

01 EXECUTIVE SUMMARY

ILLUSTRATIVE MASTERPLAN



- Site Boundary
- Existing Context Buildings
- Residential
- Primary School
- Community Hub
- Extra Care/Care Home
- Section of Burrough's Road for Pedestrian/Cycle Access Only
- Green Infrastructure
Includes: Retained hedgerows, trees and watercourses, new woodland, hedgerows, tree planting, play, grassland, drainage basins and recreational routes.
- Existing Vegetation
- New Planting & Green Space
- Play Areas
- Drainage Basins
- Additional Pond
- Recreation Routes (Indicative Locations)
- Existing Public Rights of Way



02 UNDERSTANDING THE PLACE

This DAS explains how the development proposals have been brought forward by responding to the planning and environmental context of the site.

Local Design Guidance

The design process responds to the Hinckley and Bosworth Core Strategy (2009), the Site Allocations and Development Management Policies (DPD, 2016), including policy DM10 Development and Design, and supplementary planning documents such as The Good Design Guide SPD (2019).



The Council's Good Design SPD Guide includes seven core urban design objectives, which are:

1. Be functional
2. Support mixed uses and tenures
3. Include successful public spaces
4. Be adaptable and resilient
5. Have a distinctive character
6. Be attractive
7. Encourage ease of movement

The development proposals and the masterplanning process responds to these objectives. It is expected that reserved matters applications will utilise the detailed guidance that is contained within the Good Design SPD for matters such as scale, layout, building form and appearance.

The Good Design SPD includes an overarching description and a series design objectives for specific settlements. It states the following for Ratby:

"Ratby is a large early medieval village, situated in the Charnwood Forest. Initially an agricultural settlement, the village developed significantly through industry, including cottage based framework knitting and purpose built hosiery factories and then through mining and quarrying, reflected in stone boundary treatments and some dispersed use of granite for building construction. The village was subject to substantial suburban expansion which extended the linear core out to the north and east in the twentieth century, which now defines approaches to the village. The historic core of Ratby retains important examples of its historic development identified by both its buildings and spatial arrangement".

'Design Objectives'

The Good Design Guide SPD,
Hinckley & Bosworth Borough Council (2019).

02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

Design objectives relate specifically to development within the village (e.g Church Lane and Main Street), although it does refer to "*the historic precedence of red brick and quarried granite*", which is a helpful design cue, and that "*as this settlement falls within the National Forest, development should meet the general design principles of the National Forest*"

The Design Guide states that "*Understanding the site and its environs, or 'appreciating the context' is the foundation to ensuring that design work is sensitive to its local environment*". The DAS explores in the following pages the context of the site and the principal environmental factors and considerations that can shape the development and its placemaking character.



Landscape and Visual

The application includes a Landscape & Visual Appraisal (LVA). The following provides a summary of its main findings:

- The site and the local landscape forms a pleasant agricultural and wooded setting to the settlement edge of Ratby with positive characteristics and elements in the landscape such as woodland, watercourses, mature hedges, hedgerows trees are features of visual interest and local landscape value. The adjacent built edge, which includes housing at Stamford Street and Martinshaw Meadows, imparts, to varying degrees, urbanising influences on the site and the local landscape
- Views of the site are, by and large, limited to a localised area of the landscape on account of the containment created by the built-up area of Ratby which restricts wider views from the east; the screening effects of woodland of Martinshaw Wood, Pear Tree Wood and Wirlybones Wood, which prevents views from the wider landscape to the north and west; and by rising land to the south of the watercourse near Desford Lane

Design Response

The key elements to inform the design include:

- Locating built development within an extensive GI framework of retained woodland, hedgerows, trees and new planting and accessible green space. This includes establishing new planting and green space around the western and southern parts of the site.
- Protect, conserve and enhance landscape features within the site. This includes the retention of the vast majority of the site's mature trees and established hedgerows.
- To sensitively accommodate Burroughs Road within a green landscaped setting.
- To use new woodland planting to help integrate built development into the landscape with planting 'softening' views of the built form.

02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT



Viewpoint 3: View looking west on Burroughs Road



Viewpoint 4: View from Public Footpath near Burroughs Road Sports ground looking west



