

02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

Water and Drainage

- The site lies outside of the 1 in 100-year Floodplain.
- A small watercourse (known locally as Burroughs Brook) runs approximately 300m to the south-west of the site and then joins the Rothley Brook which lies to the south of Ratby. A further watercourse lies to the west within Pear Tree Wood and Wirlybones Wood.

Design Response

- New surface water drainage basins will be located across the site to store and convey surface water
- Surface water drainage will discharge into the basins and discharge into the watercourse.
- The basins will be predominantly dry and will hold water in very occasional circumstances following storm water events.
- As well as providing a drainage function, basins can also be designed as ecological assets with new planting and grassland.



02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

Existing Context



Footpath (48) heading west towards the site.



Martinshaw Meadows



Burroughs Road, looking west beyond the watercourse



Existing recreation area off Burroughs Road

02 UNDERSTANDING THE PLACE: RESPONSE TO CONTEXT

Existing Context



Housing at Stamford Street bordering the site



Burroughs Road looking east near the recreation area



Farm buildings to the south of the site, off Desford Lane



Footpath (48) heading west towards the site.

03 DESIGN EVOLUTION

Evolution to Design Concept

The evolution to the design concept includes specific strategies on: landform; water and drainage; movement and connectivity; green infrastructure (GI); and placemaking.



03 DESIGN EVOLUTION



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Constraints, Opportunities & Design Considerations

Main Design Principles For The Development

1. Using a landscape led 'ground up' masterplanning approach whereby existing landscape features, such as mature trees and hedgerows, are retained and reinforced with new woodland and trees to create a green framework, in which built development can be sensitively integrated, and which is in keeping with the site's location adjacent to the National Forest.
2. Develop and deliver appropriate design and landscape strategies that address the development's relationship and setting with components within, or close to the site, such as Burroughs Road, Wirlybones Wood, the tributaries of Rothley Brook, and the residential edge of Ratby, - to include the site's relationship with the adjacent Conservation Area.
3. Provide a green infrastructure (GI) framework which delivers ecological and recreational enhancements through, amongst other the planting of new woodland, trees and hedgerows, creating areas of open space for play and recreation, and delivering a network of drainage features. This includes the creation of wide swathes of green space and native woodland planting around the perimeter of the development as part of a new Community Park.
4. To create a connected layout of functional and well-designed streets, paths and routes that provides a layout that is accessible and easy to move through and around with a particular emphasis for pedestrians and cyclists and connections into Ratby. This includes retaining Burroughs Road and Public Footpaths within the site and establishing a network of integrated recreational routes for the new and wider community.
5. To provide a cluster of local facilities within the development that can be easily accessed by the wider community via Burroughs Road and local footpaths. This includes new primary school and a community building, and improved children's play and green space.
6. To create a high-quality built environment with a range of energy efficient well-designed new homes and buildings.
7. A hierarchy of street types will be created, and this will include a 'Primary Street' through the central part of the development which will be the principal vehicular route that provides a connection from Markfield Road (via the consented Lagan Homes development) to Desford Road in the south.
8. Burroughs Road will be retained within the development and continue to provide pedestrian and cycle access from the village into the wider countryside with connections onto the existing Public Footpaths and new recreational routes. Its hedgerows and trees will be retained and strengthened with new planting to create an attractive landscape corridor within the site. New housing and buildings will set back from Burroughs Road. The eastern part of Burroughs Road will be dedicated as a pedestrian and cycle route only.



03 DESIGN EVOLUTION

Design Considerations Plan

- Site Boundary
- Existing Contours (5m intervals)
- Existing Vegetation
- Existing Recreational Area
- Development Under Construction
- Consented Development
- Conservation Area
- Grade II Listed Building
- Grade II* Listed Feature
- Bus Stop
- Existing Public Rights of Way
- EA Floodplain



04 ENGAGEMENT

Meetings with Representatives

There have been two meetings with representatives from the Parish Council to discuss the emerging masterplan which included, amongst other things, discussions on the the location of the primary school, opportunities for a community facility and the strategy for the existing recreation ground. These have guided the development proposals as set out within the application, and this has included the provision of a Community Hub and a broad range of play facilities across the site.

