

LAND AT RATBY LANE,
Markfield

VISION DOCUMENT
FEBRUARY 2024

**Taylor
Wimpey**



A50

MARKFIELD



THE
SITE

M1

LEICESTER WESTERN BYPASS

A563

LEICESTER

A5460

A47

M69





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Planning Policy Context

Who will deliver 'The Site'

Taylor Wimpey | Sustainability

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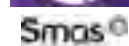
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Foreword

Taylor Wimpey UK Ltd (Taylor Wimpey) is pleased to share our vision with you for a new sustainable neighbourhood at Land at Ratby Lane, Markfield (The Site), in response to the Hinckley & Bosworth Borough Council Strategic Housing and Economic Land Availability Assessment (SHELAA) Review. The purpose of the 'call for sites' is to provide an opportunity for anyone to submit a site for consideration for allocation and future development as part of the preparation of the Council's Local Plan. This will help to ensure that sufficient land supply is available across the borough to meet our development needs.

This document confirms that there are no overriding constraints in terms of highways, landscape, ecology, drainage, or other matters, which would prevent the early delivery of the Site. The Site's sustainable location means that the neighbourhood can contribute significantly to meeting housing need early within the new Local Plan period.

The neighbourhood provides an opportunity to deliver significant social, environmental and economic benefits. The Site's location and proximity to existing services and facilities in Markfield provide the opportunity to create a well-connected, high-quality development centred on new greenspaces, habitat creation, and improved links for walking and cycling.

The approach to the development of the Site will be to deliver social and environmental sustainability via good design and exemplary place making. This approach will also promote the use of technical best practice, social inclusion and the provision of new high quality green infrastructure, as set out in this Vision Document.

We very much look forward to genuine collaboration between the local community, stakeholders and the Borough Council in developing the vision into fully worked up proposals aimed at delivering approximately 130 new homes for Markfield.





Introducing the Site

CSA Environmental have prepared this Document for the Site on behalf of Taylor Wimpey, who are working with the landowner to promote this vision and new neighbourhood for Hinckley and Bosworth Borough Council. The 5.46 hectare (Ha) Site presents an exciting opportunity to create a new sustainable neighbourhood to address the future housing need of the Borough.

The Vision Document demonstrates how the Site could be brought forward as a comprehensively planned development to deliver a high-quality and sustainable new neighbourhood of approximately 130 homes, as well as new public open space, green infrastructure, and a children's play area.

DOCUMENT OVERVIEW

The purpose of this Vision Document is, therefore, to demonstrate that the Site represents a logical and sustainable residential-led development opportunity which should be allocated for new housing.

This Vision Document identifies the Site's opportunities, with an emerging Concept Masterplan to support further consultation and engagement. This has been informed by initial technical work assessing accessibility, transport, ecology, drainage, heritage, flood risk, and landscape.

THIS VISION DOCUMENT SETS OUT:

- An initial understanding of the Site and its local context;
- A summary of the current Site assessment undertaken to date; and
- The emerging key Urban Design Objectives, Vision and Concept Plan for the new neighbourhood.

THE SITE'S IMMEDIATE CONTEXT

The Site occupies a single rectangular arable field east of Ratby Lane and is located on the south eastern edge of Markfield with the existing built up areas of the village lying immediately to the north and west of the Site.

Markfield is a village in the Hinckley and Bosworth Borough of Leicestershire. The village is situated on the edge of the ancient Charnwood Forest and is located south of the A50 near Junction 22 of the M1 motorway. Markfield lies approximately 6.2 miles (10km) north west of Leicester and approximately 5.1 miles (8.2km) south east of Coalville.