Viewpoint 5: View looking west from Public Footpath off Stamford Street

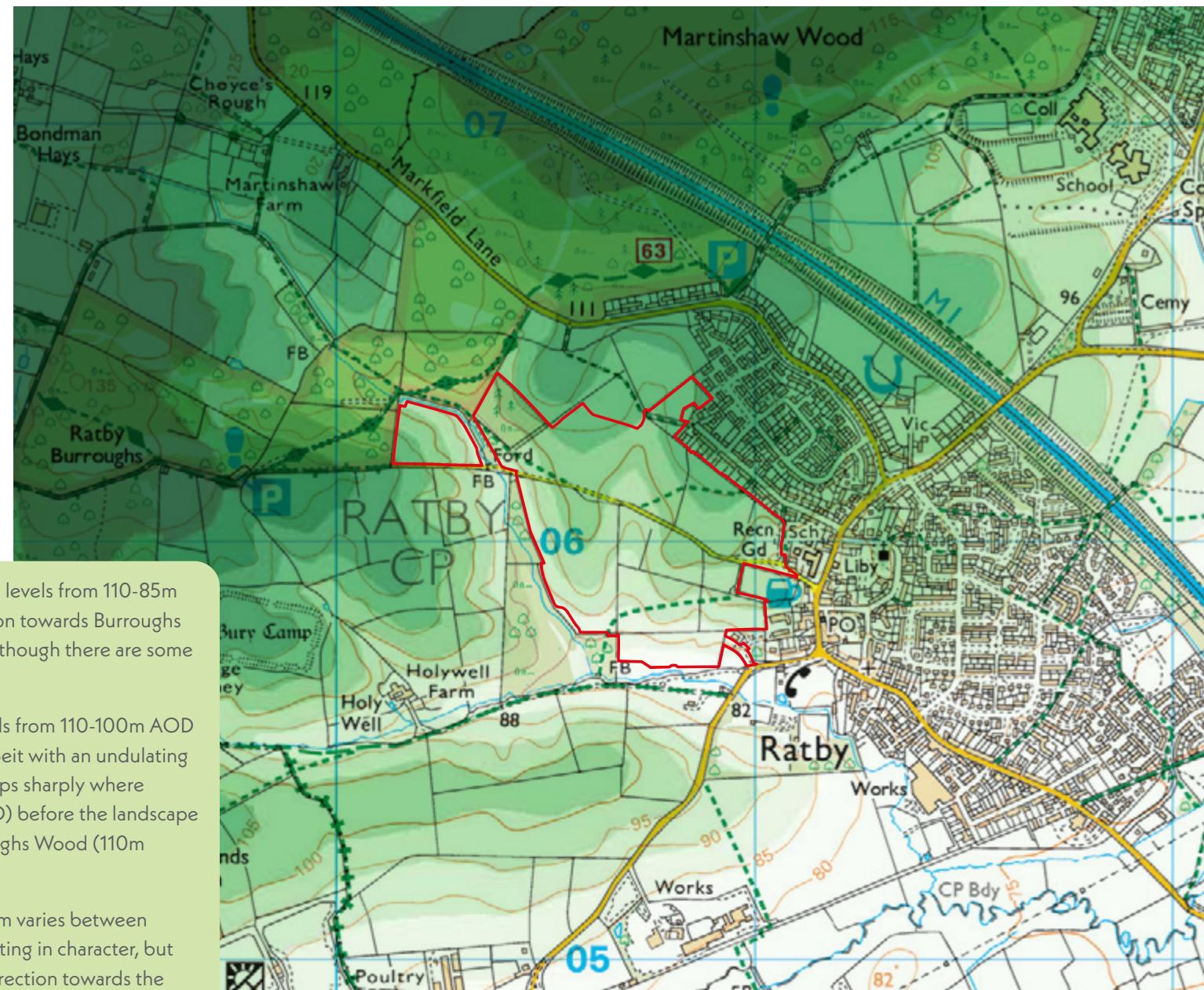


02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

LANDFORM PLAN



- Site Boundary
- 85m AOD
- 90m AOD
- 95m AOD
- 100m AOD
- 105m AOD
- 110m AOD
- 115m AOD
- 120m AOD
- 125m+ AOD



02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

Ecology & Biodiversity

An Ecological Appraisal and an Arboricultural Assessment have been prepared and accompany the application. The main findings of these reports are the following:

- The site is not covered by any ecological designations.
- Extensive surveys for protected species have been undertaken.
- Martinshaw Wood which lies to the north of Markfield Road is defined as Ancient Replanted Woodland and is also designated as a Local Wildlife Site (LWS).
- The two watercourse near the site, which are tributaries of Rothley Brook are defined as potential Local Wildlife Sites (pLWS).
- The site mainly comprises arable and pasture fields, with areas of scrub, broadleaved woodland, hedgerows and mature hedgerow trees. Hedgerows vary in structure and quality with some established, tall and thick, whilst others are gappy and fragmented in character.

According to the Ecological Assessment, none are classified as 'important' under the Hedgerow Regulations Act (1997). There are two Grade A High Quality trees within the site; one near the recreation ground and one on Burroughs Road. The willow coppice woodland is also identified as Grade A.

Design Response

- Habitats for biodiversity benefit are provided to include new broadleaved woodland and woodland scrub/edge mixes, individual native trees, species rich hedgerows, and flowering meadows. This includes compensatory planting.
- Built development is located away from Whirylbones Wood and the tributaries of the Rothley Brook.
- The site's woodland (willow coppice), mature trees, including all Grade A trees, and most of the existing hedgerow structure are retained and located in new areas of green space, except where removal is necessary to facilitate access.