Discussions with Authorities

There have been discussions with both the Local Planning Authority and the County Council and this has included education matters in terms of size and location, and the principles of highway access into the site.

Public Consultation

A digital public consultation was conducted from mid-July through early August 2024. This enabled the community to review and leave comments on the emerging masterplans and the general design intentions for the site.

Community Involvement

Further details about the engagement process are included in a separate document Statement of Community Involvement.

Public Consultation Leaflet

PLEASE SEND US YOUR VIEWS

These leaflets are being delivered to properties in Ratby to raise awareness of emerging proposals and to direct you to a consultation website that sets out further information on the scheme.

www.landwestofratby.co.uk

We invite your comments and your response will help us shape the final proposals that will form a planning application to Hinckley and Bosworth Borough Council.

The website will go live on 5 July 2024.

Please use the form on the website to provide comments or post them to:

Land West of Ratby Consultation
Marrons
Shakespeare Marlinieu
Waterfront Plaza
Waterfront House
26 Station St
Nottingham NG2 2QG

The deadline for comments is 19 July 2024.

PLANNING APPLICATION SUBMISSION

Lagan Homes are to submit an outline planning application to Hinckley and Bosworth Borough Council over the summer. The Council will notify residents adjacent to the site when the application has been registered and the local community will again have the opportunity to provide views on the submitted scheme.

We look forward to receiving your comments on our proposals.

Notification of Public Consultation for a housing scheme designed to deliver significant Parkland; a mosaic of ecology habitats; a network of green walks; and a primary school and village hall.

THE SITE AND PLANNING CONTEXT

The Site is located to the west of the village of Ratby. Its location can be identified on the map overleaf.

All Councils in England are required to make enough land available for the construction of new homes.

Hinckley and Bosworth Borough does not have sufficient land identified for new housing and the proposals to the West of Ratby will help to fill this gap.

Lagan Homes has a local presence through the sites currently being built off Markfield Road and is contributing towards community facilities such as supporting the library and planting additions to the National Forest.

Public Consultation | 5 - 19 JULY 2024

LaganHomes. **Marrons**

www.landwestofratby.co.uk

Proposals are at an early stage and the consultation provides the opportunity to share current ideas and obtain feedback from the community.

The main features of the evolving proposals are:

- New link road between Markfield Road and Deasford Lane to ease congestion on Main Street;
- Land and funding for a village hall;
- Well designed and attractive market and affordable housing;
- Tree lined streets, parkland with network of footpaths and trails, and play events;
- New habitats and biodiversity enhancements;
- Provision of land and a financial contribution towards a new primary school;

For further details about the evolving proposals please visit the consultation website at www.landwestofratby.co.uk

About Lagan Homes

Lagan Homes is a 5-star homebuilder. Established for over 30 years, Lagan has a strong reputation for being at the forefront of high-quality house building, delivering stylish homes for comfortable living, in convenient and desirable locations.

LOCATION PLAN

* Lagan Homes current site Lagan Homes proposed site

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www.landwestofratby.co.uk

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05 USE & AMOUNT

Illustrative Framework Plan

The iterative masterplanning process has brought together the preferred design strategies for the development's use in terms of its design and masterplanning approach.

Initially, a series of concept plans were created to explore various design approaches and address key considerations

to include the location of access points and the general alignment of the main vehicular route, the location of built uses to include the primary school, location and arrangement of drainage basins, and landscape strategies.

This process is demonstrated in the application's illustrative Development

Framework Plan and Illustrative Masterplan, which reflect a comprehensive approach shaped by the iterative masterplanning process. The illustrative Development Framework Plan and Illustrative Masterplan demonstrate continuous revisions and stakeholder input.

