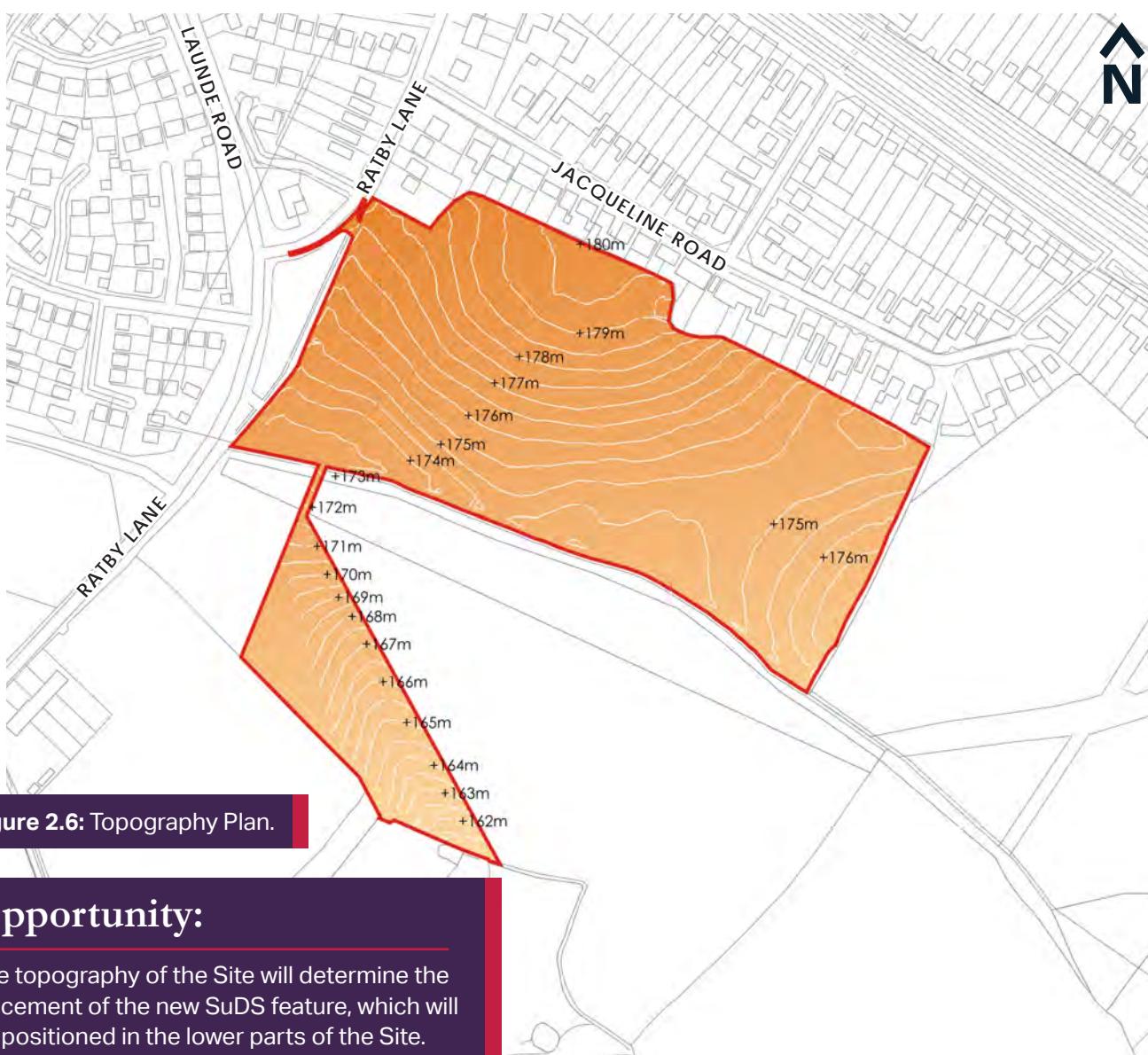


Figure 2.6: Topography Plan.

Opportunity:

The topography of the Site will determine the placement of the new SuDS feature, which will be positioned in the lower parts of the Site.

2.2 ACCESS AND CONNECTIONS

EXISTING HIGHWAYS NETWORK

Ratby Lane

Ratby Lane forms a part of the western boundary of the Site, connecting to the A50 Leicester Road to the north and transitioning into Markfield Road to the south. The road features footways on both sides of the carriageway, with grass verges within the vicinity of the Site. The southern section of Ratby Lane is governed by a 40mph speed limit, while the northern section has a 30mph limit.

A50

To the north of the Site, beyond existing residential properties, lies the A50 Leicester Road. This dual carriageway is approximately 19 metres wide, including a central reservation around 5.5 metres in width. It is subject to a 40mph speed limit, with speed cameras in place, which increases to 50mph when leaving Markfield. While there are no footways directly along the A50, parallel to it, Leicester Road has lit footways. There are designated crossing points available across the A50. The A50 connects Leicester with the M1 Junction 22.

EXISTING NON-CAR CONNECTIONS

Bus Services

The closest bus stops to the Site are located on London Road (approximately 270m from the proposed Site access) and the A50 (approximately 300m from the proposed Site access). These bus services offer links to Leicester, Coalville and Swadlincote.

The bus stops on London Road are served by the 125 service and are identified by a flagpole only. The bus stops on the A50 are served by the 29, 29A and X29 services and include a bus layby and shelter.

Existing Public Rights Of Way

Markfield is served by a well-connected network of public rights of way, with several routes located within the village centre.

Public footpath R21 follows the southern boundary of the Site, extending south eastwards from Ratby Lane.

Opportunity:

Vehicular access to the Site should be taken from Ratby Lane.

There is opportunity to create a nature buffer between the existing road and the Site which would complement and enhance the townscape character of Markfield.

2.3 EXISTING FACILITIES

Markfield village centre is located within a 15 minute walk of the Site. It is designated as a Key Rural Centre in the adopted Core Strategy, primarily due to the variety of local services available, including a primary school, medical centre, convenience store, pubs, restaurants, places of worship and public open spaces.

The Site benefits from strong transport links to the surrounding area, with Launde Road providing direct access to the A50, located approximately 300 metres north from the proposed Site access. The A50 offers convenient routes to Leicester to the southeast and to Junction 22 of the M1 to the north west. From Junction 22, there are easy connections to Coalville, Loughborough, and the western part of Leicester, as well as further destinations including Nottingham, Derby, and East Midlands Airport.

In terms of public transport, the Site is well located, with several bus stops within a short distance. The nearest bus stop, located on London Road, is approximately 270 metres from the proposed Site access. Local bus services provide residents with convenient travel options to and from Markfield, Leicester, and Coalville, particularly during peak hours for work.

Additionally, public footpath R21 runs along the Site's southern boundary.

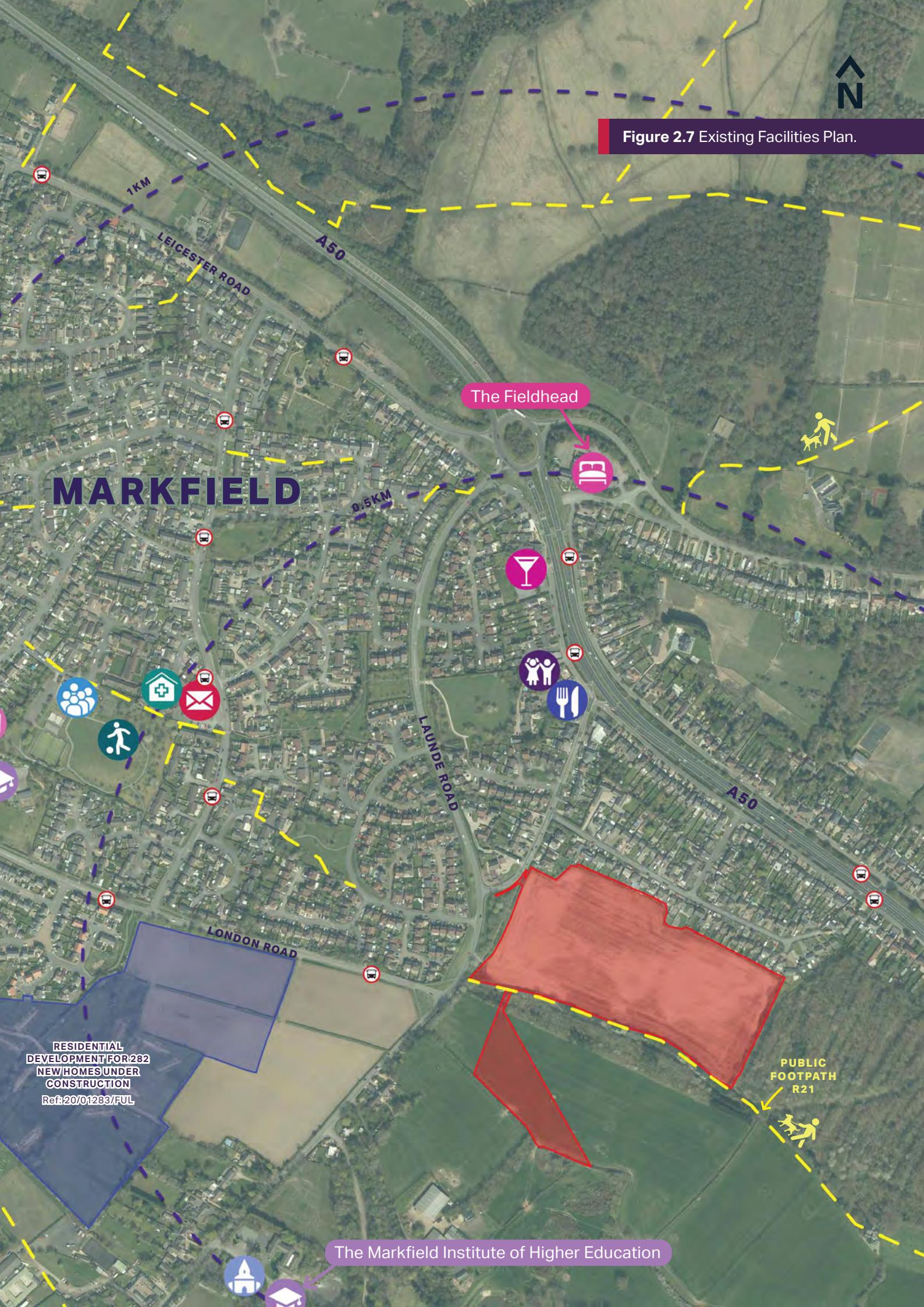
Opportunity:

The Site, located next to Markfield's existing settlement edge, is an ideal and sustainable spot for new housing. Its proximity to established services, local amenities, school, healthcare, shopping, and recreation, along with excellent public transport connections, ensures easy access for residents and supports integration into the community.





