



# Land at West of Ratby, Leicestershire

Design & Access Statement Addendum

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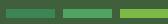
July 2025



# 01 EXECUTIVE SUMMARY

This Design and Access Statement Addendum (DAS) has been prepared to accompany the outline planning application made by Lagan Homes for a mixed-use, residential-led development to the west of Ratby, Leicestershire. (planning reference 24/00914/OUT)

## Introduction



### Description of Development:

The planning application was accompanied by a Design & Access Statement (August 2024). This Addendum provides further information on green infrastructure matters, and in particular, covers the following:

- Clarification on the development's compliance with Hinckley & Bosworth Borough Councils (H&BBC) public open space typologies, and how this could be defined across the development's green infrastructure.
- Clarification on the development's National Forest contribution and how this could be defined within the development's green infrastructure.
- Illustrative principles and example photographs on how the National Forest contribution of landscape and recreational elements can be interpreted.

## 01 EXECUTIVE SUMMARY

## THE VISION

Extract below from the Design & Access Statement, August 2024

The existing characteristics of the site and its context comprise surrounding mature woodland, hedges and trees and its relationship with Ratby, which includes Burroughs Road and local footpaths. The vision is to embrace and strengthen these characteristics as part of a landscape led masterplanning approach and to also deliver the principles of the National Forest Strategy which includes the creation of new woodland, landscape habitats and accessible green space.

The vision is based upon a high quality mixed use residential led development of locally distinct new homes for modern living together with education and community buildings, and public open space. The development would be located within a framework of retained woodland, hedgerows,

mature trees and public footpaths. This framework, which provides an immediate setting and context for the development, will be strengthened by extensive new green infrastructure to include large areas of new woodland planting (in accordance with the site's location in the National Forest) broad swathes of accessible natural green space, the conservation of Burroughs Road within a green corridor and a series of new recreational routes that provide connectivity to Ratby and the wider countryside.

Buildings and homes will be located within a connected layout of tree-lined streets, feature spaces and routes which will be framed by surrounding woodland and natural green space, which includes a new Ratby Community Park.



## 01 EXECUTIVE SUMMARY

## ILLUSTRATIVE FRAMEWORK PLAN

(This is the amended Illustrative Framework Plan, 10783-FPCR-XX-XX-DR-L-0007, P14, June 2025)

## KEY

	Site Boundary	32.7ha
	Residential Development (Residential (13.7ha) c. 470 Units @ 35 dph)	
	Green Infrastructure (Includes retained vegetation, new planting, habitat creation, accessible green space and drainage basins)	
	Access Points (See application plans for access drawings)	
	Primary Street - Access Road (Indicative alignment)	
	Recreational Routes (Indicative)	
	Primary School (1FE)	1.0ha
	Drainage Basins	
	Additional Pond	
	Existing Vegetation	
	National Forest Planting Area (As part of Lagan Homes - 20/00462/FUL)	
	Structural Planting (Indicative)	
	Existing Public Rights of Way	
	Children's Equipped Play	
	Section of Burroughs Road to be pedestrian-cycle only	



## 06 PLACEMAKING

## Indicative Green Infrastructure Strategy

(Illustrative plan as identified in the Design & Access Statement, August 2024)

-  Site Boundary
-  Development
-  Existing Trees, Woodland and Retained Hedgerows
-  New Planting & Green Space
-  Equipped Play Areas
-  Drainage Basins
-  Recreation Routes (Indicative Locations)
-  Existing Public Rights of Way



The proposed Green Infrastructure strategy retains and expands upon the existing framework of woodland, hedges and trees with new landscape habitats to create interconnected wildlife and recreational corridors.

## 06 PLACEMAKING

Public Open Space  
Typologies Plan(Based on Illustrative Framework  
Plan)

