

01 EXECUTIVE SUMMARY

Aerial Photograph

- Site Boundary
- Land with outline planning permission for housing (LPA REF 22/00648/OUT)
- Development under Construction (LPA REF 20/00462/FUL)
- Viewpoint Location (See photos on pages 12 & 18).



01 EXECUTIVE SUMMARY

Design Context

The DAS follows best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), (2023), Department for Levelling Up, Housing and Communities.
- Planning Practice Guidance (PPG), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government.
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government.
- Building for a Healthy Life, Homes England, (2020).
- The Good Design Guide SPD, Hinckley & Bosworth Borough Council (2019).
- Ratby Village Design Statement (SPD 2011).

Building for a Healthy Life

Building for a Healthy Life is accepted as a useful design tool for residential masterplanning.

Chapter 7 of this DAS provides a summary of the relevant elements of the scheme that have been considered against Building for a Healthy Life.



National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

"A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- *The layout (or masterplan)*
- *The form and scale of buildings.*
- *Their appearance.*
- *Landscape.*
- *Materials; and*
- *Detailing"*

These elements are developed through the DAS.

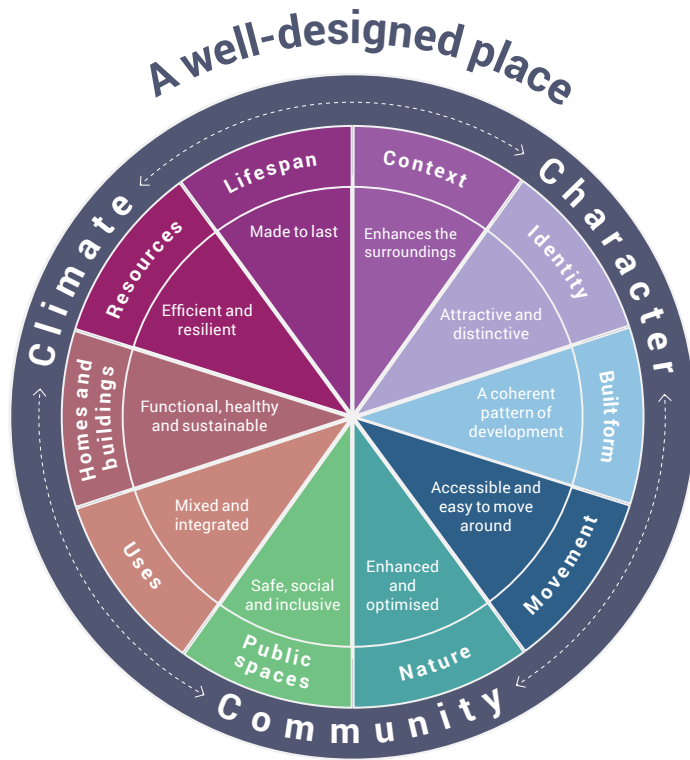
The Good Design Guide SPD

The Good Design Guide aspires to:

"Substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced."

Ratby Village Design Statement (SPD 2011)

The Ratby Village Design Statement sets out the contextual analysis for the village, and highlights the distinctive elements and characteristics of Ratby that should be considered.



Context - enhances the surroundings.

Identity - attractive and distinctive.

Built form - a coherent pattern of development.

Movement - accessible and easy to move around.

Nature - enhanced and optimised.

Public Spaces - safe, social and inclusive.

Uses - mixed and integrated.

Homes and buildings - functional, healthy and sustainable.

Resources - efficient and resilient.

Lifespan - made to last.



01 EXECUTIVE SUMMARY



Viewpoint 1: View of northern part of site and housing at Stamford Street from Burroughs Road



Viewpoint 2: View looking north across southern part of the site from the Public Footpath

01 EXECUTIVE SUMMARY

THE VISION

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,

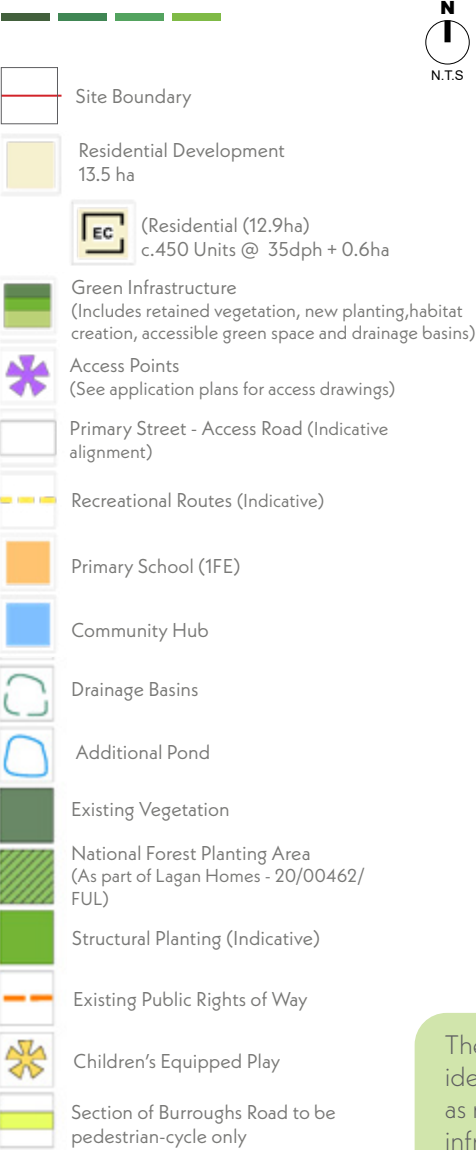
mature trees and public footpaths. This framework, which provides an immediate setting and context for the development, will be strengthened by extensive new green infrastructure to include large areas of new woodland planting (in accordance with the site's location in the National Forest) broad swathes 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



The Illustrative Development Framework identifies the location of land uses, such as residential, education, and green infrastructure.