Figure 2.7 Existing Facilities Plan.



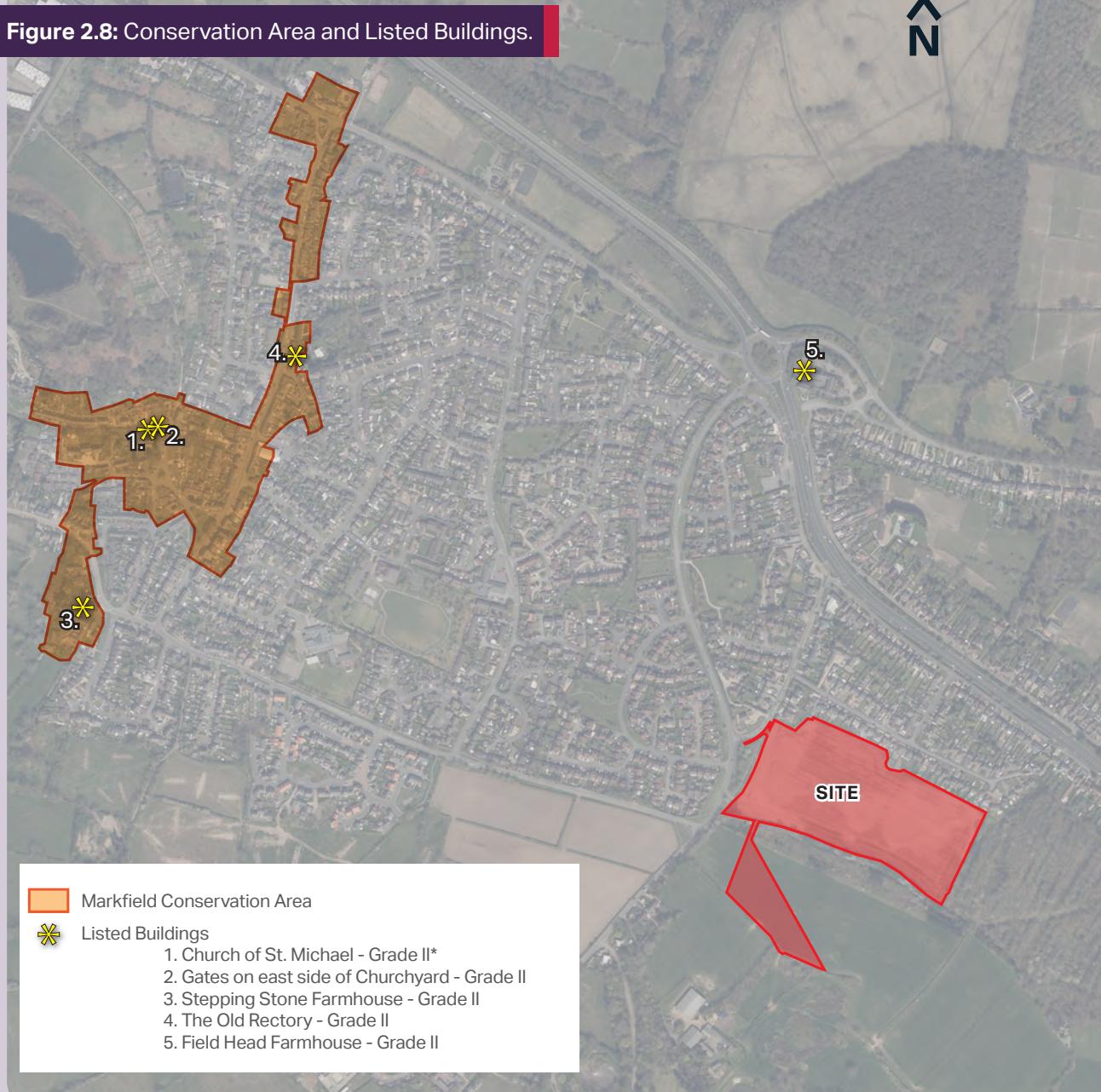
2.4 HERITAGE AND ARCHAEOLOGY

The outline planning application is accompanied by an Archaeological Desk Based Assessment (DBA). This has been prepared to provide an assessment of the potential for the survival of archaeological remains within the Site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.

The DBA established that there are no designated heritage assets within the proposed development Site and there are no designated heritage assets assessed as sensitive to development outside of the Site.

The southern boundary of the Site forms the northern extent of the Post-Medieval deer park of Groby Park. The site visit revealed that no upstanding remains of the park pale survive within the Site. Geophysical survey of the Site did not identify any features potentially relating to the park boundary and it would seem likely that, should any formal boundary ever had existed, it lies beyond the limits of the Site.

Based on the geophysical survey results, archaeological data including LiDAR for the site and the surrounding area, the Site is considered to have a low/ negligible potential for significant (i.e. non agricultural) remains of all periods.



2.5 WATER, DRAINAGE AND HYDROLOGY

The outline planning application is supported by a Flood Risk Assessment (FRA), which has been prepared to demonstrate that the proposed development will not increase the risk of flooding either on-site or elsewhere. It also confirms that surface water drainage will be managed in accordance with Sustainable Drainage System (SuDS) principles, in compliance with current national and local standards..

- The Site is located within Flood Zone 1, indicating a very low risk of flooding from fluvial or tidal sources.
- Surface water flood risk is also considered to be low across the majority of the Site, as shown on the plan below.
- A watercourse is located approximately 160 metres to the south of the Site.

Based on the findings of the FRA, and taking into account the considerations above, the development of the Site should not be precluded on flood risk grounds. The proposed Sustainable Drainage Strategy ensures that the development will not be at risk from existing sources of flooding, nor will it increase the risk of flooding downstream.

Foul Water

Severn Trent Water has investigated the local network and confirmed that both the public sewers and the Sewage Treatment Works have sufficient capacity to accommodate the proposed development. Foul water will discharge into Severn Trent's sewer network located in Countryman Way, which will require the installation of a foul water pumping station to serve the Site.

Opportunity:

The provision of new SuDS features should form an integral part of the new neighbourhood's green spaces, providing opportunities for habitat creation and contributing to the development's overall sense of place.



Figure 2.9: Surface Water Flood Risk Plan.

2.6 LANDSCAPE AND VISUAL CHARACTER

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of the planning application, and its key findings are summarised below.

The character of the site is shaped by its edge-of-settlement location. Open boundaries to the north and west create a strong connection to the adjacent residential areas, while woodland to the south and east provides a sense of enclosure and separation from the wider countryside.

Although the site falls within the National Forest, the LVIA considers the site against the definition of a 'Valued Landscape' set out in paragraph 187a of the National Planning Policy Framework (NPPF). The assessment concludes that the site does not meet the threshold for this designation. While it holds some

local value as open agricultural land for the nearby community, its overall landscape value is considered to be at the lower end of the spectrum. The professional judgement set out in the LVIA—supported by a previous Planning Inspector's decision—clarifies that inclusion within the National or Charnwood Forests does not automatically confer valued landscape status under the NPPF.

In terms of visual impact, the site is well-contained by existing trees, hedgerows, and woodland belts. As such, any effects on landscape character are expected to be highly localised, with no significant impact on the wider landscape or designated character areas. Views of the proposed development will mostly be limited to the immediate surroundings, with negligible visual change from more distant locations.

Opportunity:

The development of the Site offers an opportunity to incorporate the existing landscape features into the landscape strategy, enhancing these elements. This approach will acknowledge the landscape character and seek to avoid or minimise potential impacts.



Residential properties west of Ratby Lane

Residential properties on Jacqueline Road



Photograph 1: View from south eastern corner, looking north across Site.

Woodland belt south of Site

Residential properties west of Ratby Lane

Residential properties on Jacqueline Road



Photograph 2: View from within Site, looking north west.

Residential properties on Jacqueline Road



Photograph 3: View from within Site, looking north east.

2.7 ECOLOGY AND BIODIVERSITY NET GAIN OPPORTUNITIES

An Ecological Impact Assessment has been prepared to support the planning application. It identifies baseline ecological features present on the Site with reference to available results from a suite of survey work that has been undertaken to date for habitats and protected species.

The Site consists primarily of a large arable field bounded by hedgerows and woodland. Broadleaved woodland and semi-improved grassland is also present at the south of the Site.

The arable and grassland habitats are considered to be of generally low ecological value, however, the woodland and native hedgerow network provide habitat opportunities for wildlife and offer connectivity to off-site habitats in the wider area. The western and southern Site boundary hedgerows are potential Local Wildlife Site's due to their dense, comprise intact,

native hedgerow features. These features should be retained as far as possible, and enhanced with additional strengthening and infill planting where required.

Important ecological features are considered within the impact assessment, with reference to statutory and non-statutory wildlife sites and important habitats including woodland and hedgerows. Protected species surveys for bats, badgers and amphibians completed, with great crested newts recorded in off-site ponds to the south. The results of these surveys have been used to formulate site-specific mitigation and enhancement measures.

Figure 2.11: Habitats Plan.



2.8 ARBORICULTURE

A Tree Survey has been prepared and submitted in support of the planning application to assess the potential impact of the proposed development on existing trees and hedgerows within the Site.

