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# TECHNICAL NOTE: GREEN INFRASTRUCTURE & PUBLIC OPEN SPACE DELIVERY STRATEGY

Client

**Lagan Homes**

Project

**West of Ratby, 24/00914/OUT**

Date

**18<sup>th</sup> December 2025**

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Rev	Issue Status	Prepared/Date	Approved/Date
D	Final	BC/18/12/25	BC/18/12/25

## 1.0 INTRODUCTION

- 1.1.1 This Technical Note has been prepared by FPCR Environment Design Ltd, on behalf of the Applicant (Lagan Homes)
- 1.1.2 The Note is in relation to the outline planning application submitted by Lagan Homes (Planning application ref. 24/00914/OUT) to Hinckley & Bosworth Borough Council (HBBC).
- 1.1.3 This Technical Note provides information on Green Infrastructure & Public Open Space matters.

## 2.0 GREEN INFRASTRUCTURE

### What is Green Infrastructure?

- 2.1.1 The National Planning Policy Framework (2024) defines Green Infrastructure (GI) as:

*"A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity"*

- 2.1.2 Planning Policy Guidance (PPG) notes that GI can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. GI is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk.

### Development's GI Design Approach

- 2.1.3 An integral part of the Proposed Development is to create a comprehensive GI framework that delivers long term environmental, social and community benefits. The GI responds to the natural features within the Site, its location within the National Forest, and best practice guidance.
- 2.1.4 The design strategy embraces the key principles of Natural England's Green Infrastructure Framework in that GI will be "***multi-functional, varied, accessible and interconnected***".
- 2.1.5 The Proposed Development retains the Site's principal GI assets, such as existing woodland, hedgerows and mature trees, and expands upon these by delivering varied and interconnected habitats and green spaces. This includes the planting of new broadleaved woodland, copses, hedgerows and tree planting; the creation of species rich, meadow, and amenity grassland; ponds and drainage features; delivering accessible 'open' green space for equipped play and informal recreation; and retaining Public Footpaths and delivering new recreational routes.

### Open Strategy Aims

- 2.1.6 The following sets out the overall aims of the development's Open Space Strategy:

- **Provide multi-functional, varied, accessible and interconnected areas of green space which provide long term benefits for recreation, play and health and wellbeing.**
- **To provide high quality green spaces that are well designed and well managed.**
- **To deliver equipped children's play areas that deliver stimulating and challenging play experiences for all. These should be accessible and well-surveyed by properties, streets and routes.**

### **GI Provision**

2.1.7 The Proposed Development's GI is identified on the Illustrative Framework Plan, that is submitted as part of the application (**Figure 1**).

2.1.8 A Green Infrastructure Plan (**Figure 2**), which has been prepared to accompany this note, demonstrates in diagrammatic form how the GI permeates within the Site and how this creates broad corridors of functionally linked green space within and around the Proposed Development.

2.1.9 In total, the Proposed Development provides 17.00ha of multifunctional GI, which is equivalent to around 52% of the Site. This includes 'open' areas of accessible amenity green space, natural and semi-natural green space, and equipped play provision.

### **National Forest Contribution**

2.1.10 A separate Technical Note: National Forest, Green Infrastructure (December 2025) has been submitted to accompany the application. This meets the recommendations of the National Forest Company for additional woodland as set out in their most recent consultation response (August 2025). An updated National Forest Compliance Plan (December 2025) has been produced (see **Figure 3**).

2.1.11 The Proposed Development's GI approach is in accordance with HBBC Core Strategy Policy 21, National Forest, and the National Forest's Guide for Developers and Planners (November 2012). The Proposed Development delivers a multifunctional GI which can deliver a range of elements across the Site to reflect the National Forest's Vision of "*Forest Green Infrastructure*".

## **3.0 OPEN SPACE**

### **Context**

3.1.1 HBBC have recently produced a revised calculator for open space requirements for the Site as part of their Open Space Study, 2025. This includes amended open space typologies and increased development requirements for open space. Information on the specific requirements for the Proposed Development have been prepared by HBBC and have been forwarded to the Applicant for review.

3.1.2 The HBBC Open Space typologies are:

- *Equipped Children's Play*
- *Amenity Green Space*
- *Natural & Semi Natural Green Space*

3.1.3 As part of the multifunctional approach adopted by the Proposed Development, areas of "*Amenity Green Space*" and "*Natural & Semi Natural Green Space*" are likely to be

indistinguishable on the ground as they would share similar design elements and characteristics. Notwithstanding, an updated Public Open Space Typologies Plan, December (Figure 4) has been prepared to demonstrate how these revised typologies can be interpreted across the Site. "Amenity Green Space" is defined by the 'pink' areas and "Natural & Semi Natural Green Space" is identified in 'orange'. In total, the Proposed Development delivers extensive areas of green space that meet and are above requirements for these open space types.

