



Land at West of Ratby, Leicestershire

Design & Access Statement

August 2024



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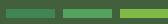
CONTENTS

01	Executive Summary	4
02	Understanding the place	16
03	Design Evolution	26
04	Engagement	30
05	Use & Amount	32
06	Placemaking	39
07	Building for a healthy life	52

01 EXECUTIVE SUMMARY

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

Introduction



Description of Development:

Outline planning application (with all for matters reserved apart from access) for a phased mixed-use development comprising up to about 470 dwellings (Use Class C3) or, in the alternative, up to about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.



01 EXECUTIVE SUMMARY

Site Location

The site comprises 32.7ha of predominantly agricultural land that extends from the western edge of Ratby across to the edge of Pear Tree Wood and Wirlybones Wood. The site occupies land either side of Burroughs Road which broadly runs through the central part of the site.

Immediately to the north of the site, off Markfield Road, housing is being constructed at Martinshaw Meadows (90 homes) alongside the established built edge of Ratby at The Poplars and Bevington Close (Charnwood Estate). The adjacent field to the west, which borders the site, has outline planning permission for housing (75 homes).

The northern part of the site lies alongside, the built edge of Ratby at Stamford Street which includes new housing at Martinshaw Meadows and a newly created drainage basin. Beyond, is Markfield Road and the extensive wooded area of Martinshaw Wood and Pear Tree Wood.

The site's eastern boundary is defined by a combination of the built edge of Ratby (Stamford Street) which includes rear property fences and gardens and by hedgerows and mature trees. The site borders and lies alongside The Plough Inn Public House, Burroughs Road Sports Ground, Peartree Business Park and the rear of the Bull's Head Public House. To the east of the site is the older part of Ratby, with Burroughs Road connecting into Main Street.

The site's southern extents are defined by a combination of Desford Lane, Ratby allotments, an access road into Pear Tree Business Park, and part of a pasture field alongside a watercourse (Burroughs Brook) which is a tributary of Rothley Brook. The wider agricultural landscape extends to the south of Ratby and this comprises the lower lying area of the Rothley Brook and its north facing valley slope. To the south, beyond the Brook, the landscape rises to the settlement of Kirby Muxloe.

The site's western boundary is defined and contained by woodland at Wirlybones Wood and Pear Tree Wood. A watercourse runs through the woodland before connecting with Burroughs Brook which enters Rothley Brook to the south of the village.

Burroughs Road (which in part is designated as a Public Footpath) runs through the site and is characterised as an undulating narrow laned track with intermittent hedgerows with some mature hedgerow trees.

That part of the site that lies to north of Burroughs Road comprises open and gently undulating arable and grassland fields with fragmented hedgerows, a block of woodland (a willow coppice) bordering Pear Tree Wood, a recreation ground and play area adjacent to The Plough Inn.

To the south of Burroughs Road the site comprises pasture fields which

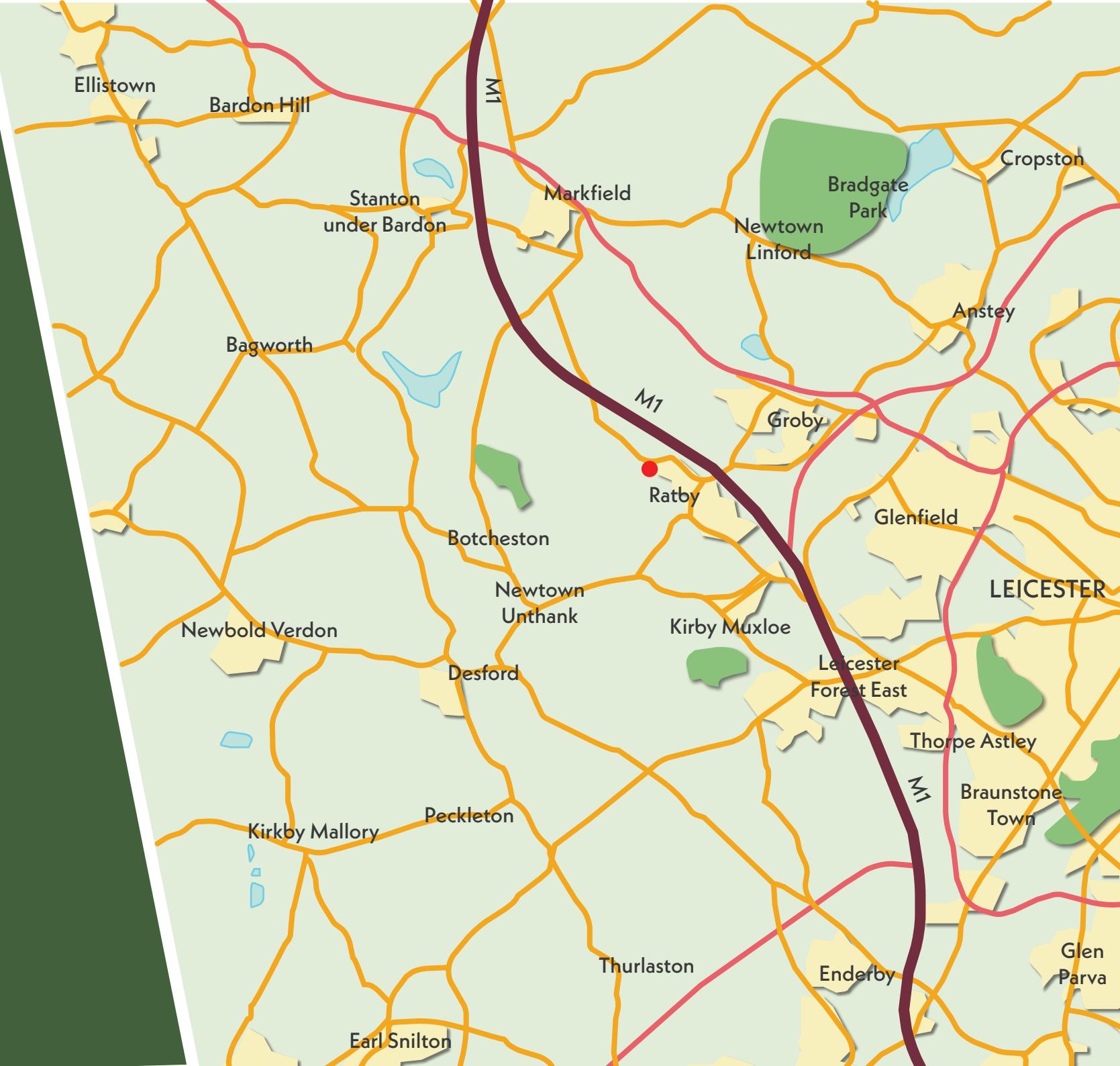
are generally smaller in scale and more enclosed in character than those to the north of Burroughs Road, and are typically bound by established hedgerows with a number of mature hedgerow trees. The area abuts the wooded edge of Wirlybones Wood.

Public Footpath (ref 44) runs through the southern part of site between Burroughs Road before connecting with a Public Bridleway (ref 42) which lies outside the site, and which follows a course from Desford Lane to Holywell Farm. Public Footpath 48 runs through the northern part of the site between Stamford Street and Pear Tree Wood, via a section of Burroughs Road. Public Footpath (ref 50) is located across the very northern part of the site between Stamford Street and Markfield Road.

Site Location Plan



Site Location



Context Plan

- Site Boundary
- Land with outline planning permission for housing (LPA REF 22/00648/OUT)
- Development under Construction (LPA REF 20/00462/FUL)

