



|  |   |        |
|--|---|--------|
|  | Site Boundary   | 32.7ha |
|  | Residential Parcels                                   | 13.6ha |
|  | <b>Average Population = 2.4 per household</b>         |        |
|  | <b>13.6ha = c. 476 units x 2.4 = 1,142 Population</b> |        |
|  | Other Development                                     |        |
|  | Primary School TFE                                    |        |

**Public Open Space Typologies**  
Based on Hinckley & 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  | <b>0.169ha Delivered</b> |
|  | <i>Policy requirement 1692 sqm/0.16ha</i>   |                          |
|  | Casual/Informal Play Space  | <b>2.26ha Delivered</b>  |
|  | <i>Policy requirement 7896 sqm/0.78ha</i>   |                          |
|  | Accessible Natural Green Space  | <b>6.38ha Delivered</b>  |
|  | <i>Policy requirement 18800 sqm/1.88ha</i>  |                          |
|  | Other Green Infrastructure  | <b>8.17ha Delivered</b>  |
|  | <i>(includes retained western woodland plantation, enhanced western field for biodiversity benefits new structural woodland areas, and drainage features)</i> |                          |
|  | Provision of a NEAP   | <b>1000m2 Delivered</b>  |
|  | <i>Neighbourhood Equipped Area of Play</i>  |                          |
|  | Provision of a LEAP   | <b>692m2 Delivered</b>   |
|  | <i>Local Equipped Area of Play (Minimum required size for a LEAP is 400m2)</i>  |                          |

Existing Recreation area with play facilities = **1ha**  
Loss of Recreation = **0.6ha**

New casual informal play space = **2.26ha**  
New equipped play facilities = **1692m2**

|     |            |                    |           |
|-----|------------|--------------------|-----------|
| P03 | 01/07/2025 | General Amendments | SJL BC    |
| rev | date       | description        | drn / chk |

client  
**Lagan Homes Ltd**

project  
**(Burroughs Field) Land West of Ratby, Leicestershire**

|                            |   |        |             |
|----------------------------|---|--------|-------------|
| title                      | Public Open Space Typologies - Compliance | scale  | 1:2000 @ A1 |
| Plan                       |   |        |             |
| 10783-FPCR-XX-XX-DR-L-0021 |   | status | S3          |
|                            |   | rev    | P03         |