The primary arboricultural features are located along the Site's field boundaries and consist mainly of moderate quality (Category B) and low quality (Category C) trees, tree groups, and hedgerows. Two high quality (Category A) oak trees have been identified: Tree T8, situated in the north-eastern corner of the Site, and Tree T12, located along the public footpath in the south western corner.

New landscaping should be provided to mitigate against the loss of the existing trees and hedgerows to be removed to make way for the vehicular access point.

Opportunity:

There is opportunity to retain many of the Site's tree and hedgerows due to the location of the trees and boundaries along the field boundaries.



- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Very low Quality
- U Category - Hedgerow, Group, Woodland
- Root Protection Area

Figure 2.12: Tree Constraints Plan.

2.9 LOCAL CHARACTER AND ARCHITECTURAL CONTEXT

Markfield's architectural context reflects its historical evolution, and has been shaped by rural, industrial, and modern influences. The historic core of the village, centred around St Michael's Parish Church, is characterised by traditional stone and brick buildings. Many of these incorporate locally sourced Markfieldite granite, which gives the village a distinct and recognisable architectural identity.

There are a number of older buildings located within Markfield's Conservation Area, including cottages and farmhouses. These typically feature steeper pitched roofs, symmetrical façades, and traditional detailing.

In the 19th century, the growth of the knitting industry prompted a wave of expansion, introducing more functional brick built homes and smaller scale industrial buildings. While more simple in form and detailing, these buildings often continued to use Markfieldite granite, reinforcing the village's strong connection to the local landscape. Residential and workshop designs from this period were more modest, reflecting their utilitarian purpose.

From the 1960s onwards, Markfield saw significant suburban growth, with new housing estates comprising largely standardised brick homes. These developments, while practical and affordable, contrast with the architectural character of the historic village core. They typically consist of two storey semi detached houses and bungalows, marking a shift towards a more uniform suburban style.

More recently, new housing developments have emerged on the south eastern edge of the village. These modern homes follow contemporary suburban design principles, focusing on functional layouts and modern living standards, while offering opportunities to respond more thoughtfully to local context and character.





Summary of existing character

Building types: Residential building types in Markfield reflect the village's historical development, ranging from traditional stone built cottages and farmhouses in the historic core, to worker cottages and terraced houses from the 19th century industrial period. As the village expanded in the mid 20th century, semi-detached houses and bungalows became common. More recent housing includes detached houses and townhouses, typically two or three storey homes in modern, suburban style layouts. These varied building types reflects Markfield's evolution from a rural settlement to a growing residential village.



Materials: The housing in Markfield blends traditional and modern construction, shaped by the region's history and local resources. Older homes are often built with granite, which was extracted locally from Markfield quarry and it has given the village a unique appearance. Brick, especially red or orange, is used mainly for newer homes across Markfield. Slate or clay tiles are common roofing materials, though newer homes may use concrete tiles. Additionally, many older cottages have been rendered over the years to modernise their appearance.



Fenestration: Modern homes in Markfield often feature uPVC windows and doors, which offer energy efficiency, low maintenance, and a contemporary look. However, many older homes, especially those in conservation areas, still have wooden windows and doors to preserve their traditional appearance.



Detailing: Architectural detailing in Markfield blends traditional and modern elements, reflecting the village's history. Older buildings often feature distinctive Markfieldite granite detailing. Timber framing and exposed beams are also found in some traditional homes. Rooflines in historic buildings are typically defined by slate tiles, with some properties featuring dormer windows and decorative ridge tiles. Many cottages retain their traditional stone or brick facades, with less emphasis on rendered finishes.



Boundary Treatment: Boundary treatments in Markfield range from traditional to modern. Stone and brick walls are common in both older and newer properties. Hedgerows and timber fencing provide natural privacy in rural areas, while wrought-iron railings add a decorative touch to more formal or historic properties.

Principles to take forward

Housing forms: Should follow local typologies, incorporating terraces, semi-detached, and detached homes strategically placed within the proposed layout.

Building heights: Should be predominantly two storeys, aligning with local character and the parameters set by the outline application. However, some bungalow homes could be used in selective locations adjacent to existing bungalows along Jacqueline Road in order to respect these existing properties. A variety of roof styles will be employed to add visual interest, with feature gables positioned at key locations.

Materials palette: Should be reflective of the existing vernacular to facilitate harmonious integration of the development into the surrounding area and its immediate context.

Architectural styles and colour of materials: Should be carefully applied to create a unified character underpinned by a careful understanding of the local vernacular, avoiding the haphazard approach seen in some past developments.

Feature detailing: Should be carefully and consistently incorporated into the overall design of the new homes to reflect a common characteristic of the local area .

Grass and shrub verges: Should contribute to softer boundary treatments, including to front gardens, complementing the edge-of-settlement character of the development.





Figure 2.13: Influences and Opportunities and Plan.



Site boundary

Influences & Context

- Existing vegetation
- Existing contours
- Extent of surface water flooding
- Sensitive edge
- Existing public footpath
- Existing bus routes
- Existing watercourses and water bodies

Opportunities

- Potential developable area
- Potential vehicular access point
- Potential public open space
- Potential locations for sustainable drainage features (attenuation basins)
- Potential surface water outfall to existing watercourse



Potential location for children's play area



Potential location for foul pump station and substation

2.10 SITE INFLUENCES & OPPORTUNITIES

The Influences and Opportunities Plan summarises the key factors and site-specific opportunities that should inform the masterplan proposals, as outlined in the preceding sections, and aligns with the objectives set out in the Planning and Design Process chapter of the Good Design Guide SPD. The main influences and opportunities are as follows:

Sensitive Edge

The edge of the Site adjacent to the bungalows requires careful and sensitive design to ensure a harmonious integration with the existing residential character. Special attention should be given to the scale, materials, and landscaping to minimise any potential impact on the amenity and privacy of the adjoining buildings.

Existing vegetation

Where possible, existing trees and hedgerows along the Site's field boundaries should be preserved as key elements of the green infrastructure. Retaining much of this vegetation will support its ecological role, with new planting introduced where removal is required for access, visibility and the outfall.

Charnwood Forest

A minimum of twenty per cent of the Site area should be set aside for green infrastructure enhancements that will be designed to reflect the character of the Charnwood Forest landscape.

Gateway green space

There is an opportunity to extend the small green space along Ratby Lane, to create a welcoming entrance to the new development that reflects the townscape character of Markfield.

Topography

The Site slopes gently down towards the south before rising again in the south eastern corner, with the lowest point located in the south western corner. This topography offers the opportunity to incorporate Sustainable Drainage System (SuDS) features in the lower areas, which would not only enhance the development's green infrastructure but also support local ecology and biodiversity, adding a distinctive character to the overall design.

Provide a range of house types and tenures

The development of the Site offers the opportunity to deliver a variety of housing types and tenures that cater to the needs of the local community.

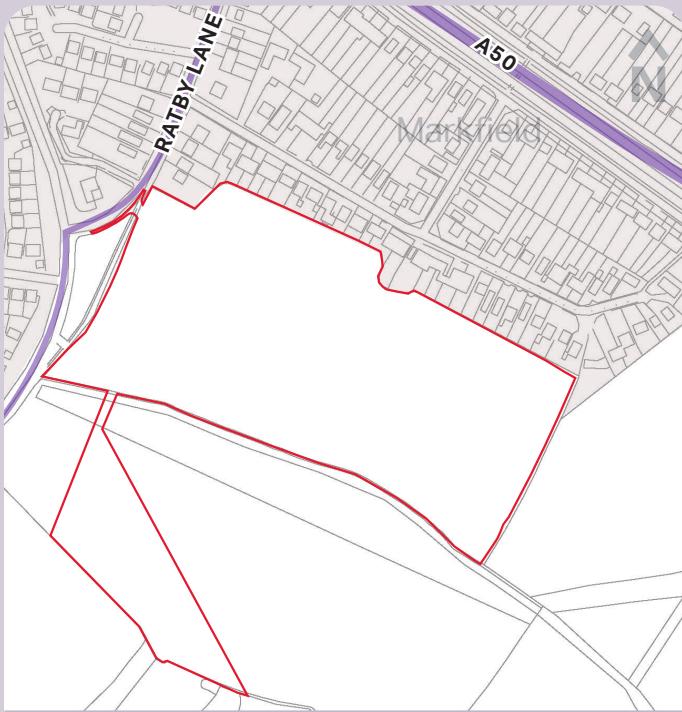


3. Masterplan Concept.

This chapter establishes the overall masterplanning concept for the proposed development.



3.1 LAYOUT PRINCIPLES



1. A logical location of new homes

The Site, located adjacent to the existing settlement edge of Markfield, offers a logical and sustainable location for new housing. It provides easy access to local services, amenities, schools, healthcare, and public transport, ensuring excellent connectivity for residents and enhancing the Site's accessibility for commuting.



2. A green corridor alongside Ratby Lane

A green corridor along Ratby Lane will provide a landscaped edge between the road and the Site, preserving the natural environment and maintaining the townscape character of Markfield. New tree and hedgerow planting will enhance the existing vegetation, creating a more biodiverse ecological corridor that supports local wildlife and integrates the development sensitively into its surroundings.

Figure 3.1 - 3.3: Layout Principles Plans.



3. Green Space and Landscaping

Landscaped amenity areas and informal open spaces will be located primarily to the south. Designed to blend with the surrounding environment, the landscaping will feature new tree and woodland planting, reflecting local flora and supporting biodiversity. Existing vegetation along the southern field boundary will be preserved and enhanced, creating a harmonious blend of green spaces that promote well-being and support local wildlife.

3.2 LAYOUT PRINCIPLES



4. Accommodate Sustainable Drainage (SuDS)

Two drainage basins will be incorporated into the development's green infrastructure to manage surface water and enhance sustainability. Designed with wet and seasonally wet areas, they will provide ecological benefits, create wildlife habitats, improve visual appeal, and support the Site's overall environmental quality.