3.1.4 **Table 1** identifies how the Proposed Development's responds to HBBC's Open Space Study (2025) based upon **Figure 4**.

**Table 1: Open Space Provision**

HBBC Public Open Space POS Typologies (2025)	Any currently within the Site?	Is this retained by the Proposed Development?	What is the development required to deliver?	What is delivered by the Proposed Development?	Is this in accordance with the HBBC requirements?
<b>Equipped Play Provision</b>	<b>Yes.</b> Burroughs Road Recreation Contains 8 pieces of equipment	Youth Shelter could be retained but other play equipment would be removed or given to Ratby Parish Council for reuse.	<b>2,820m<sup>2</sup></b> (0.28ha)	<b>2,820m<sup>2</sup></b> Proposed equipped play could take the form of a <ul style="list-style-type: none"> <li>• NEAP @ 2134m<sup>2</sup></li> <li>• LAP-LEAP @ 692m<sup>2</sup></li> </ul>	<b>Yes.</b>
<b>Amenity Green Space</b>	<b>Yes.</b> Burroughs Road Recreation Ground (1.00ha)	<b>Yes, in part</b> Southern area (0.40ha) retained and redesigned as part of a new Burroughs Recreation Ground Park (Park 2) delivering enhanced provision.	<b>15,000m<sup>2</sup></b> (1.50ha)	Retained and redesigned Burroughs Road Recreation Ground (0.4ha).  New land (shown in 'pink' on the plan) delivers 2.10 ha of Amenity Green Space which includes a series of new parks  <b>Total</b> <b>25,000m<sup>2</sup></b> <b>(2.50ha)</b>	<b>Yes.</b>  New land dedicated for Amenity Green Space (2.10ha) meets and is above the HBBC requirement of 1.50ha.  The addition of the retained and redesigned Burroughs Road Recreation Ground means that the total on-site Amenity Green Space is <b>2.50ha</b>

HBBC Public Open Space POS Typologies (2025)	Any currently within the Site?	Is this retained by the Proposed Development?	What is the development required to deliver?	What is delivered by the Proposed Development?	Is this in accordance with the HBBC requirements?
<b>Natural &amp; Semi Natural Green Space</b>	No	NA	<b>22,560m<sup>2</sup></b> (2.25ha)	<b>50,340m<sup>2</sup></b> (5.34ha)	<b>Yes.</b> Proposed Development meets and is well above the requirements

### Equipped Play Provision

- 3.1.5 The Proposed Development accords with the requirements for "Equipped Play Provision" and delivers 0.28ha of equipped play.
- 3.1.6 The Proposed Development delivers play areas which could take the form of a NEAP (Neighbourhood Equipped Play Area) type facility, within a Main Park, and a LAP-LEAP (Local Area of Play Locally Equipped Area of Play) type facility within a redesigned Burroughs Road Recreation Ground.
- 3.1.7 Individually these exceed the typical minimum size standards<sup>1</sup>, e.g. the proposed NEAP type facility at 2134m<sup>2</sup> is double the size of a standard NEAP which is usually 1000m<sup>2</sup>, and the proposed LAP-LEAP at 692m<sup>2</sup> is larger in size than a standard LAP-LEAP (500m<sup>2</sup>). Consequently, the proposals deliver larger play spaces and the opportunity for an increased number of play pieces/equipment.
- 3.1.8 These play spaces would be designed so that they are accessible, safe and inclusive. They would include a range of engaging and challenging play experiences that cater for the needs of younger children, older children and teenagers.
- 3.1.9 The detailed design of these equipped play spaces, to include the choice and type of equipment, will be finalised through applications for Reserved Matters approval with HBBC. This would include engagement with various consultees to include Ratby Parish Council.

### Natural and Semi Natural Green Space

- 3.1.10 The Proposed Development should provide 2.25ha of "Natural and Semi Natural Green Space". The Proposed Development delivers 5.34ha, which is more than double the HBBC requirements.

### Amenity Green Space

- 3.1.11 The Proposed Development should provide 1.50ha of new "Amenity Green Space". The Proposed Development delivers 2.10ha of new "Amenity Green Space", which is above the HBBC

<sup>1</sup> Minimum standard size for a NEAP is 1000m<sup>2</sup>. Minimum standard size for a LEAP is 400m<sup>2</sup>. Minimum standard size for a LAP is 100m<sup>2</sup>.

requirements. When including the retained and redesigned southern part of the Burrough Road Recreation (0.4ha), which is defined as existing "Amenity Green Space", the Proposed Development contains a combined total of 2.50ha of "Amenity Green Space".