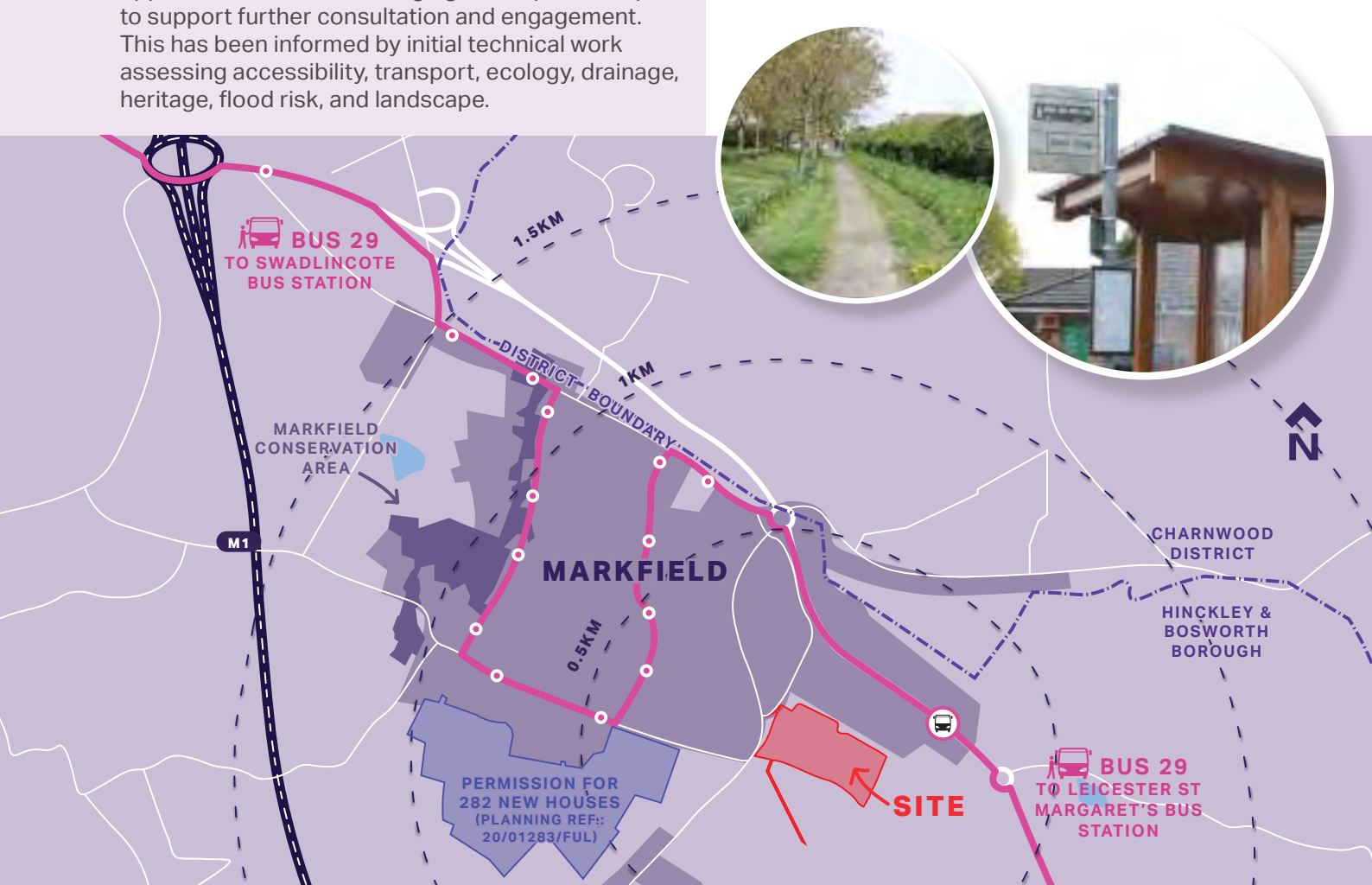


Figure 1.2 | The Site & Wider Context

A SUSTAINABLE LOCATION

Markfield village centre is located within a 10-minute walk of the Site. The village is defined as a Key Rural Centre within the adopted Core Strategy which is largely due to the range of local services which can be found in the settlement, which include a school, local shops, post office, GP, and community/leisure facilities.

The Site benefits from good transport links with the surrounding area, with Launde Road providing a direct connection to the A50 which is located approximately 225 metres to the north of the Site. The A50 provides convenient access to Leicester to the south east and to Junction 22 of the M1 to the north west. From Junction 22 of the M1 there are convenient connections to Coalville, Loughborough and the western part of Leicester, and further afield to Nottingham, Derby and the East Midlands Airport.