Willow coppice



02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

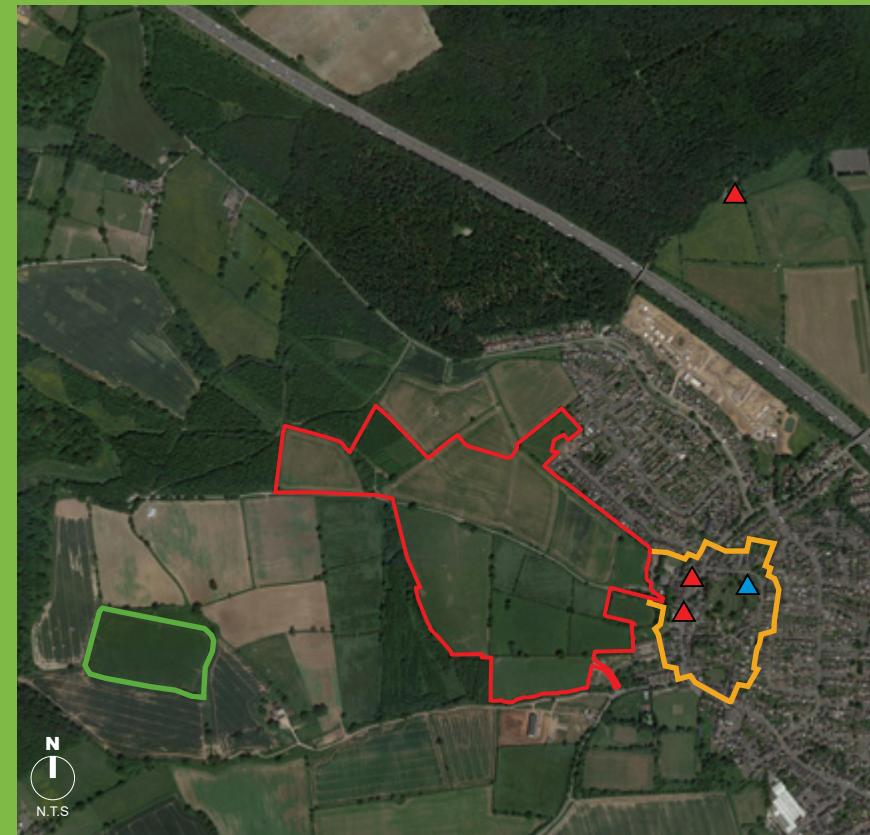
Heritage

A Built Heritage Statement has been prepared and accompanies the application. The key findings of this report are:

- The site is not covered by any Scheduled Monuments, Listed Buildings or Conservation Areas, albeit a very short section of its south eastern edge borders the Ratby Conservation Area.
- Ratby's Conservation Area is centred around Main Street, Chapel Street and Church Lane. There are three Listed Buildings including the Grade II* Listed Church of St Philip and St James.
- Ratby Bury Camp Scheduled Monument lies to the west, but it is beyond intervening fields and woodland.
- Parts of the site's southern fields include remnant 'ridge and furrow'. Assessment has determined that these are of low (limited) heritage importance
- There are intermittent views of Ratby Church along sections of Burroughs Road and from local Footpaths within the site.

Design Response

- The Ratby Conservation Area Appraisal (2014), together with the Ratby Village Design Statement (SPD 2011), describe the vernacular and characteristics of the older part of the village, in terms of matters such as materials and detailing, which can be used to inform the detailed design stage and specifically for the development parcel that borders the Conservation Area.
- The existing recreation area that lies within the site and borders the Conservation Area is retained, in part, as recreational green space.
- Maintain views of Ratby Church along the south eastern parts of Burroughs Road near the recreational green space.



Site Boundary
 Conservation Area
 Ratby Bury Camp

Grade II* Listed Building
 Grade II Listed Building

Grade II Listed Building

02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

Transport, Access & Movement

A Transport Assessment has been prepared and this accompanies the application.

The main findings are set out below:

- Burroughs Road is a rural lane that serves access to farmland and individual properties to the west of Burroughs Wood. It heads into Ratby and connects with Main Street. Markfield Road to the north of the site provides a link between Markfield and Ratby. Desford Lane lies to the south connecting Ratby with Desford.
- The site is considered to be very well connected to the local and regional highway network
- Existing bus stops are located on Markfield Road, Charnwood Road and Main Street. Overall, there are frequent buses servicing the village and routing to key local destinations in Leicester, where a variety of further employment opportunities (and additional facilities) are located.

Design Response

- There are 3 proposed vehicular access points into the site. A new-T junction would be created to the south, off Desford Lane, and two access points will be taken from the north, one via Martinshaw Meadows and one from the access road provided as part of the land that has outline planning permission. This latter junction will enable a north-south Primary Street to be created between Desford Lane and Markfield Road.
- Burroughs Road is retained within the site. Part of its eastern section is proposed for pedestrian -cycle access only.
- The design approach is for an integrated network of safe and coherent streets, and walking and cycling routes. This includes retaining Public Footpaths and delivering new pedestrian routes to ensure key desire lines across the site are connected.



Burroughs Road