5. Access and connectivity

Vehicular access will be from Ratby Lane, with a tree-lined spine street running through the development, branching into secondary streets and private drives. A network of recreational routes will link residential areas to open spaces and existing footway network, promoting walking, cycling, and community integration.

Figure 3.4 - 3.6: Layout Principles Plans.



6. New homes and children's play

Through a careful assessment of the Site's opportunities and surrounding influences, optimal locations for the new homes have been identified, considering factors such as accessibility, environmental impact, and integration with the area.

The development will also feature multi-functional open spaces, including a children's play area (LEAP) promoting community interaction, outdoor activity, and a high quality of life for residents.

4.

The Masterplan.

This chapter presents the proposed masterplan.

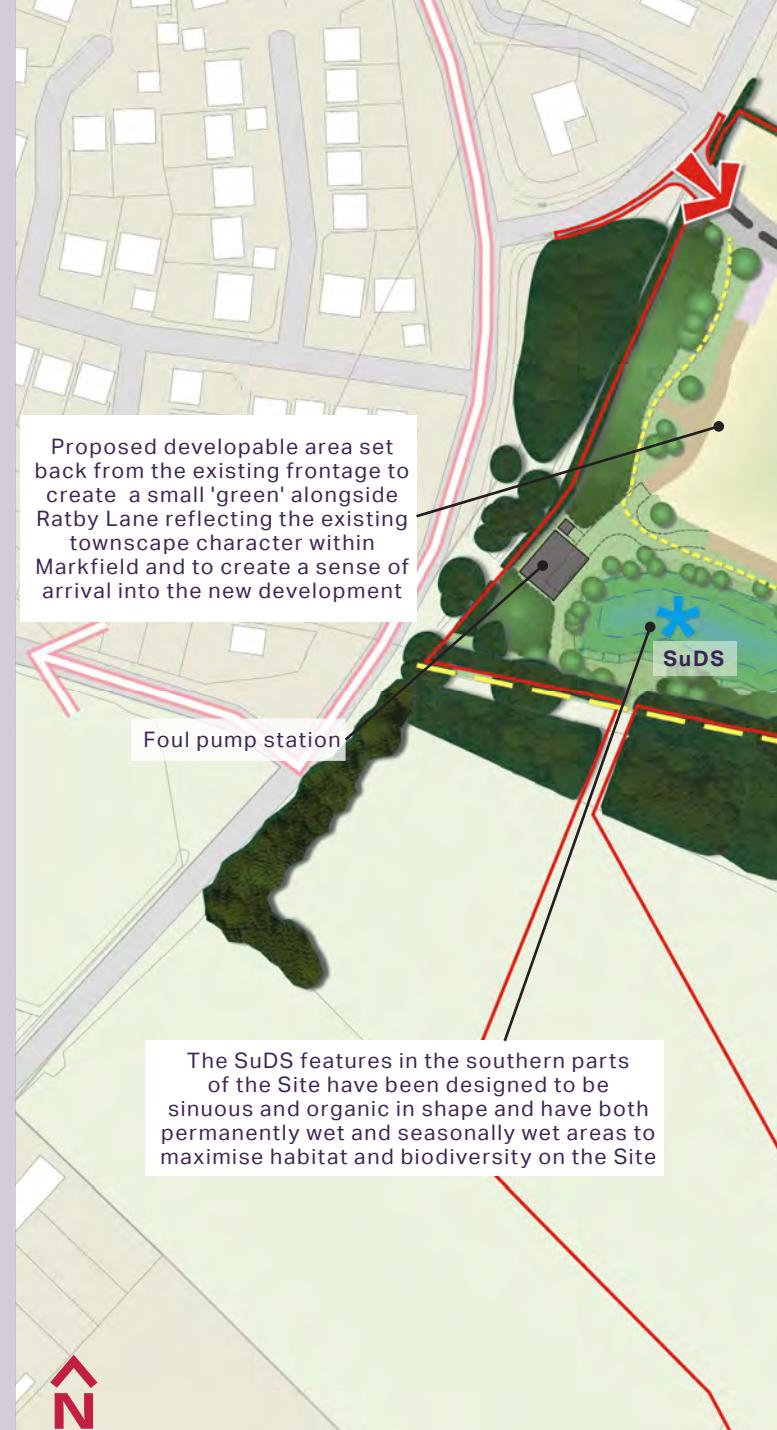




4.1 The Illustrative Masterplan

The design proposals for the Site have evolved through an iterative process, informed by a range of environmental and technical studies, an in-depth understanding of the Site's relationship with its immediate surroundings and the wider community, an analysis of relevant planning and design policies, and valuable input from the pre-application consultation. This comprehensive approach has resulted in the development of the Illustrative Masterplan (Figure 4.1), which seeks to minimise environmental impacts whilst maximising social, biodiversity, and sustainability benefits.

The Illustrative Masterplan clearly defines the Site boundary, access point, proposed locations for new homes, areas of public open space, SuDS (Sustainable Drainage Systems) features, and other essential supporting infrastructure, providing a cohesive framework for the development.



Site Boundary: **6.39ha**

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

Proposed location for foul pump station and substation

SURROUNDING CONTEXT

Existing bus routes

Figure 4.1: The Illustrative Masterplan



ACCESS & MOVEMENT

- Proposed vehicular access point
- Proposed spine street through the development
- Proposed secondary streets leading off the spine street
- Proposed private drives and lanes
- 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)

4.2 USE AND AMOUNT

Residential Development Area – Up to 135 homes (3.63 hectares)

The development accommodates a residential development area measuring 3.63 hectares, providing for up to 135 dwellings. The average net density for the residential development area is 37 dwellings per hectare (dph).

While the exact housing mix will be finalised at the Reserved Matters stage, it is anticipated to offer a diverse range of house types, sizes, and tenures. 40% of the homes will be affordable, in line with policy 15 in the adopted Core Strategy. At the Reserved Matters stage, the affordable homes will be carefully designed to meet the specific needs of the local community.

Green Infrastructure – 1.64 hectares

As shown on the Land Use Plan (Figure 4.2), the proposals for the Site include 1.64 hectares of green infrastructure, which accounts for 26% of the Site. The green infrastructure will have a range of functions and provide a range of benefits:

Public Open Space: The development will preserve and enhance the existing landscape framework, incorporating public open space to seamlessly integrate with Markfield's broader landscape. Where possible, existing boundary vegetation will be retained, ensuring the proposals are thoughtfully woven into the natural surroundings.

Recreation and play: New footways will be provided throughout the public open space for informal recreation and inclusive access. A children's play area (Local Equipped Area for Play – LEAP) will be located in a central position within the public open space.

Amenity Areas: These public open spaces will create a sense of place with a well-maintained appearance. Tree planting along the spine street will soften the built environment and enhance the street hierarchy.

Ecology: Existing vegetation along the Site's field boundaries will be retained and enhanced where possible, with new planting added to maintain wildlife habitats and improve ecological connectivity.

Sustainable Drainage Systems Features (SuDS): Two attenuation basins will be placed at the Site's lower points to manage surface water runoff sustainably, providing temporary storage, reducing peak drainage flows, and supporting evaporation, infiltration, and vegetation, similar to a natural watercourse.

Land required for Surface Water Drainage Outfall - 1.01 hectares

A linear strip of land connects the proposed development area to the existing watercourse to the south, allowing for water run-off from the Site to be discharged.

Pump Station and infrastructure - 0.06 hectares

Severn Trent Water have identified the need for a foul pump station in the south western corner of the Site. A substation will also be located near the pump station.

Open Space Typology

The Core Strategy states that open spaces are essential to health and well-being of communities, and contribute to biodiversity, sustainable living and an attractive living environment. The quantity standards set out in the Core Strategy are as follows:

| Typology | Policy Requirement per Policy 19 of the Core Strategy | Requirement for the proposed development of 135 dwellings (hectares) | Amount provided on Site (hectares) |
|--------------------------------|---|--|------------------------------------|
| Equipped Children's Play Space | 0.15ha/1000 population | 0.0486 | 0.049 |
| Casual/ Informal Play Spaces | 0.7 ha/1000 population | 0.2184 | 0.54 |
| Accessible Natural Green Space | 2 ha/1000 population | 0.624 | 0.63 |
| Outdoor Sports Provision | 1.6 ha/1000 population | 0.4992 | Off-site contribution |
| Total (hectares) | 4.45 | 1.3884 | 1.219 |

Due to the size of the development proposal and the existing landform, it is proposed that a financial contribution towards improving existing outdoor sport facilities within Markfield is to be provided in lieu of on-site provision.

Within the National Forest, Policy 21 of the adopted Core Strategy expects a proportion of new development to be woodland planting and landscaping. The scale of development which triggers this requirement and the proportion of the site to be landscaped is set out in table contained in the Good Design Guide SPD. The Site falls within residential development measuring 0.5ha – 10ha which requires 20% of forest green space.

The Site provides 26% of green infrastructure which will be landscaped to reflect the surrounding landscape character and appearance.

Figure 4.2: Land Use Plan.



4.3 DENSITY AND BUILDING HEIGHTS

Density

The development proposals achieve an average density of 37 dwellings per hectare, representing an appropriate and efficient use of the Site in its local context. This approach also ensures a balanced integration of green infrastructure that respects the character of Markfield. Density will generally transition from higher levels around the Spine Street to lower levels towards the southern periphery of the Site. This graduated approach, combined with thoughtful landscaping and varied building forms, will help create distinct and recognisable areas of character within the development.

Building Heights

The new dwellings will primarily be two storeys in height, designed to complement and blend with the character of the surrounding townscape. However, to maintain harmony with the existing bungalows along Jacqueline Road, some single storey bungalows will be carefully positioned where they adjoin these properties. This approach ensures that the scale and massing of the new homes are sensitive to the surrounding built environment, promoting a smooth integration with the existing neighbourhood.



Figure 4.3: Building Heights Plan.