3.1.12 All new and existing "Amenity Green Space" is identified in 'pink' on **Figure 4** and this includes a series of parks that are summarised below and identified on **Figure 5**.

#### **New Stamford Street Park (Park 1)**

3.1.13 Located to the north, off Stamford Street, this new park would lie beside the existing Public Footpath that runs between Ratby and Pear Tree Wood. The park, which is around 0.36ha in size, would provide space for informal play and recreation and would be overlooked by new housing.

#### **Existing Burroughs Road Recreation Ground (Park 2)**

3.1.14 The existing Burroughs Road Recreation Ground is owned by the Applicant (Lagan Homes). Ratby Parish Council manage the facility.

3.1.15 Covering an area of around 1.00ha, it forms an open area of close mown grassland with scattered play equipment of varying condition and quality. It contains a climbing frame and slide, roundabout, double swing, and a rebound wall to the north, which primarily caters for older children, and a fenced area with climbing frame and slides, swings and 'springers', which is typically aimed for younger children. A youth shelter is located on the far side near Burroughs Road.

3.1.16 The Recreation Ground currently has limited surveillance from nearby properties and is accessed via Burroughs Road and a Public Footpath (The Stattie, off Stamford Street).

3.1.17 The southern part of the Recreation Ground (equating to 0.40ha) would be retained in-situ and would be re-designed as part of a new high-quality park. This will include a new equipped play area encompassing a range of contemporary and inclusive play equipment that can be developed through the detailed design stage with stakeholders, such as Ratby Parish Council. Primarily catering for younger and older children this will be a large sized LAP-LEAP facility (692m<sup>2</sup>) well above the minimum size standard of a combined LAP (100m<sup>2</sup>) and LEAP (400m<sup>2</sup>).

3.1.18 Whilst the Recreation Ground would be reduced in size this would be compensated by delivering new "Amenity Green Space" (2.10ha) across the Proposed Development, which is above the 1.50ha HBBC requirement.

3.1.19 The redesigned and enhanced Recreation Ground would continue to be accessed via Burroughs Road and Public Footpath, as well as from new streets within the Proposed Development.

3.1.20 Surrounding the play area will be new grassland that will allow space for informal play, and which could include the relocation of the existing youth shelter, together with additional recreation elements such as 'natural play' features. Whilst the detailed design of the play area and the Recreation Ground will be finalised through reserved matters applications, further wider benefits could include the planting of large stature (when mature) parkland trees, new seating, cycle racks, litter and dog waste bins, signage and interpretation panels. New boundary treatment could also be provided beside Burroughs Road to create a safe and secure edge. Surveillance will be significantly improved by new housing that will be oriented to face and overlook the area. New housing and the proposed nearby Primary School are likely to generate increased usage of the Recreation Ground. Overall, it is considered that the proposals will bring benefits for the new community and for the village as a whole.

### Triangle Park (Park 3)

3.1.21 The existing Public Footpath that heads south of Burroughs Road would be retained within a wide landscape corridor, that would broaden out into a new 'pocket' Park (c0.18ha). Bound by existing hedges and a prominent mature tree this will provide space for informal play and recreation, which could include 'natural play' features. The Triangle Park essentially performs a 'play on the way' between the new Burroughs Road Recreation Ground and the new Main Park.

### Main Park (Park 4)

3.1.22 The Public Footpath continues in a south westerly direction, and this will head into a new Main Park. This will form a large area of active green space for equipped play and recreation (c0.82ha) with further "*Amenity Green Space*" extending to the north and south of the park. A new recreational route would be provided to form a direct connection to Burroughs Road, which in turn provides good connectivity with the wider development area and the village.

3.1.23 To meet the updated HBBC open space requirements, the park will include a NEAP type facility at 2134m2. This would be designed for all age groups- although primarily for older children and teenagers – and will include a variety of elements for inclusive and challenging play.

3.1.24 The play facility would be located within a large area of surrounding green space, providing further opportunities for play and recreation. Subject to detailed design this could include 'natural play features' and outdoor exercise equipment as well as large statue (when mature) parkland type trees, new species rich hedgerows, varied grassland habitats, seating, cycle racks, litter and dog waste bins, signage and interpretation panels.

3.1.25 The Main Park and the surrounding areas of "*Amenity Green Space*" will be overlooked by new properties to provide a safe, attractive environment and will be accessed by existing Public Footpaths, recreational routes and a well-designed network of surrounding streets.

