

05 USE & AMOUNT

KEY:



Site Boundary

Residential Development
13.5 ha

EC (Residential (12.9ha)
c.450 Units @ 35dph + 0.6ha

Green Infrastructure
(Includes retained vegetation, new planting, habitat creation, accessible green space and drainage basins)

Access Points
(See application plans for access drawings)

Primary Street - Access Road (Indicative alignment)

Recreational Routes (Indicative)

Primary School (1FE)

Community Hub

Drainage Basins

Additional Pond

Existing Vegetation

National Forest Planting Area
(As part of Lagan Homes - 20/00462/
FUL)

Structural Planting (Indicative)

Existing Public Rights of Way

Children's Equipped Play

Section of Burroughs Road to be
pedestrian-cycle only



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Illustrative Masterplan

The development provides for about 470 homes (or approximately 450 homes and a care home), in addition to land and contributions for a primary school, a community hub as well as considerable landscaping, recreational areas and open space to include a new Community Park.

Housing and buildings will be set within an attractive network of connected pedestrian friendly streets and greenspace to create a high quality environment.

Housing

The exact housing mix will be determined at the detailed stage, but it is expected to include a broad range of house types for modern living. Plot designs will include some linked (terrace) properties, together with semi-detached and detached homes.

The average density will be around 35 dwellings per hectare and varied density ranges will be expected within the layout which is likely to include lower density arrangements on the western and southern edges of the development.

The Illustrative Masterplan demonstrates how the detailed layout of streets and buildings could come forward. Rather than showing every individual plot - which is

matter for the detailed stage - the plan illustrates development parcels and housing blocks.

The use of a connected layout of blocks, streets and paths will provide a good sense of legibility, encourage opportunities for feature spaces and keynote buildings where streets converge and frame views out to the surrounding green infrastructure and open spaces.

Public Footpaths & New Recreational Routes

Existing Public Footpaths will be retained and are expected to be improved through new surfacing, signage and interpretation. These will be located within corridors of green space, supplemented with new trees and landscape features, and will connect with additional recreational routes to provide a wide network of routes around the site. Where these routes run through the built environment they will be overlooked by new homes and buildings to create safe and attractive spaces.

Burroughs Road

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 native tree and hedgerow planting to create a broad 'green corridor' with new housing and buildings set back from Burroughs Road. There are opportunities in which to enhance the route through the use of signage and interpretation. The Primary Street will be sensitively designed where it crosses Burroughs Road and this can be achieved through landscape treatment and changes in surfacing. Part of the eastern section of Burroughs Road will be dedicated as a pedestrian and cycle route only but will continue to allow vehicular access to the school, pub and recreation grounds.



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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
- Additional Pond
- Drainage Basins
- Recreation Routes (Indicative Locations)
- Existing Public Rights of Way



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Community Facilities and Amenities

Green Infrastructure

Around 52% of the site is dedicated as green infrastructure which will be designed to provide benefits for biodiversity, recreation, health and well-being and adaptation to climate change. New landscape habitats include woodland, tree and hedgerow planting, together with broad swathes of grassland (e.g. flowering meadows), drainage basins, play space and recreational routes. The development will provide extensive areas of accessible green space for the new and wider community of Ratby.

Play Space

Part of the existing recreation area on Burroughs Road - which is leased to the Parish Council by Lagan Homes- would be improved by delivering new equipped play provision for toddlers and younger children, which is expected to be in the

form of a new LEAP. Additional equipped play space for children and older children will be located within a new green space which is expected to be through a NEAP. The exact type of play provision will be agreed through the planning process. In addition to equipped play, the wider GI will be accessible and this will provide extensive areas of 'open' space for informal play and recreation and this includes a new Community Park on the western edge of the site.

Primary School

Land is provided for a 1FE Primary School, which is located in the eastern part of the site near to the existing school, the recreation ground, Burroughs Road- part of

which will be a pedestrian and cycle route. The Illustrative Masterplan identifies how the school buildings and its playing field could be arranged. Engagement with the Education Authority has taken place on the location of the primary school.

Community Hub

Land for a new Community hub/facility with associated access and car parking is provided. This provides space for a village hall/community building that would provide for variety of social and leisure pursuits include visualisation of Community Hub.



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