Separation Distances

Policy DM10 of the adopted Local Plan seeks to ensure that development does not adversely affect the amenity of occupiers of neighbouring properties. In accordance with the pre-application advice issued by HBBC in November 2023, the masterplan has been carefully designed and site sections have been prepared below to demonstrate that existing neighbouring occupiers will experience no harmful loss of privacy as a result of the proposals.

The Good Design Guide SPD (2020) highlights the importance of building orientation and separation in maintaining acceptable levels of amenity for all occupiers. It advises a minimum back-to-back distance of 21 metres between habitable room windows in two-storey dwellings that directly face each other.

However, the SPD does not prescribe a specific minimum separation distance for bungalows. Instead, it recognises the importance of safeguarding privacy and preventing overlooking through sensitive and context-specific design solutions. Due to their single-storey form, bungalows inherently present a much lower risk of overlooking compared to taller buildings. This can be further managed through considered boundary treatments (e.g., fencing or hedging), careful building orientation and layout, and the strategic placement of windows, all of which help ensure that the amenity of neighbouring properties is protected.

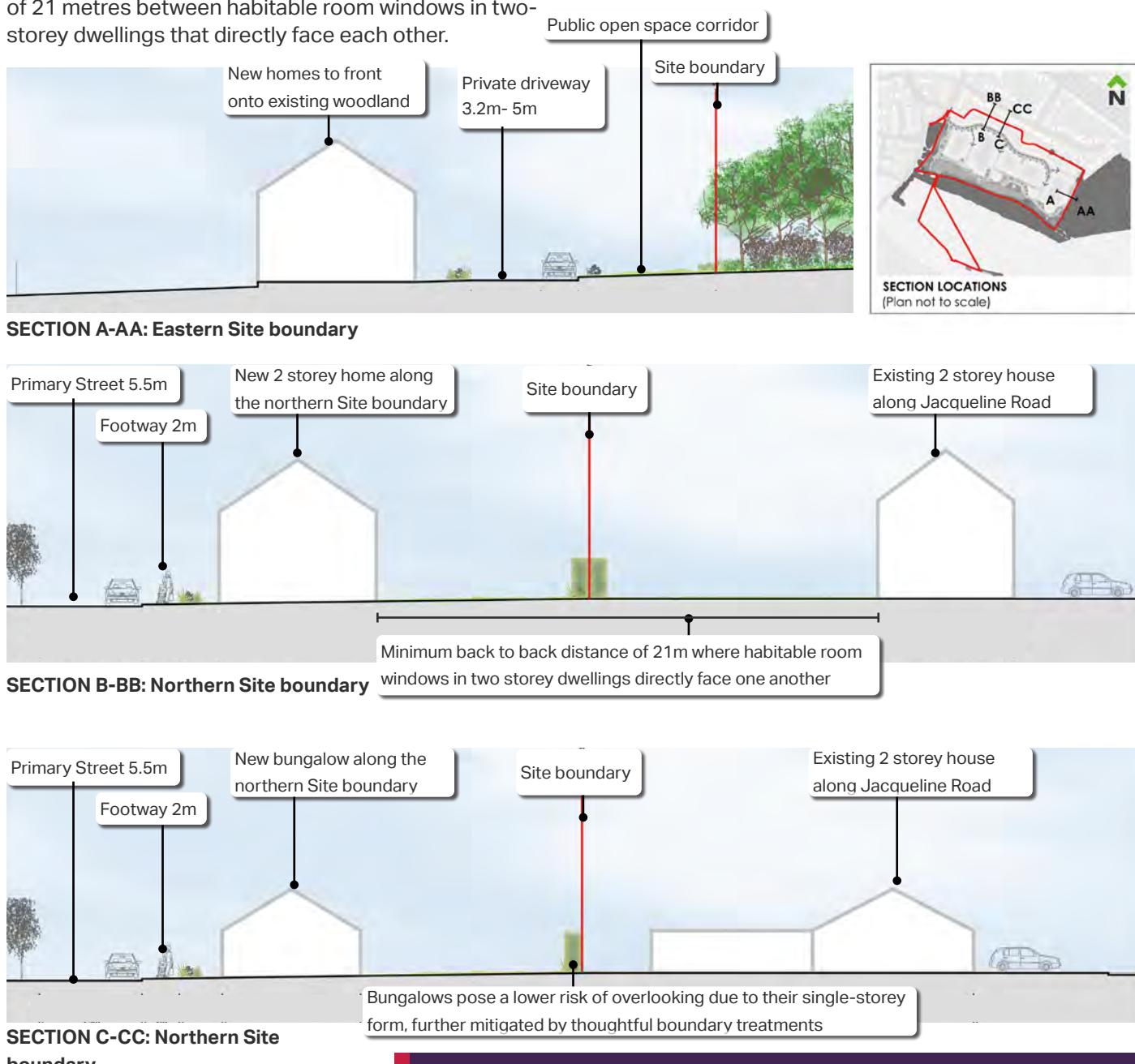


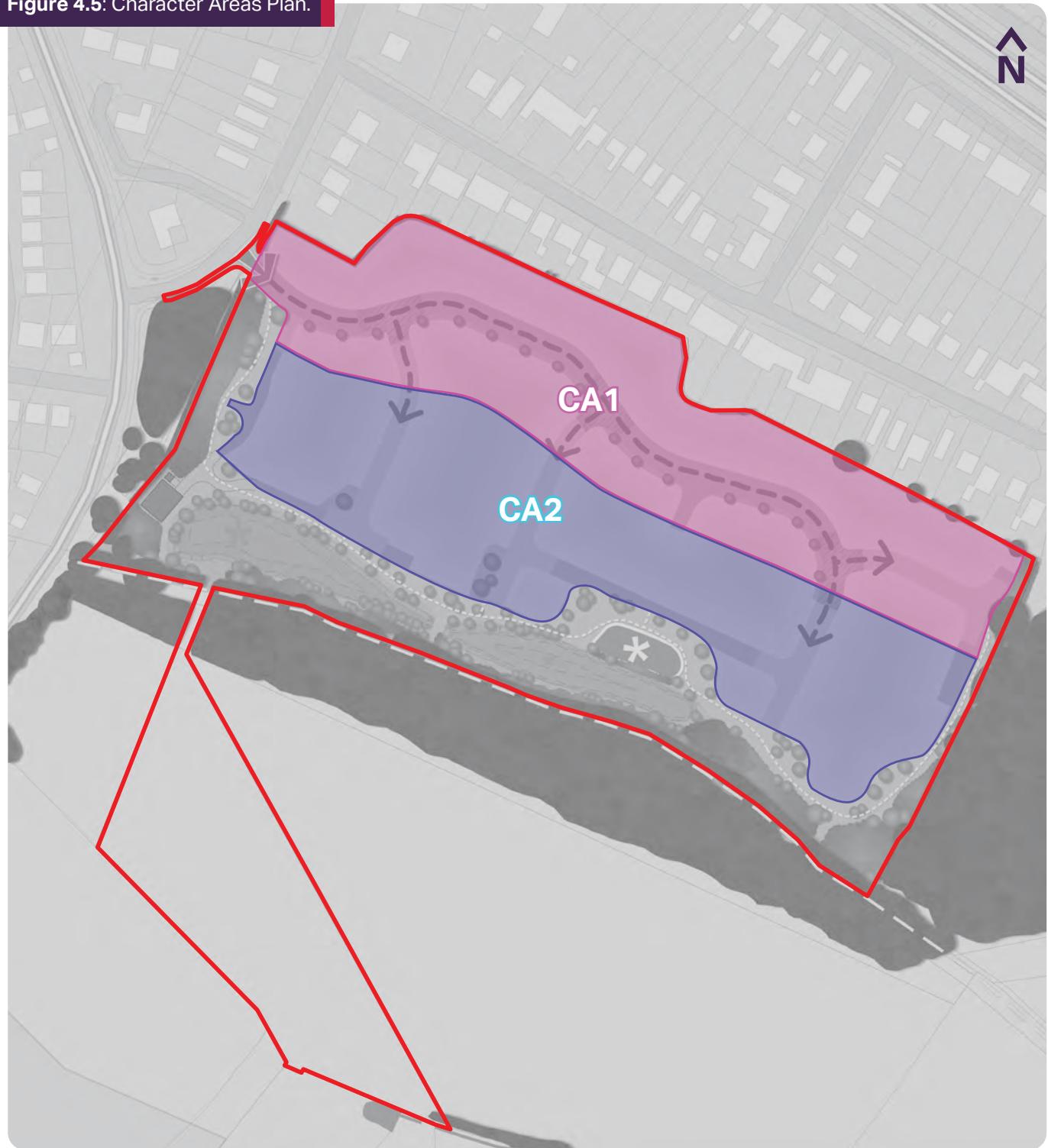
Figure 4.4: Illustrative Site Sections.

4.4 CHARACTER AREAS

The proposed development aims to establish a unique identity and strong sense of place by incorporating two distinct character areas. These areas will be defined through the use of specific building materials,

design, form, and landscape treatments. The following pages outline the overall framework for these character areas, which should be further refined at the reserved matters stage.

Figure 4.5: Character Areas Plan.