### Accessibility

3.1.26 As demonstrated by **Figure 5**, areas of green space will be easily accessible and will be connected by existing Public Footpaths, Burroughs Road, and by new recreational routes. As an example, the new Main Park is around 400m – equivalent to a 5-minute walk - from Burroughs Road Recreation Ground will be connected via a retained Public Footpath.

## 4.0 CONCLUSION

4.1 The following provides a summary of the main points.

- The Proposed Development provides a comprehensive green infrastructure (GI) framework that will deliver long term environmental, social and community benefits for the new and wider community.
- Some 17.00ha or 52% of the Site is dedicated as GI.
- The GI responds to best practice principles set out by Natural England's Green Infrastructure Framework in that it will be ***multi-functional, varied, accessible and interconnected***.

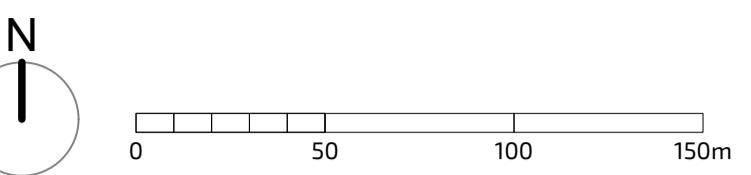
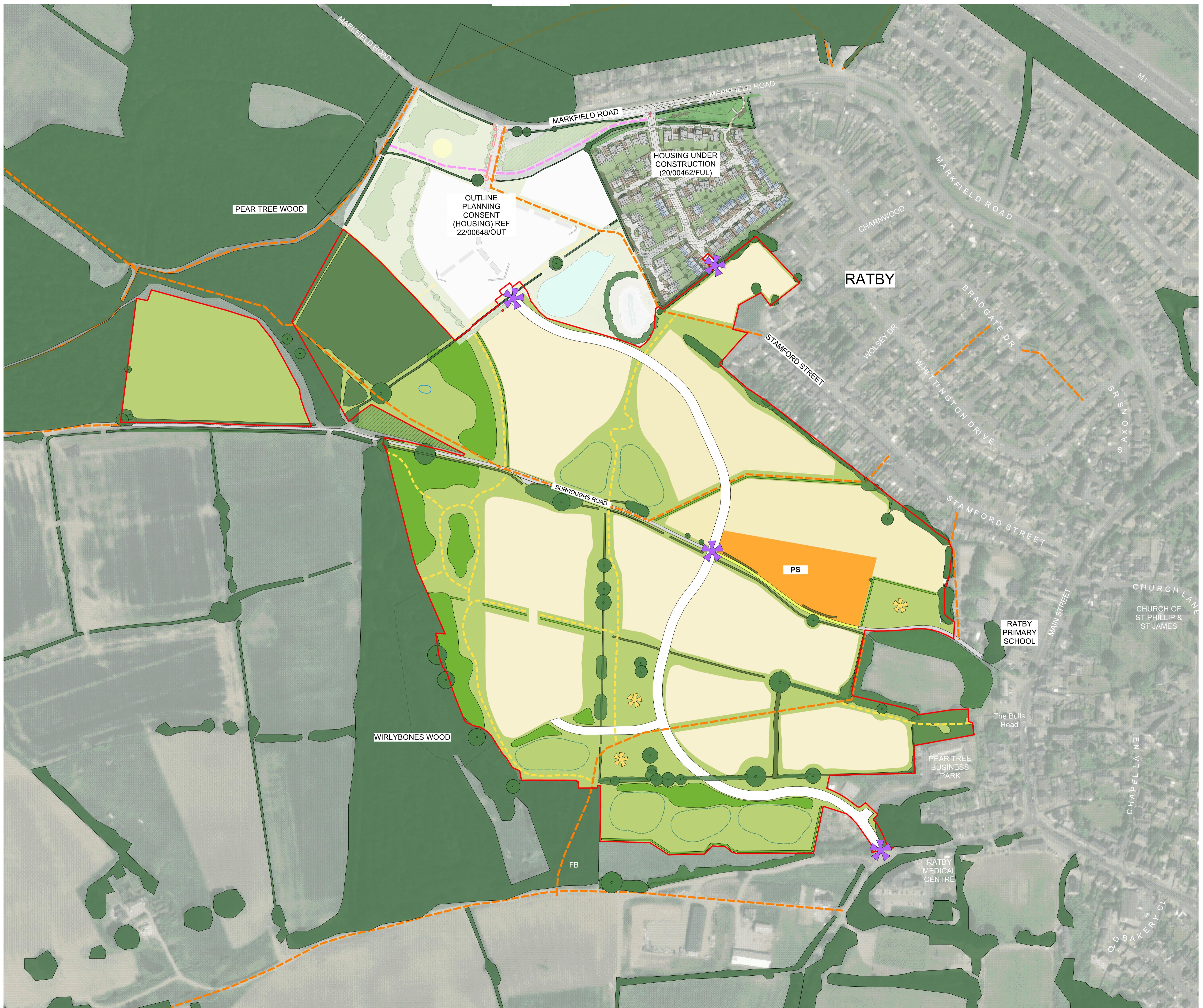
- Extensive land is dedicated for "Amenity Green Space" (2.50ha) and "Natural and Semi Natural Green Space" (5.34ha) that meets and is above HBBC Open Space requirements.
- The Proposed Development delivers 0.28ha of "Equipped Play Provision" which meets HBBC's Open Space requirements.
- New equipped children's play areas will provide a range of engaging, challenging and inclusive play experiences catering for all ages. Play provision would take the form of a NEAP (Neighbourhood Equipped Play Area) type facility, within a new Main Park, and a LAP-LEAP (Local Area of Play Locally Equipped Area of Play) type facility within a redesigned Burroughs Road Recreation Ground. These play facilities would be within a 5-minute walking distance of each other, connected by a retained Public Footpath.
- The removal of the northern part of Burroughs Road Recreation Ground (0.6ha) is compensated for in quantitative terms by providing 2.10ha of *new* "Amenity Green space" across the Proposed Development. This meets and is above the 1.50ha HBBC requirement for "Amenity Green Space". In total, and when including the retained Burroughs Road Recreation Ground, 2.50ha of land is dedicated for "Amenity Green Space" across the Site.
- In qualitative terms it is considered that the overall play experience at Burroughs Recreation Ground will be enhanced with contemporary and inclusive play equipment located within a single dedicated location.
- Whilst the detailed design will come forward through reserved matters applications, which will include engagement with Ratby Parish Council, other elements that will provide wider benefits for the community could include the planting of large stature (when mature) parkland trees, ornamental planting, seating, cycle racks, litter and dog waste bins, signage, interpretation panels, and new boundary treatment beside Burroughs Road. New housing overlooking the area, and the proposed nearby Primary School, are likely to generate increased usage of the Recreation Ground. Overall, it is considered that the proposals for the enhanced Recreation Ground will bring benefits for the new community and for the village as a whole.
- The Proposed Development is in accordance with HBBC's open space requirements and provides extensive areas of play, amenity and natural green space that will provide significant benefits.