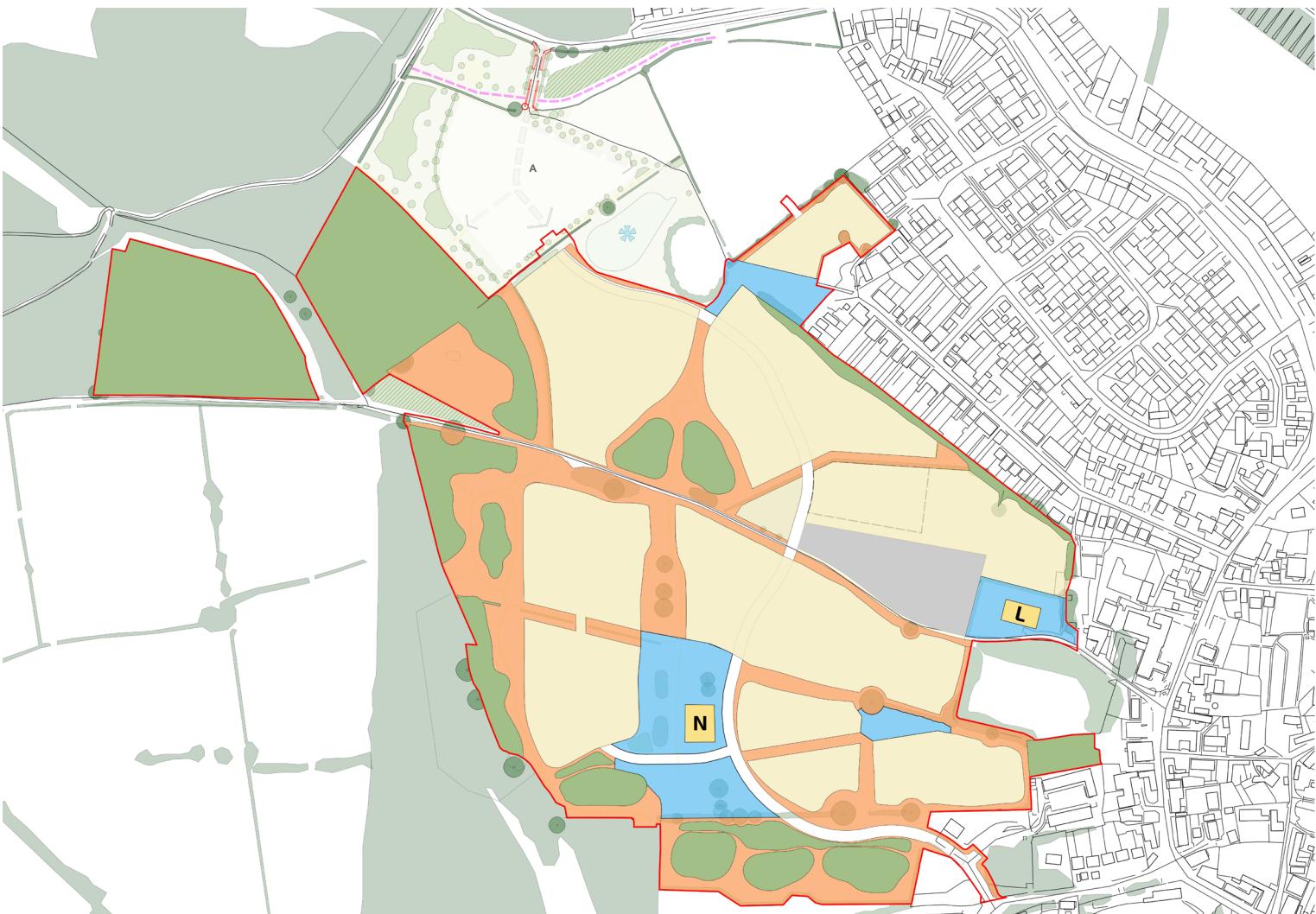
Site Boundary	32.7ha
Residential Parcels	13.6ha
Average Population = 2.4 per household	
13.6ha = c. 476 units x 2.4 = 1,142 Population	

## Public Open Space Typologies

Based on Hinckley &amp; Bosworth Borough Council Requirements

The green infrastructure framework will be multifunctional in character such that on the ground all green spaces will read as one. This plan identifies how the typologies can be defined.

Equipped Children's Play Space Policy requirement 1692 sqm/0.16ha	<b>0.169ha Delivered</b>
Casual/Informal Play Space Policy requirement 7896 sqm/0.78ha	<b>2.26ha Delivered</b>
Accessible Natural Green Space Policy requirement 18800 sqm/1.88ha	<b>6.38ha Delivered</b>
Other Green Infrastructure (includes retained western woodland plantation, enhanced western field for biodiversity benefits new structural woodland areas, and drainage features)	<b>8.17ha Delivered</b>
<b>N</b> Provision of a NEAP Neighbourhood Equipped Area of Play	<b>1000m<sup>2</sup> Delivered</b>
<b>L</b> Provision of a LEAP Local Equipped Area of Play (Minimum required size for a LEAP is 400m <sup>2</sup> )	<b>692m<sup>2</sup> Delivered</b>

Existing Recreation area with play facilities = **1ha**Loss of Recreation = **0.6ha**New casual informal play space = **2.26ha**New equipped play facilities = **1692m<sup>2</sup>**

H&BBC have specific open space typologies. Whilst the green infrastructure will be 'read' on the ground as continuous and connected green spaces that are multifunctional in their character, the Public Open Space Typologies Plan demonstrates how these typologies can be interpreted, and how the development is compliant with the Local Plan Policy.