The Site is well located in terms of public transport. There are several bus stops located within convenient distance of the Site, with the nearest bus stop located on London Road approximately 225 metres from the proposed Site access point. The local bus services provide opportunities for residents to travel to / from Markfield, and Leicester / Coalville during peak hours for work.

Public footpath R21 runs immediately to the south, crossing over the dog-leg part of the Site which extends southwards.



Figure 1.3 | The Site & Immediate Context

Site Features & Designations

The Site occupies a single rectangular arable field east of Ratby Lane. A small, narrow section of the Site extends south eastwards through the woodland belt along the southern Site boundary and across the adjacent pastoral field. A small spur extends from the north western corner of the Site adjacent to the edge of Ratby Lane.

The Site's northern boundary follows the rear garden boundaries of residential properties on Jacqueline Road and Ratby Lane. These comprise a mix of boundary treatments including fencing and hedging. The Site's eastern boundary follows the adjacent hedgerow and trees which form the edge of a wider block of woodland which extends further east. The southern Site boundary follows a woodland belt which is between 30-50m wide and contains the route of public footpath R21 which runs from Ratby Lane, south eastwards. The Site's western boundary follows a hedgerow which has an existing gated farm access near its southern end onto Ratby Lane.

The Site lies on a gently south facing slope. The highest part of the Site is midway along the northern Site boundary at approximately 180 metres Above Ordnance Datum ('AOD'). The elevation is lower at the south western corner (173m AOD) and eastern boundary (176m AOD). The dogleg of the Site lies on land that falls to the south east to approximately 162m AOD at its lowest point.

Immediately to the south of the Site lies a well-defined belt of woodland planting which measures up to 50 metres in width. This woodland belt connects with an extensive area of woodland which encloses the Site to the east. An existing public footpath runs adjacent to the southern boundary through the woodland belt and then runs adjacent to the southern edge of the adjacent woodland. To the south of the Site, farmland extends southwards towards the M1. To the south west of the Site, south of London Road is an area of pastoral farmland which holds an extant full planning permission for 282 dwellings, new public open space and associated infrastructure (planning ref.: 20/01283/FUL) which is shown on the adjacent Site Context Plan.

DESIGNATIONS

The Site lies within the National Forest but is not covered by any other statutory or non-statutory designations for landscape, historical or ecological character.

There are five national statutory designations (Sites of Special Scientific Interest - SSSI) which were identified within 3km of the Site. There are sixteen non-statutory designations, all of which are potential Local Wildlife Sites (LWS), which have been identified within a 1km search radii of the Site,

The Site does not lie within or adjacent to a Conservation Area nor do any Listed Buildings lie within or adjacent to its boundaries. Markfield Conservation Area lies approximately 0.5km north west of the Site, which is home to the Grade II* Listed Church of St Michael.

There are no trees covered by TPOs on the boundaries or within the Site.

The Exe Estuary RAMSAR, SSSI and SPA are located approximately 0.5km south west of the Site.





Figure 1.4 | Aerial Site Location Plan

The Site

Opportunities & Influences

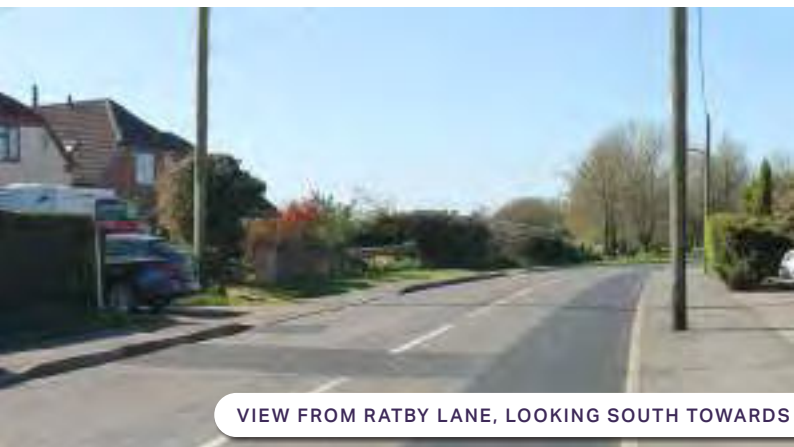
A series of initial technical studies have been undertaken on and around the Site in order to identify the key opportunities and influences to development. The findings have not identified any issues that would prevent a successful, high-quality proposal from coming forward in this location. The Opportunities and Influences Plan provides a visual representation of the key findings, which are summarised below.