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Notes:

Illustrative Framework Plan based off topographical data, see drawing;  
'43724\_T\_REV4'

KEY

<span style="color:red">—</span>	Site Boundary	32.7ha
<span style="background-color: #e0e080;">—</span>	Residential Development (Residential (13.7ha) c. 470 Units @ 35 dph)	
<span style="background-color: #336633;">—</span>	Green Infrastructure (includes retained vegetation, new planting, habitat creation, accessible green space and drainage basins)	17ha
<span style="color:purple;">★</span>	Access Points (See application plans for access drawings)	
<span style="color:white;">—</span>	Primary Street - Access Road (Indicative alignment)	
<span style="color:yellow;">—</span>	Recreational Routes (Indicative)	
<span style="color:orange;">—</span>	Primary School (1FE)	1.0ha
<span style="color:blue;">—</span>	Drainage Basins	
<span style="color:blue;">—</span>	Additional Pond	
<span style="color:darkgreen;">—</span>	Existing Vegetation	
<span style="background-color: #336633;">—</span>	National Forest Planting Area (As part of Lagan Homes - 20/00462/FUL)	
<span style="color:darkgreen;">—</span>	Structural Planting (Indicative)	
<span style="color:orange;">—</span>	Existing Public Rights of Way	
<span style="color:yellow;">★</span>	Children's Equipped Play	
<span style="color:yellow;">—</span>	Section of Burroughs Road to be pedestrian-cycle only	

FIGURE 1

P14 27/05/2025 Removal of CH and EC  
P13 10/07/2024 Addition of Pond and Hedgerows  
rev date description