The Plan demonstrates that the development delivers the site's requirements for children's equipped play in the form of a NEAP (1000m<sup>2</sup>) and a LEAP (692m<sup>2</sup>). It also demonstrates that the development meets and is above the requirements for 'Casual/Informal Play Space' and 'Accessible Natural Green Space'.

## 06 PLACEMAKING

## National Forest Contributions Plan

(Based on Illustrative Framework Plan)

 Site Boundary 32.7ha

## Typologies

 National Forest Boundary

 National Forest Contribution Area 9.81ha (30% of site)

 Structural Woodland Planting 19.7% of National Forest Area 1.94ha

 Other Green Infrastructure


The site, for the most part, lies within the National Forest. The National Forest Guide for Developers & Planners, requires that development sites of this size must provide 30% of the site "forest green infrastructure".

The National Forest Contributions Plan demonstrates how 30% (9.31 ha) of the site could be dedicated as "forest green infrastructure". This forms part of the site's wider green infrastructure framework which equates to 17ha (or around 52% of the site).

As noted by Local Plan Policy 21, "Landscaping will generally involve woodland planting, but can also include creation and management of other habitats, open space provision and the provision of new recreational facilities".

As identified on this plan, the western part of the site comprises large areas of structural green space for "forest green infrastructure", which allows for the provision of new woodland planting, as well as other areas of habitat creation, such as species rich grassland, trees, hedges, and drainage features.

## 06 PLACEMAKING

## National Forest Contributions

As part of the development's location within the National Forest, the following illustrative principles and illustrative photographs show how the site's overall green infrastructure could be designed to reflect the National Forest Strategy. It shows a variety of landscape interventions that could come forward that would provide benefits for landscape, biodiversity, recreation and health and well-being. The detailed landscape design would be developed through Reserved Matters Applications.



**Creating a variety of landscape habitats that promote landscape and ecology benefits.**



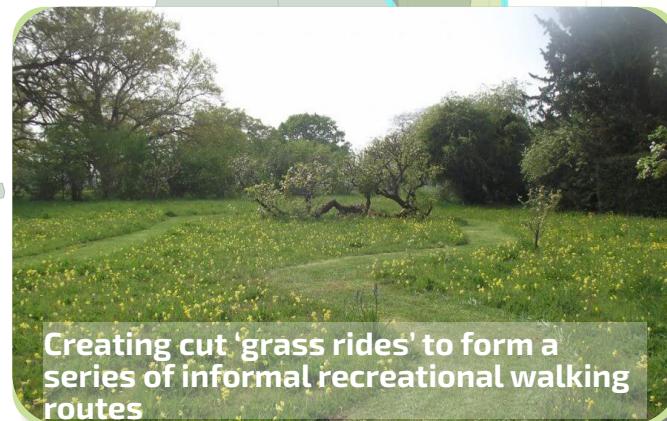
**Coppices and individual tree planting to include large stature parkland type trees.**



**The creation of new areas of broadleaved woodland planting using locally occurring native species**



**The creation of large areas of accessible green space with the use of wildflower meadows and species-rich grassland, that provide biodiversity benefits**



**Creating cut 'grass rides' to form a series of informal recreational walking routes**



**The creation of community orchards and use of fruit trees**

## 06 PLACEMAKING

### National Forest Contributions



Interpretation panels on local heritage, landscape or ecology that can provide an educational resource



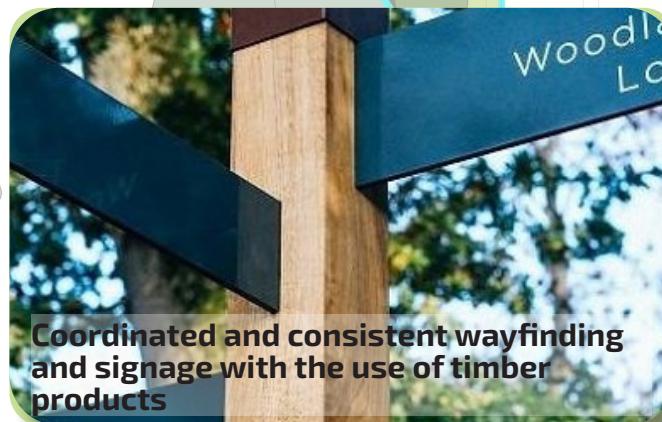
The use of timber for equipped children's play provision



Adopting a consistent palette of site wide street furniture based on timber products and detailing.



Public art/sculptures using timber and natural products that provide design features along recreational routes



Coordinated and consistent wayfinding and signage with the use of timber products



Natural play features based on forest related materials