HIGHWAYS & ACCESS

The main access serving the development will be via a new priority junction off Ratby Lane. The access point leads directly to the development's main street and provides direct and convenient access to the proposed new homes.

A recreational footway route will be created, leading off Ratby Lane adjacent to the new homes within the area of new public open space. This footway has potential to connect to the existing footpath to the south of the Site. A new pedestrian crossing point has been proposed across Ratby Lane with the carriageway widening required on the western side of Ratby Lane to accommodate a 2m pedestrian refuge island.

The Site is well located in terms of public transport, with several bus stops located within convenient distance of the Site. The nearest bus stop is located on London Road approximately 225 metres from the proposed Site access point. The local bus services provide opportunities for residents to travel to / from Markfield, and Leicester / Coalville during peak hours for work.



VIEW FROM RATBY LANE, LOOKING SOUTH TOWARDS SITE.



VIEW FROM RATBY LANE LOOKING EAST TOWARDS THE POTENTIAL SITE FRONTAGE

FLOODING RISK

The Site is located within an area designated as Flood Zone 1. As a result, the risk to the proposed development is considered to be very low both from fluvial and tidal sources. Flood risk from surface water is considered to be low across the majority of the Site.

A watercourse is located approximately 160m to the south of the Site. Based on the Flood Risk Assessment, and taking into account the above points, the development of the Site should not be precluded on flood risk grounds as the development will not be at risk from existing sources of flooding and will not result in flooding downstream, due to the construction of a Sustainable Drainage Strategy (SUDS).

ECOLOGY

The Site consists primarily of a large arable field bounded by hedgerows and woodland. Broadleaved woodland and semi-improved grassland is also present at the south of the Site.

The arable and grassland habitats are considered to be of generally low ecological value, however, the woodland and native hedgerow network provide habitat opportunities for wildlife and offer connectivity to off-site habitats in the wider area. The western and southern Site boundary hedgerows are potential Local Wildlife Site's due to their dense, comprise intact, native hedgerow features. These features should be retained as far as possible, and enhanced with additional strengthening and infill planting where required.

Protected species surveys for bats, badgers and amphibians have been recommended and a number of these surveys have been completed or are underway.



BUILT HERITAGE

There are no designated heritage assets within the proposed development Site and there are no designated heritage assets assessed as sensitive to development outside of the Site.

The southern boundary of the Site forms the northern extent of the Post-Medieval deer park of Groby Park. There are no upstanding remains of the park pale survive within the Site. Geophysical survey of the Site did not identify any features potentially relating to the park boundary and it would seem likely that, should any formal boundary ever had existed, it lies beyond the limits of the Site. The Site is considered to have a low/negligible potential for significant (i.e. non-agricultural) remains of all periods.

ARBORICULTURE

The main arboricultural features are confined to the boundaries of the Site, comprising moderate quality (B Category) and low quality (C Category) trees, tree groups and hedgerows. New landscaping should be provided to mitigate against the loss of the existing trees and hedgerows to be removed to make way for the vehicular access point.

LANDSCAPE

In this instance the majority of the application site has been identified by the Council as a suitable and appropriate location for new housing.

The locational benefits of the Site can be summarised as:

- Located abutting the settlement edge, utilising the existing infrastructure;
- Outwith any national statutorily designated landscape;
- Not within or near other designated landscapes, such as Ancient Woodland or Registered Historic Parks and Gardens;
- Not within or adjacent to a Conservation Area;
- Not within an NPPF 'valued landscape.'