client

Lagan Homes Ltd

project  
(Burrough Field) Land West of Ratby, Leicestershire

title

Illustrative Framework Plan

number

10783-FPCR-XX-XX-DR-L-0007

status

S3

rev

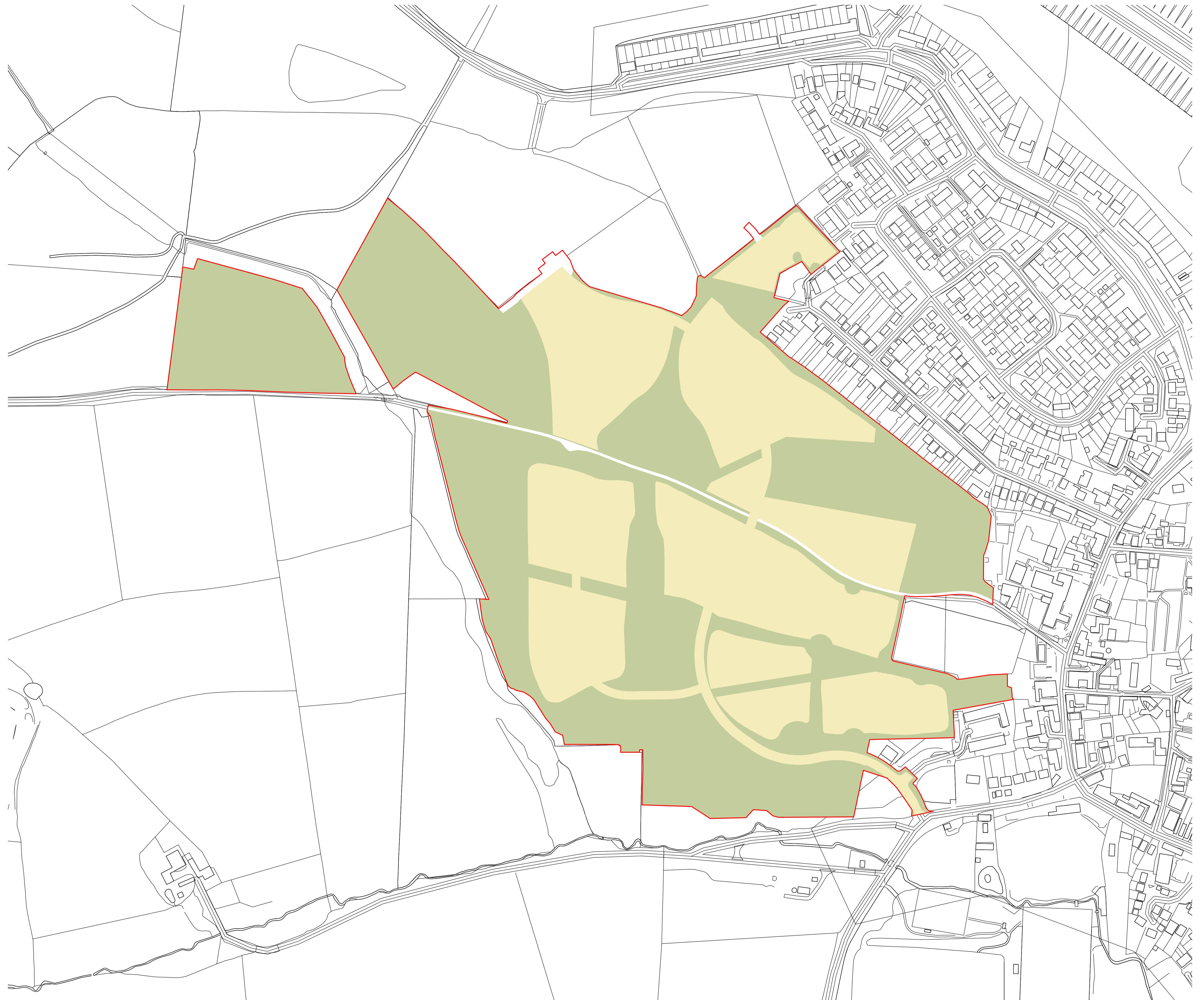
P14

scale

1:2000 @ A1

status

S3



0 25 50 75 100m

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

32.7ha

**17ha Delivered**

**FIGURE 2**

P02 07/11/2025 General amendments  
rev date description

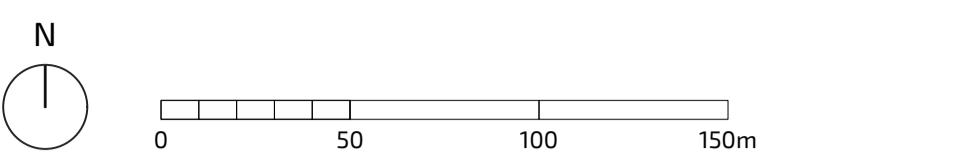
SJL BC  
dm / chk

client  
**Lagan Homes Ltd**  
project  
**(Burroughs Field) Land West of Ratby, Leicestershire**

title  
**Green Infrastructure Plan**  
number  
10783-FPCR-XX-XX-DR-L-0025  
status  
S3  
rev  
P02

scale  
1:1000 @ A1  
status  
S3  
rev  
P02

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Notes:

Site Boundary	32.39ha
Total Green Infrastructure within the site = 17ha (52% of site) (Green infrastructure comprises of retained vegetation, new planting, habitat creation, accessible green space, play and drainage basins.)	
Woodland & Woodland Belt Planting 4.92ha	
Creation of New Habitats & Greenways	7.25ha
Ecologically designed sustainable urban drainage systems	1.43ha
Existing Habitats Retained To include Incorporation & Management of Existing Woodland	3.4ha
National Forest Contribution Area 9.81ha (30% of site)	
Woodland & Woodland Belt Planting 4.91ha (Proposed Woodland & Structural Planting within the 30% National Forest Contribution Area)	
Creation of New Habitats & Greenways / Existing Habitats retained	3.94ha
Ecologically designed sustainable urban drainage systems	0.96ha

FIGURE 3

P06 18/11/2025 General Amendments  
rev date description

SJL BC  
dm / chk

client

Lagan Homes Ltd

project  
(Burroughs Field) Land West of Ratby,  
Leicestershire

title

National Forest Compliance Plan

number

10783-FPCR-XX-XX-DR-L-0020

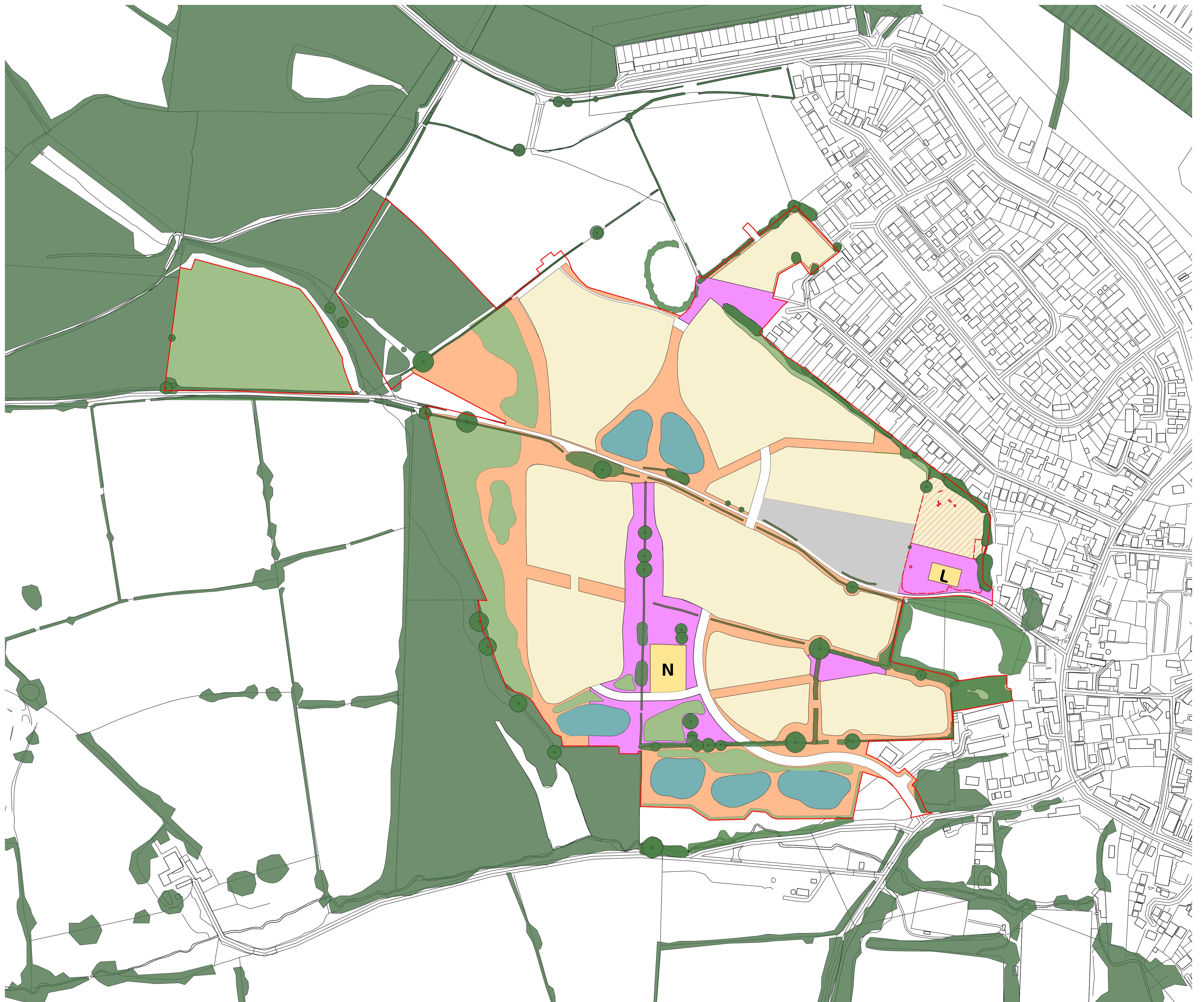
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status

