

Our ref: Pr-1013.AM.let.002.RW
Your ref:

Align Landscape Planning Ltd
Oxford House
Cliftonville
Northampton
NN15BE

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M: 07306 527816
E: alastair@alignlp.com
VAT no. 492 5082 76

Richard West
Director
Cerde Planning
Canal House
Lisle Street
Loughborough
LE11 1AW

Dear Richard,

Re. Land at Hill Lane, Markfield – Landscape Matters

Further to our recent correspondence, please find below our commentary in response to the comments received from Hinckley & Bosworth’s Open Space Officer in relation to the proposed residential development at Hill Lane, Markfield and the provision of play and open space in the context of the adopted and emerging open space requirements.

Following submission of the application, the Council’s Open Space Officer provided feedback (dated 17th December 2025) and identified that the proposals presented a shortfall in equipped playspace, half a MUGA and amenity greenspace, based on the emerging open space requirements. It should be noted that the requirements include altered typologies of open space rather than just reviewing quantum. The adopted standards seek provision for children’s play space, accessible natural greenspace, casual/informal play space, and outdoor sports provision. The emerging standards seek provision for natural and semi-natural greenspace, amenity greenspace, provision for children, provision for youth and outdoor sports provision.

The Officer also identified the significant over-provision of natural greenspace across the Site, 3,216m² required compared to 115,481m² which would be delivered; it is assumed this is a typo and should be 6,713 sqm as shown on drawing no PL601 Rev K. Notwithstanding, this second point demonstrates that the proposals could deliver a high quality, landscaped setting for the development which not only creates an attractive environment in which to live as well as retaining the key ecological features and being able to deliver a net gain in biodiversity.

Following receipt of the comments, the design team have convened, reviewed the proposed masterplan and sought to address the identified shortfalls.

With regard to equipped play, the submitted masterplan illustrated a play area extending to 339.65m². The officer identified that this represented a shortfall of 62.35m². As a result of these comments, the masterplan has been revisited and the equipped playspace extended to deliver the required 400m². The updated Open Space Provision Plan, prepared by Ophir Architecture (drawing

ref: *GDA05-PL601 Rev L*) is appended to this letter for ease of reference. As demonstrated by the plan within Appendix 1 the proposals now deliver the required equipped open space.

With regard to the half MUGA request, the nature of the proposed development, set within the mature landscaped context of the Site, means that such a feature cannot be delivered within the Site, however, it is proposed that this provision is dealt with by a financial contribution to deliver it off-site within the context of the settlement.

In terms of the amenity greenspace, this is a new open space typology introduced within the Hinckley & Bosworth Open Space Assessment Report (September 2025). This typology is defined at Table 1.1 of the 2025 report as:

“Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.” (our emphasis)

The Officer identified that there was a 710m² shortfall *“if you take into consideration the small 188.76 area”*. This refers to the area of open space located towards the eastern part of the Site, to the east of Plot 58 and north west of the SUDS basin. This area provides a useable area of public open space within the context of the wider natural and semi-natural green space, and contributes positively to the enhancement of the appearance of the development and, as such, should definitely be included within the provision of amenity green space.

Following the design team review, the area to the east of Plot 58 has been revisited and enlarged to deliver an increased provision of amenity greenspace. This area now extends to 368m² to ensure it forms part of the multi-functional greenspace of the Site. The central greenspace has also been revisited and reassigned as amenity greenspace as it forms the green heart of the development, forms the setting of the equipped playspace and contributes positively to the setting and appearance of the development.

Given the definition of the typology within the 2025 report, it is considered that amenity greenspace can include existing landscaping as this is being retained and brought into an appropriate management regime to not only improve its ecological value and biodiversity, but to also ensure that the proposals are set within an attractive, mature landscaped context. The definition does not state that all amenity greenspace must comprise useable play space, as such, while most of the amenity greenspace illustrated on the Ophir plan in Appendix 1 is “open” and therefore useable for informal activities, it also includes the retained central hedgerow to ensure that this feature is not fragmented and lost. As noted above, it is considered that the retention and enhancement of this feature would enhance the appearance of the residential areas, therefore complying with the definition.

Similarly, based on the definition, it is considered that amenity greenspace need not just comprise managed, amenity grassland, but can also deliver species-rich grassland and landscaping that not only contribute positively to the appearance of the development but also the delivery of biodiversity net gain across the Site.

Based on the revised Open Space Provision Plan (Appendix 1), the proposals would deliver **3,902m²** of amenity greenspace, which would extend through the heart of the Site and form part of the multi-functional greenspaces associated with the development. This represents a 1,758m² over provision of amenity greenspace (required provision: 2,144m²).

While some of this has been reassigned from natural and semi-natural greenspace, the proposals still deliver **7,005m²** of this more naturalised typology. This represents a 3,789m² over-provision of this open space type (required provision: 3,216m²).

In summary, having reviewed the proposed masterplan and the Council's 2025 Open Space Assessment Report, it is concluded that, while the half MUGA would need to be delivered via an off-site contribution, the proposals can deliver the required equipped playspace, amenity greenspace and natural and semi-natural greenspace, within the definitions of these typologies.

Indeed, the landscape-led approach to the development, resulting in a distinctly mature landscaped setting for the residential areas, provides a significant over-provision of both amenity greenspace and natural and semi-natural greenspace.

I hope this is helpful. Naturally should you have any comments or queries, please do not hesitate to contact me.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Alastair Macquire', with a stylized flourish at the end.

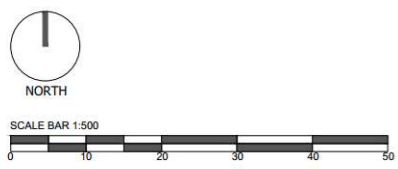
Alastair Macquire
Director

Appendix 1

Ophir Architecture – Open Space Provision Plan



Schedule of open spaces			
Area	Amenity Greenspace (AG)	Area	Natural & Semi Natural (N/SN)
1	423	A	687
2	1,416	B	511
3	1,002	C	2,230
4	693	D	1,269
5	368	E	690
		F	325
		G	1,086
		H	207
Total sqm	3,902		7,005
Target sqm	2,229		3,216



KEY

- Natural/Semi-natural green space (N/SN)
Wildlife conservation, biodiversity and environmental education and awareness.
Area = 7,005 sqm
- Children's Play Space.
Area = 400 sqm
- Amenity Greenspace (AG)
Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas
Area = 3,902 sqm

○ Preliminary ○ Design ○ Information ○ Comment ● Planning ○ Construction

ophir Client: Glenalmond Developments Ltd
 Project: Markfield Scale: 1:500 Sheet Size: @ A1
 Title: Open Space Provision Plan Date: Sept 2025 Rev: L
 Job No: GDA05 Drawing No: PL601 Drawn: AHZ Checked: NBZ
 T: 0121 439 1151 A: 1 Legge Lane, Birmingham, B1 3LD
 E: admin@ophirarchitecture.com