The masterplan has been informed by extensive, comprehensive, and detailed technical analysis across a range of disciplines. The team's collaborative design approach has sought to respond positively to the environmental constraints. The new settlement edge is permeable in terms of access and visibility, rich in landscape assets and delivers a variety of spaces, functions, and environmental benefits.

The applicant's team has taken a robust approach to the analysis of the locale, its technical constraints and relationship with the settlement edge, to create a complementary area of new housing within a connected framework of multifunctional green infrastructure serving the local and wider community. The collaborative approach to the project is important as it enables a comprehensive solution to growth.

The proposals respond positively to their location and have been landscape-led.

VIEW FROM PUBLIC FOOTPATH LOOKING NORTH EAST
TOWARDS PROPERTIES ALONG JACQUELINE ROAD



Summary of Opportunities and Influences

The specific features and characteristics of the Site described in the preceding pages have been drawn together to prepare an initial Opportunities and Influences Plan for the Site, illustrated below and opposite:

Opportunities

- The provision of new homes in a sustainable location, within easy reach of local services and on the edge of the existing residential area.
- Single vehicular access off Ratby Lane.
- An opportunity exists to provide a new recreational footway running through the proposed development, providing potential links to the existing public footpath that runs along the southern boundary of the Site.
- The creation of a green corridor providing a landscaped edge to the development and creating an enhanced greenway adjacent to the route of the footpath.
- New native tree and shrub planting should be incorporated within the housing areas and areas of open space to create a well-landscaped character to the development. New landscaping should also be used to reinforce existing vegetation along the Site's boundaries.
- Opportunity to improve upon the existing recreational facilities in the local area by providing a children's play area in the form of a new Local Equipped Area for Play (LEAP) and trim trail stations/natural play areas, conveniently located along the new recreational routes to ensure it is accessible to both the residents of the development and the surrounding community of Markfield.
- Opportunity to create an extension of the small 'green' alongside Ratby Lane to create a sense of arrival into the new development and reflect the townscape character within Markfield.
- Potential to create SuDS features in the lower parts of the Site which will form an integral part of the development's green infrastructure, promoting local ecology and biodiversity and provide a distinctive character to the development.