S3 P06





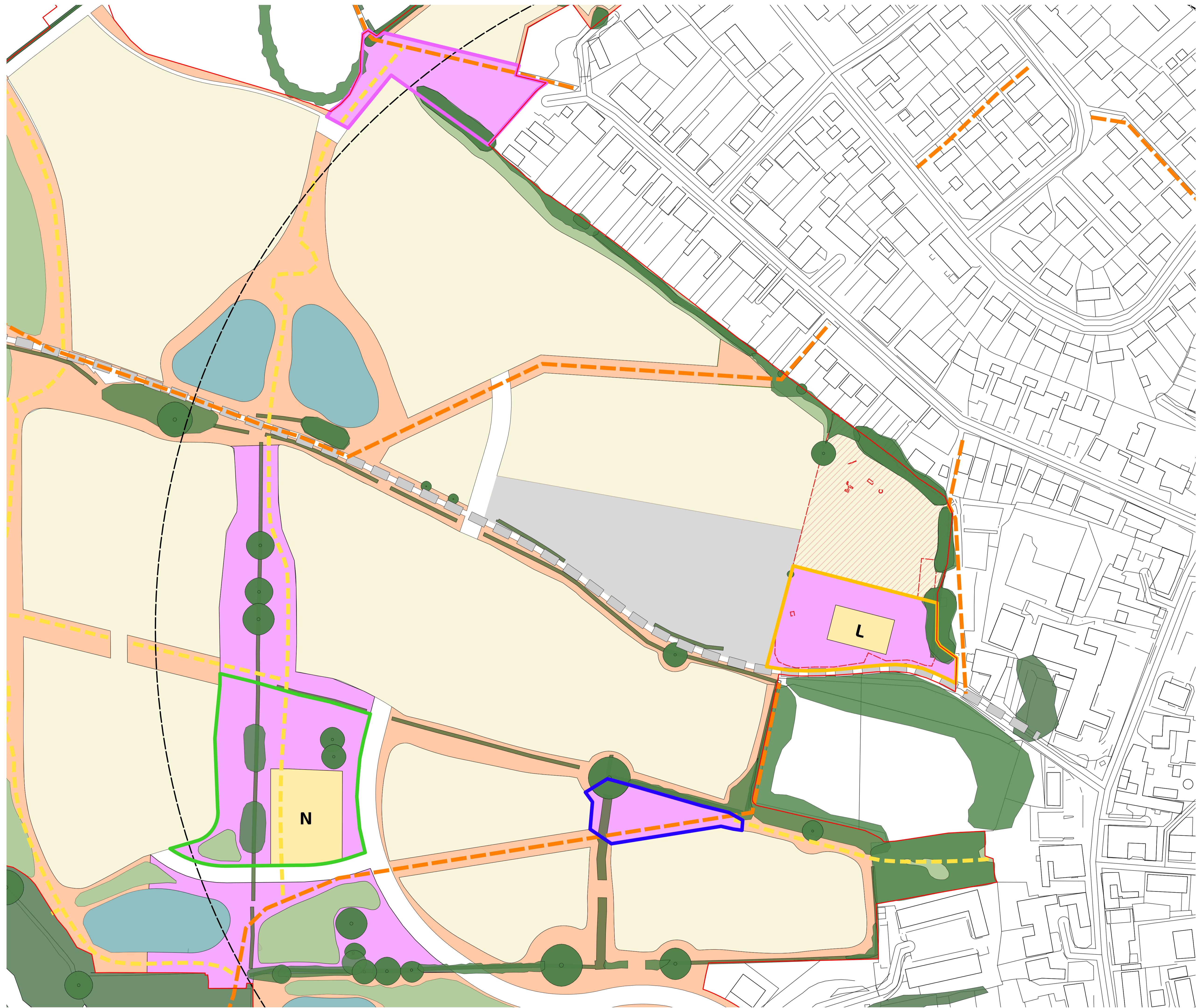


FIGURE 5

P03	18/12/2025	Amendments to areas	SJL BC
rev	date	description	dm / chk
client	Lagan Homes Ltd		
project	(Burroughs Field) Land West of Ratby, Leicestershire		
title	Play Spaces & Park Area Provision	scale	1:1000 @ A1
number	10783-FPCR-XX-XX-DR-L-0024	status	S3
rev			P03