CA1: SPINE STREET

The Spine street character area serves as the main thoroughfare through the development. Gateway buildings at the Ratby Lane frontage will frame the street, creating a strong sense of arrival. With the highest density of development in this area and trees lining one side of the street, it will stand out as the main route within the development. The thoughtful use of local materials will further enhance the area's unique identity, making it a defining focal point for the community.

| KEY CHARACTERISTICS | LANDSCAPE CHARACTERISTICS |
|--|---|
| <ul style="list-style-type: none">• Homes facing onto the Spine street will feature prominent frontages with varying widths, contributing to a dynamic streetscape.• Higher densities along the Spine street.• Buildings along the Spine street are predominantly two storeys high, establishing a strong sense of enclosure and visual rhythm. However, where the development adjoins existing bungalows, single-storey homes are to be incorporated to ensure a sensitive transition in scale and to safeguard the amenity of neighbouring properties along Jacqueline Road. These bungalows will reflect a consistent architectural style and maintain the established building line, supporting a cohesive streetscape.• To establish a distinct identity, the new homes along the Spine street will be designed using a limited palette of materials and colours, creating a cohesive, uniform character that reads well with the existing context of Ratby Lane.• The selection of materials will be inspired by local building practices, incorporating red and orange brick, and render.• The Spine street will feature a well-defined public realm, including footways and grass verges with street trees to one side of the road. | <ul style="list-style-type: none">• Low level ornamental planting will be used to provide a sense of enclosure between front gardens and the street space while allowing for visibility and openness.• Street tree planting used to soften the street scene and reinforce character.• Some on-street designated parking spaces within the grass verges.• A simple palette of shrubs and more structural perennials will retain a sense of consistency, but with colouration and structural plants used to assist with way-marking / reference points for street users. |



CA2: WOODLAND EDGE

Character Area 2 encompasses the remainder of the new neighbourhood. It is designed to accommodate lower traffic volumes, promoting a quieter, more residential environment that fosters a strong sense of community and enhanced privacy for residents. The existing woodland edge forms a mature and attractive backdrop, contributing to the area's green character and visual appeal.

The new homes within this character area will be thoughtfully designed to reflect and complement the architectural style of nearby existing properties. The development will include a well-balanced mix of detached, semi-detached, and short terraced houses. Housing density has been carefully calibrated to reflect that of the adjacent residential neighbourhood to the west of the Site, ensuring a seamless and sensitive transition in both scale and form.



| KEY CHARACTERISTICS | LANDSCAPE CHARACTERISTICS |
|--|---|
| <ul style="list-style-type: none">The homes will be set back behind front gardens to complement landscaping within the adjacent green spaces.The new homes will be 2 storeys in height.The built form is varied to create visual interest, with subtle changes in materials and roof forms to break up the streetscape.Homes are generally set back from the street behind front gardens or boundary treatments, offering a softened and domestic edge.A simple palette of materials will be used, including red brick, timber cladding and render in light tones.Homes of a similar scale and mass will be grouped together.The homes bordering the peripheral areas of public open space will offer views over and enhance the visual appeal of the adjacent open areas. | <ul style="list-style-type: none">New hedgerows and tree planting in the open spaces along the existing settlement boundary will help screen and soften views of the new homes.Boundary treatments for the new homes will mainly consist of low hedges, with the properties set back behind spacious front gardens.The existing woodland forms a mature and attractive backdrop to the development, contributing to the overall landscape character. On-site planting and landscaping will be designed to complement this natural setting, reinforcing the green edge and enhancing visual continuity across the site boundary. |



5.

Access.

This chapter illustrates the proposed access and movement strategy for vehicular and non-vehicular movements. It also outlines the parking strategy.





5.1 VEHICULAR ACCESS

The vehicular access serving the development will be via a new priority junction off Ratby Lane. The access point leads directly to the development's spine street and provides direct and convenient access to the proposed new homes.

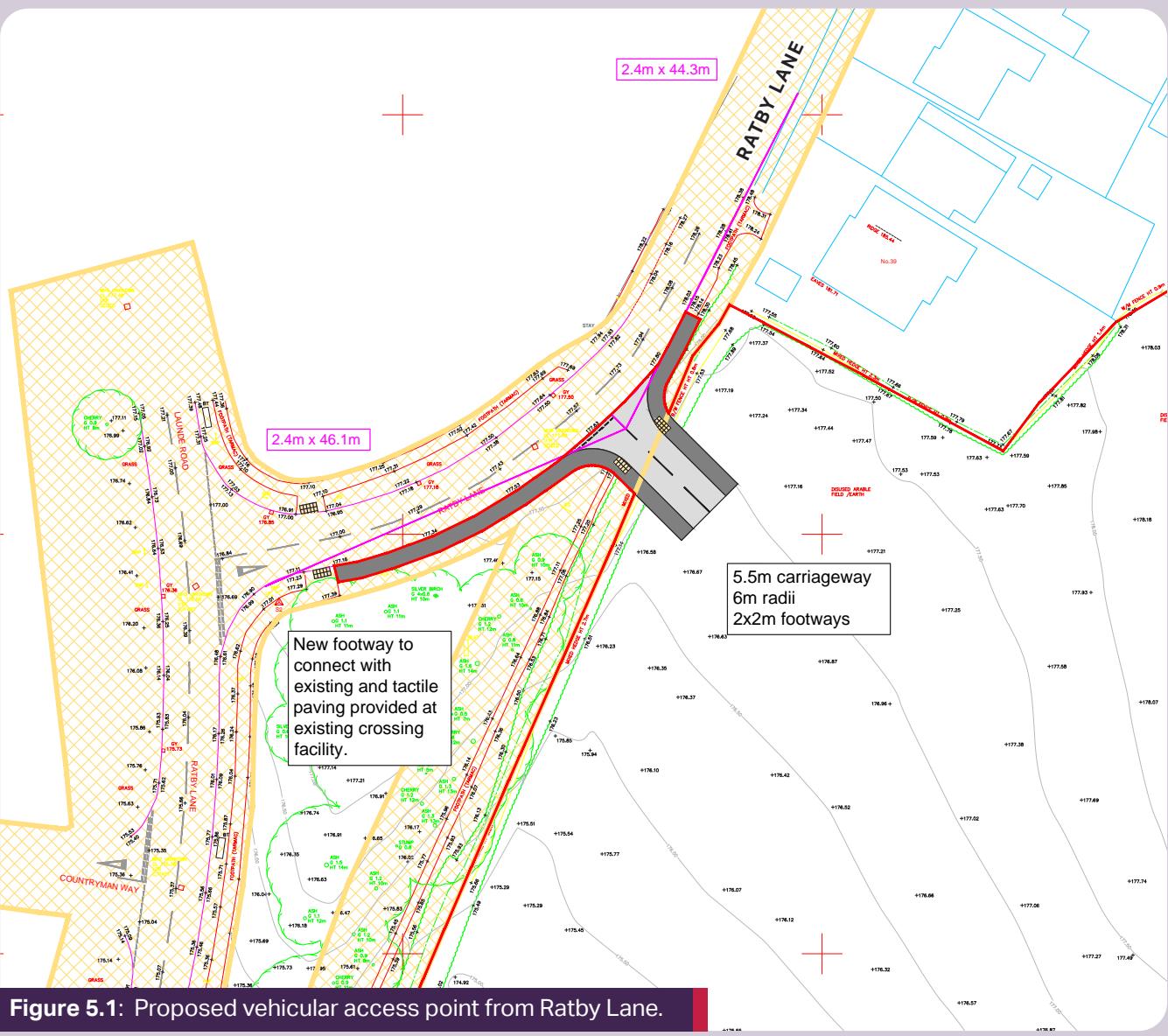


Figure 5.1: Proposed vehicular access point from Ratby Lane.

5.2 PEDESTRIAN AND CYCLE ACCESS

Footways will be provided on both sides of the vehicular access point, with the southern footway linking directly to the existing footway to the south west, improving pedestrian connectivity to the surrounding area.

The existing uncontrolled crossing on Ratby Lane at its junction with Launde Road will be upgraded with tactile paving. This would improve connectivity with the existing footway running along the eastern side of Launde Road to the north of Ratby Road.

A new uncontrolled crossing with central refuge is also proposed on Launde Road to the south of Countryman Way, which will facilitate movements to/ from key local facilities located within Markfield including retail, health, education and leisure uses, as well as nearby bus stops.

Within the Site, new recreational routes will be introduced through areas of public open space which will connect into the existing footway network. These routes will enhance accessibility, encourage active travel, and support integration with the wider landscape setting.



- Site Boundary
- Spine street
- Secondary streets
- Lanes/private drives

- Recreational routes/linkages
- Public Footpath
- Vehicular and pedestrian access point

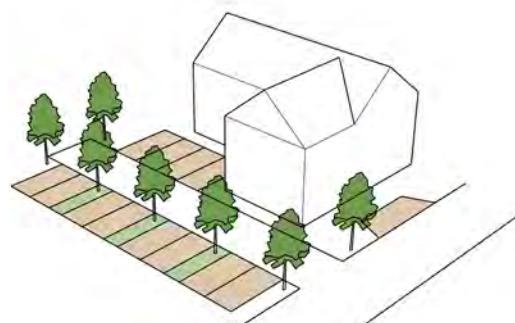
Figure 5.2: Movement Strategy.

5.3 CAR PARKING

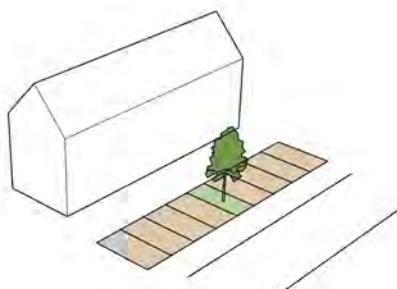
Car and Cycle Parking Strategy

At the detailed stage, the provision of car parking will be designed to integrate into the public realm and to ensure the development's streets are pedestrian and cycle friendly. The principal means of car parking will include a mix of garages, car ports, driveways and dedicated on-street parking.

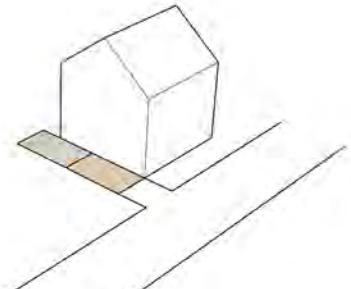
Figure 5.3: Examples of different car parking typologies.



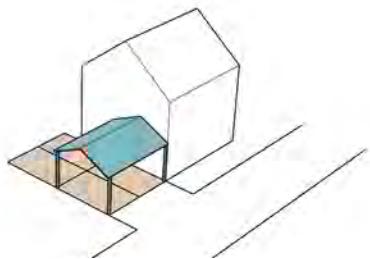
Parking mews.