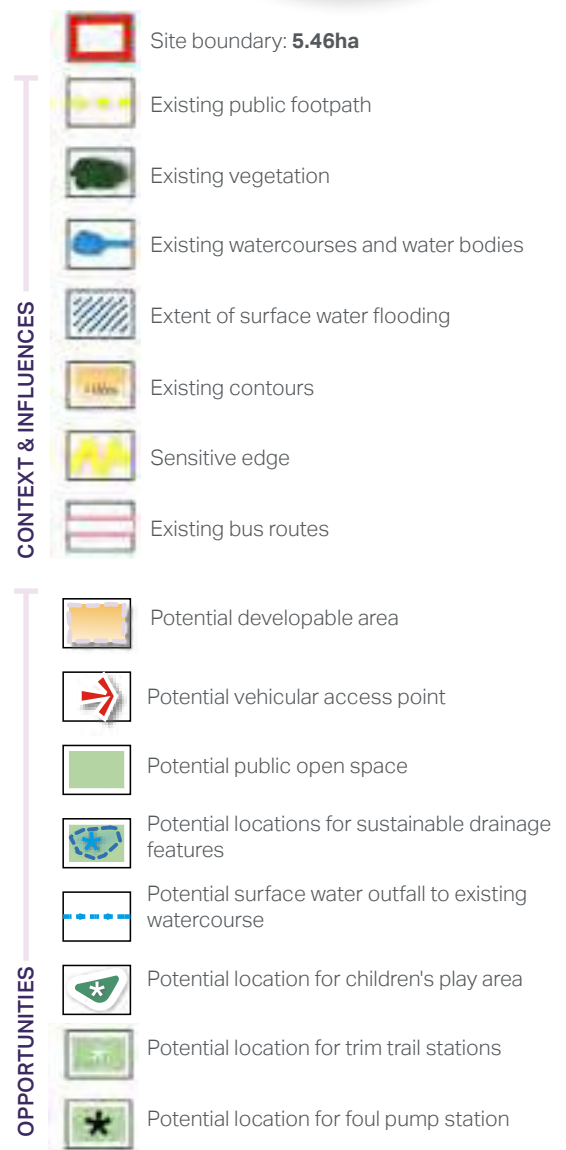


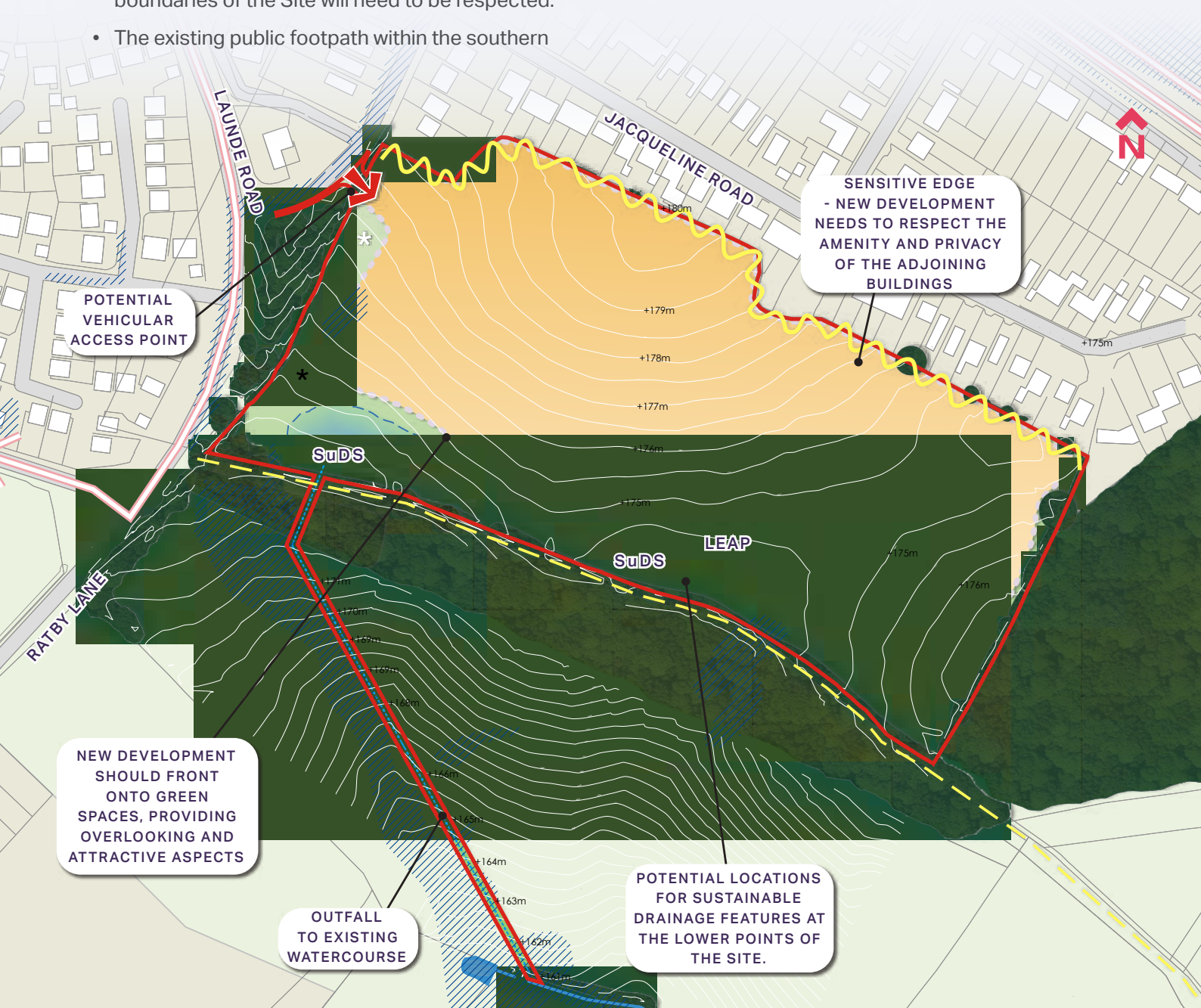
Figure 1.5 | Opportunities and Influences Plan

Influences

- Reflect the urban grain, density and physical character of neighbouring residential areas, including one storey bungalows in certain locations.
- The new development needs to respect the setting and privacy of existing properties adjacent to the Site, especially the properties to the north along Jacqueline Road.
- The topography of the Site slopes down gradually towards the south before rising again in the south eastern corner. The lowest point of the Site is at the south western corner.
- The woodland on the southern and eastern boundaries of the Site will need to be respected.
- The existing public footpath within the southern

part of the Site should be retained in its current alignment and upgraded/ improved where appropriate.

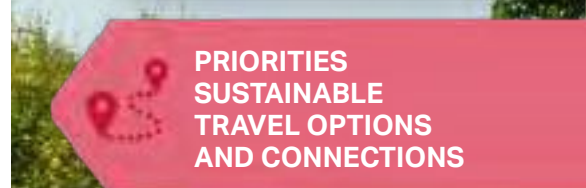
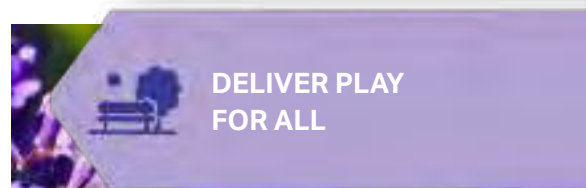
- Existing trees and hedgerows along the Site's boundaries should be retained where possible to form an integral part of the green infrastructure. The retention of the majority of this vegetation will maintain its ecological function, with compensatory planting provided where it is necessary to remove vegetation for access and visibility.
- At least 20% of the Site area should be set aside for green infrastructure enhancements that will be designed to reflect the character of the Charnwood Forest landscape.



Our Vision for *Land at Ratby Lane*

Taylor Wimpey will work with Hinckley & Bosworth Borough Council and the wider community to create a place that:

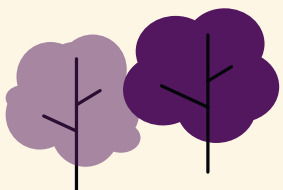
- Builds upon the concept of a '**15-minute neighbourhood**' to create homes which are **functional** and **sustainably** located to new and existing **services** and **facilities** in Markfield;
- Creates a **resilient** and **energy-efficient** place that responds to the **climate emergency** and is **future-proofed** for future residents;
- Creates a **supportive** and **inclusive community** that maximises choices for residents to **live** and **work**;
- Deliver a range of **formal** and **informal play opportunities**, including a **play space** to promote an **active** and **cohesive** place;
- **Respects, integrates** with, and **enhances** the **distinctive character** of the natural and built environment;
- Creates a network of **attractive, multifunctional greenspaces**, where **nature** and **people** can thrive amongst one another, promoting a place which is **beautiful**, where the new homes assimilate into the **natural environment**; and
- Encourages **safe** and **healthy living** by prioritising **pedestrians** and **cyclists**.



... and the Urban Design Objectives

Our Placemaking Principles have been informed by the Urban Design Objectives from Hinckley & Bosworth Borough Council's 'Good Design Guide' Supplementary Planning Document and the National Design Guide and Code. The 'Urban design objectives should be utilised as the guiding principles for developing design ideas. Proposals should show how they reflect them. Discussions with the Borough Council's officers will be structured around these points.'

These will help deliver the vision for the kind of place the neighbourhood could be. This approach is truly landscape led, by layering the existing and proposed natural assets, to identify the sustainable areas for development. It will form a framework plan to develop further conversations with the Council and community.