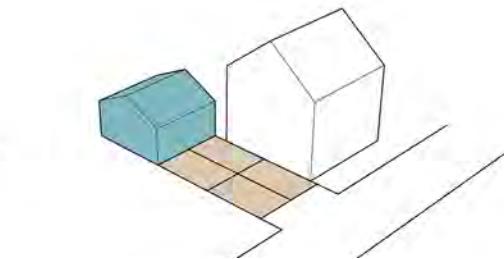
Perpendicular bay parking.



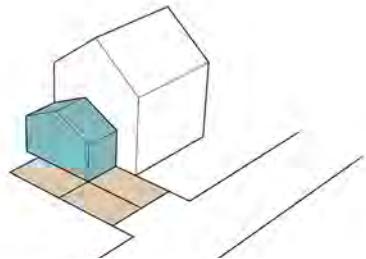
Driveway.



Drive through car port.



Driveway and garage.



Integral garage.

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6.

Green Infrastructure.

This chapter illustrates the proposed green infrastructure provision and summarises the approach to promoting biodiversity.





6.1 GREEN INFRASTRUCTURE AND ECOLOGY STRATEGY

Landscaping within the Site should align with the landscape design principles outlined in the Good Design Guide SPD.

- Green infrastructure should be designed to reflect the area's landscape, ecological, and historical character—such as through thoughtful tree species selection.
- Where possible, existing on-site green infrastructure should be retained, enhanced, and supplemented.
- Exploit 'borrowed' landscape assets on adjoining sites (e.g. visually prominent trees and countryside views). Ensure a high-quality transition between the built environment and surrounding landscape, such as orienting homes to face green spaces.
- Avoid breaking up green infrastructure across the development; instead, create connections that support ecological networks, recreational use, and public access.
- Green spaces should be consolidated into larger areas capable of supporting forest-scale trees.
- Design green spaces for sustainable, cost-effective, long-term maintenance—potentially using annual resident charges or commuted sums for their management.

The overall design strategy for the green infrastructure is as follows:

- **Community Green Space:** These spaces, located next to the new homes, will feature recreational routes, promoting creativity, physical activity, and social interaction. This design will provide children with a natural, flexible space for play. An equipped children's play area will form a focal point to the public open space.
- **Accessible Natural Greenspace:** Accessible natural greenspaces are located along the southern parts of the Site, creating a smooth transition from the community green space to the woodland beyond. These spaces offer opportunities for outdoor recreation, relaxation, and a connection with nature, promoting both physical and mental well-being.

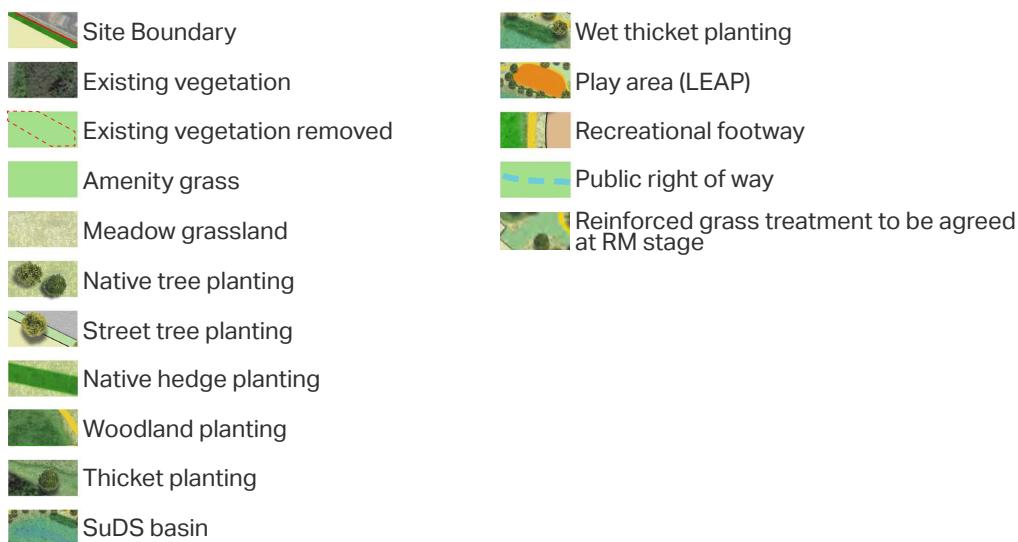
- **Tree lined grass verges:** These spaces enhance the visual appeal of streets, and create a gentle buffer between traffic and pedestrian areas.

Key Landscape Objectives

The green infrastructure proposals have been developed with consideration of the following:

- Provide new open space resource accessible to existing and new residents alike to help encourage healthier and more active lifestyles.
- Maximise the retention and enhancement of the Site's existing landscape features to maximise their biodiversity value.
- Amenity grassland, meadow grassland, and new tree and shrub planting to comprise native species.
- Locate new pedestrian recreational routes through the open spaces to provide traffic-free and attractively landscaped connections throughout the Site that connect with the existing footway network.
- Create and manage multifunctional green infrastructure to provide long term benefits for biodiversity, landscape character, health, recreation and sustainability.
- Utilise best practice design principles to minimise any adverse effects on landscape character and visual receptors.

Figure 6.1: Landscape Strategy.



6.2 CHILDREN'S PLAY

The green infrastructure proposals include a Local Equipped Area for Play (LEAP). The LEAP will comprise an activity zone of 490 sq.m.

The LEAP will be located within the landscaped public open space in a central location in the southern parts of the Site. It will be overlooked by the new homes, providing a safe and well-used play area.

The play area will feature timber play equipment and natural elements such as logs, boulders, and earth formations to complement the woodland setting.

The equipped play area will be designed to ensure that children with disabilities have the same play opportunities as others.



Figure 6.2: Children's Play Strategy.



6.3 COMMUNITY GREEN SPACE

Strategy:

This thoughtfully designed space, located adjacent to the new homes, will serve as vibrant outdoor areas that promote creativity, physical activity, and social interaction. A key feature will be the centrally located children's play area (LEAP), forming the heart of the community green space. This equipped play area will offer opportunities for structured play while being set within a landscape that reflects and complements the nearby woodland, encouraging imaginative exploration and a connection to nature. Surrounding green spaces will offer opportunities for free play, informal recreation, and community gathering. Together, these spaces will form a lively and inclusive hub that supports the physical, social, and emotional well-being of children and fosters a strong sense of community.

Function

- The development's principal area of public open space strategically positioned next to the new homes, providing easy access for residents.
- Thoughtfully designed as vibrant, casual spaces that encourage creativity and active play to act as a focal point.
- Designed to reflect the Forest theme in line with the Good Design Guide SPD.
- This area of public open space will include recreational routes and an equipped children's play area, to foster a sense of community and encourage outdoor activities.

Features

- New equipped children's play area to form focal point. Materials to reflect the Forest theme.
- New seating areas will provide meeting places.
- New routes for walking and cycling will run through the open space and encourage active travel.



Figure 6.3: Extract of the Landscape Strategy.

6.4 ACCESSIBLE NATURAL GREENSPACE

Strategy:

The accessible natural greenspaces are strategically positioned along the southern edge of the Site, bridging the community green space with the woodland. These areas are designed to provide opportunities for outdoor recreation, offering tranquil spaces for relaxation and fostering a deeper connection with nature. These greenspaces will promote overall well-being, supporting both physical and mental health.

Function

- Linear public open space along the southern parts of the Site to create a fitting edge to the new neighbourhood, whilst complementing the adjacent woodland.
- Designed to reflect the Forest theme in line with the Good Design Guide SPD.

Features

- New tree and shrub planting along the southern and eastern boundaries to supplement existing woodland.
- The use of native plants, wildflowers, and grasses that reflect the surroundings, to help the new neighbourhood blend into the landscape.
- The attenuation basins will be designed into the landscape to enhance the informal natural greenspace. These basins will not only contribute to the Site's sustainability but also integrate with the environment, adding visual interest and ecological value.
- A new recreational route will run through the green corridors to connect with the development's wider network of traffic-free paths.



Figure 6.4: Extract of the Landscape Strategy.



6.5 TREE LINED VERGES

Strategy:

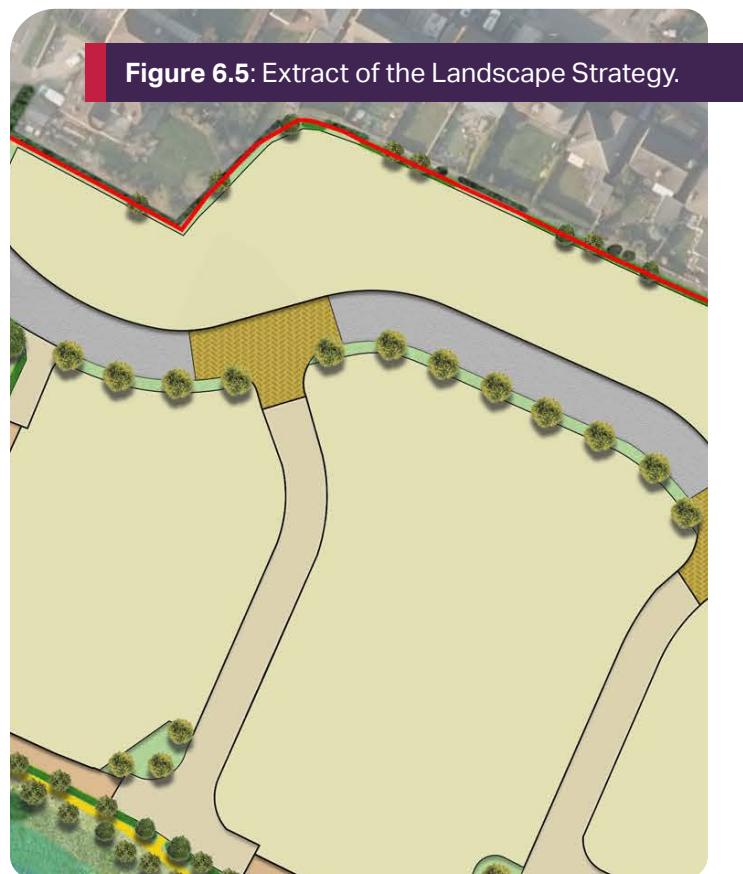
Grass verges with street trees along one side of the spine street will create a green, attractive, and welcoming approach into the Site.

Function

- Enhance the aesthetic appeal of the new neighbourhood and assist with wayfinding.
- These features will provide a visually pleasing and natural environment that complements the built environment, softening the built form.
- These green spaces help to improve air quality, reduce urban heat island effects, and support biodiversity by offering habitats for wildlife.

Features

- Grass verges and street trees will improve air quality by filtering pollutants from the air.
- Contribute to the creation of a healthier, more sustainable, and livable community.



6.6 SUSTAINABLE DRAINAGE STRATEGY

An integrated SuDS strategy is proposed utilising the underlying topography of the Site.

Attenuation Basins

The proposed attenuation basins play a crucial role in the development's green infrastructure, enhancing the overall landscaped character of the open spaces. Designed with an organic, natural shape, the basins incorporate both permanently wet and seasonally wet areas, which help to maximise habitat diversity and promote local biodiversity. This thoughtful design not only supports sustainable water management, but also creates valuable ecological niches, enriching the environment and fostering a vibrant range of plant and animal life throughout the Site.

Surface Water Outfall

In accordance with the planning policy, the new development will ensure that development run-off into the existing watercourse downstream of the alterations shall not exceed existing conditions.

Figure 6.6: Proposed Sustainable Drainage Strategy.



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7.

Building for a healthy life.

This chapter assesses the masterplan proposals utilising Building for a Healthy Life principles and summarises the masterplan and design proposals applied at Land at Ratby Lane, Markfield.





7.1 INTRODUCTION

Healthy placemaking has become an increasingly important matter, and arguably more so since the COVID-19 Pandemic. Well-designed places will encourage regular exercise in daily life, make it easier to walk and cycle to local services, facilities and work, and allow people to have a greater understanding of their natural environment, all of which can help support a greater sense of well-being.

Using the Building for a Healthy Life (BHL) design tool, the assessment on the following pages demonstrates how the proposals for the Site at Land at Ratby Lane, Markfield have been shaped to create a place that maximises benefits for people and nature.

BHL also places a strong emphasis on active travel and it is important to note that Active Travel England, a Government body tasked with helping to deliver walking, wheeling and cycling infrastructure on all large developments, are now a statutory consultee on all planning applications for developments exceeding 150 homes. Although this outline application falls below this threshold, the following BHL assessment highlights how the proposed development has maximised opportunities for good active travel design.



INTEGRATED NEIGHBOURHOODS

| Natural Connections | <ul style="list-style-type: none">✓ Vehicular access to the new neighbourhood will be via a single access point from Ratby Lane, with footways to either side of this access point.✓ The active travel connections will be linked by safe traffic-free pedestrian recreational routes running through the Site and will connect with the existing footway network.✓ The principles of 'filtered permeability' are achieved whereby the streets create pleasant low traffic environments with traffic-free connections still allowing pedestrian and cycle movement from the built areas to the areas of public open space.✓ A connected network of green spaces will link existing and new habitats, safeguard existing wildlife corridors, and create new movement corridors for nature.✓ The Site's existing trees and hedgerows will be retained where possible within the public realm, safeguarding their future retention and management. | |
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| Walking, cycling and public transport | <ul style="list-style-type: none"> ✓ The development will deliver attractive active travel routes as integral parts of its green infrastructure, making non-car travel more attractive, safe and convenient. ✓ The Site is located within walking and cycling distance of the centre of Markfield, where a good number of services and facilities are located. ✓ Bus stops are located within walking distance of the Site which connect Markfield to Leicester, Coalville and Swadlincote. ✓ At the detailed design stage, the streets will be designed to 20mph design speeds. ✓ At the detailed design stage, many of the streets will be designed to form shared surface streets. |  |
| Facilities and services | <ul style="list-style-type: none"> ✓ The design of the green spaces have been carefully considered to be multifunctional with the provision of a children's play area and seating areas, and routes for walking and cycling in order to provide points of community activity where existing and new residents alike can meet. |  |
| Homes for everyone | <ul style="list-style-type: none"> ✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a broad-based community. ✓ Bungalows will also be provided within the development. ✓ Provision will be made for 40% affordable homes. ✓ Affordable homes are to be distributed across the Site. ✓ At the detailed design stage, the new homes and streets will be designed so it is difficult to determine the tenure of properties through architectural, landscape or other differences. ✓ At the reserved matters stage, innovative designs for homes will allow home working to reflect work from home trends. |  |

DISTINCTIVE PLACES

| | | |
|--|---|---|
| Making the most of what's there | <ul style="list-style-type: none"> ✓ A thorough understanding of the Site and the local context has been gained by site visits, the pre application process, public consultation, and desktop research in order to understand the local area, and to understand how the Site's existing features can be positively and appropriately incorporated into the design proposals. ✓ Existing features, such as the Site's existing trees and hedgerows, and its topography are used as "anchor features" to inform and shape the design proposals. ✓ Open spaces designed to reflect the Forest theme in line with the Good Design Guide SPD. ✓ The Site's existing hedgerows and trees along its boundaries are to be retained, save for where the removal is required for the proposed access points and pedestrian access. New tree and hedgerow planting will supplement the existing vegetation and mitigate for the loss as a result of the new access point. ✓ The attenuation basins form a key and integral part of the green infrastructure, delivering both landscape and ecological enhancements. |  |
| A memorable character | <ul style="list-style-type: none"> ✓ The DAS demonstrates how two character areas can be provided to create the basis for a memorable and distinctive new neighbourhood rooted in place. ✓ The DAS also outlines how the new homes will be designed to respect local character through choice of building materials and detailing. ✓ The green spaces and the existing and new landscaping within them will create places with a memorable character. ✓ At the street naming stage, the opportunity exists to have names that have a connection to the locality. ✓ The DAS outlines how the public spaces will create the physical conditions for activity to happen, bringing the community to life. |  |
| Well defined streets and spaces | <ul style="list-style-type: none"> ✓ All streets will benefit from having active frontages. ✓ The streets and green spaces are to be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, the homes will be designed with front doors facing the streets and green spaces. ✓ Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks. |  |
| Easy to find your way around | <ul style="list-style-type: none"> ✓ The principal street will be clearly distinguished from the surrounding minor streets through the use of street tree planting, creating a more defined and attractive streetscape. ✓ The different character areas will help people to grasp where they are within the development. ✓ Signage along the combined footway will aid waymarking. |  |

STREETS FOR ALL

| | | |
|--|--|---|
| Healthy streets | <ul style="list-style-type: none"> ✓ At the detailed design stage, many of the streets will be designed to have shared surface and low design speeds to encourage more social interaction and street life, bringing wider social benefits. ✓ At the detailed design stage, new and existing landscaping will provide layers that add sensory richness to the place – visual, scent and sound. ✓ The new homes will front the streets with active edges that will provide natural surveillance to create the basis for a safe new neighbourhood. |  |
| Cycle and car parking | <ul style="list-style-type: none"> ✓ The emphasis will be on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner. ✓ The car and cycle parking standards accord with the requirements set out in the Leicestershire Highway Design Guide (2024). |  |
| Green and blue infrastructure | <ul style="list-style-type: none"> ✓ The development's connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ The network of connected traffic-free routes running through the green spaces will encourage physical activity, social interaction, and active travel. ✓ The SuDS features (attenuation basin and surface water outfall) will manage stormwater runoff, reduce flood risks, improve water quality and promote sustainable urban development. These features will form an integral part of the development's green spaces to deliver both landscape and ecological benefits. ✓ The masterplan proposals create a habitat network providing residents with opportunities to interact with nature on a day-to-day basis. ✓ Natural surveillance opportunities are maximised from the adjacent homes and new traffic-free routes for walking. |  |
| Back of pavement, front of home | <ul style="list-style-type: none"> ✓ At the detailed design stage, defensible spaces and strong boundary treatments will be used, with an emphasis on boundary treatments that add ecological value and/or reinforce distinctive local characteristics. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In places deeper front garden spaces will create opportunities for social interaction. |  |

8.

Conclusion.

This chapter assesses the masterplan proposals utilising Building for a Healthy Life principles and summarises the masterplan and design proposals applied at Land at Ratby Lane, Markfield.





8.1 CONCLUSION

This planning application marks a major step forward in the exciting opportunity that the development of the Site at Land at Ratby Lane, Markfield represents. This DAS has been created to demonstrate how the masterplan proposals for the Site embody a high-quality, sustainable, and dynamic new development.

In summary, the development proposed by Taylor Wimpey UK Limited will deliver:

HIGH QUALITY NEW HOMES



A well-considered and sensitively designed new neighbourhood for up to **135 high quality new homes**.

ECONOMIC GROWTH



Economic growth of the local area through the construction of 135 new homes and support for existing services and facilities.

AN ATTRACTIVE & DESIRABLE PLACE TO LIVE



An **attractive** and **desirable** place to live, and for recreation and leisure that positively responds to the Site's existing landscape structure and Site's relationship with its surrounding context.

HEALTH AND WELL-BEING



A place that encourages **healthy lifestyles** for existing and new residents through the provision of **1.64ha of green infrastructure** that are within easy walking distance of all homes.

A RANGE OF HOMES



A range of house types, sizes and tenures to create a balanced community.

BIODIVERSITY



A range of spaces and landscaping to deliver a range of **biodiversity enhancements**, and ensure an appropriate transition between Markfield and the adjacent woodland.

INTEGRATED DEVELOPMENT



A place with a clear street hierarchy and offers traffic-free connections to Ratby Lane and the existing footway network to create an **integrated and sustainable development**.

DISTINCTIVE CHARACTER



A place that has its own **distinctive character** by sensitively relating to its context.

ACTIVE TRAVEL



A high quality, functional and connected network of traffic-free recreational paths to promote active travel and encourage healthy lifestyle choices.



CSA

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