Delivering

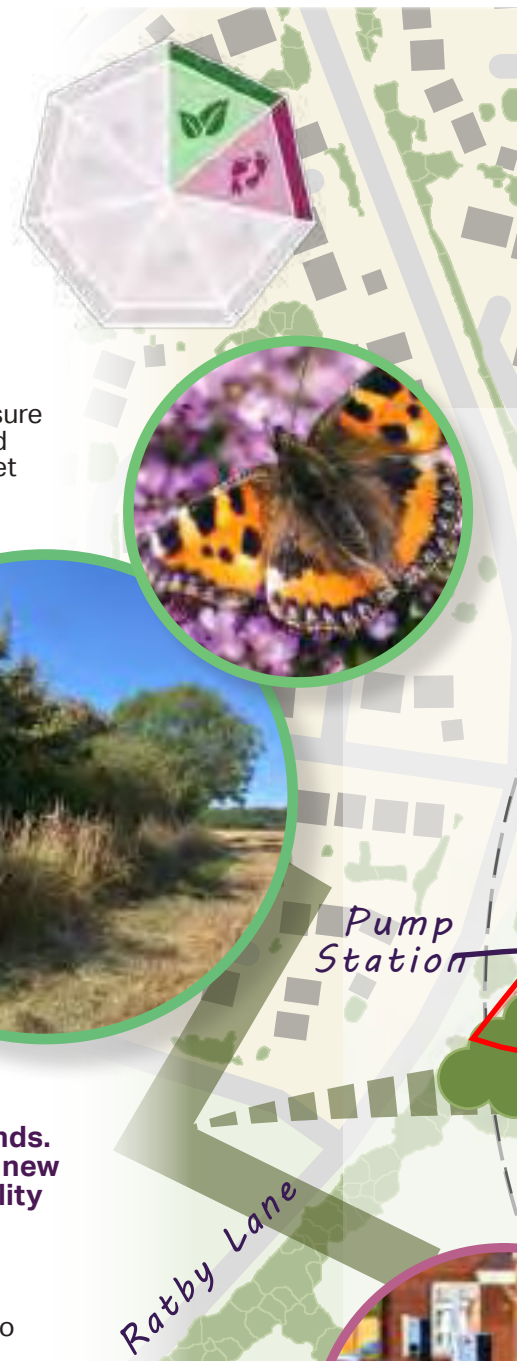
Our Vision



BE FUNCTIONAL

A place should be fit for purpose, designed in a way that delivers its primary function, as well as being safe and accessible to all. The Site's environmental influences have been considered and have informed the design of the new neighbourhood.

- Most of our new homes are designed to meet the standards in the optional **Nationally Described Space Standard** and the **enhanced level 2** for accessibility in **Part M** of the **building regulations** (broadly equal to lifetime homes standard).
- Our **Build Quality Checklist** and **Construction Quality Review** help us to ensure we construct homes to our required standards. This improves efficiency and reduces waste, to keep bills down and reduce carbon emissions. We have set ambitious targets to reduce these further.
- Our housing range has been rigorously tested with customer workshops and focus groups to maximise **space efficiency**, flexibility and usability by those at different life stages.
- Outside the home, the elevational design and materials will be adapted to integrate into varied street scenes.
- Our homes will be carefully placed to relate to the spaces around them, encouraging **social inclusion** and interaction and a **cohesive neighbourhood** by increasing surveillance, providing usable, attractive gardens and enhancing the relationship with communal spaces through planting, lighting and parking. This ensures streets stay functional, attractive, unique and inviting to lift people's physical and **mental well-being**.



BE ADAPTABLE & RESILIENT

Successful places can adapt to changing circumstances and demands. Improving the health, safety and quality of life is at the heart of the new community. The new neighbourhood will deliver up to 130 high-quality and attractive new homes. These homes will be truly sustainable.

- Provide a **range of housing types** and tenures that **meet local need**. This may include first time buyer homes, family homes, and for those wishing to downsize.
- Taylor Wimpey are committed to working together to **minimise** the **impact** we have on **climate change**, and protecting our planet for **future generations**, as well as commitment to challenging, measurable targets based on science, to reduce our carbon footprint, as part of our contribution to housing and community needs.
- Encourage **electric vehicles** with charging at homes and in communal parking areas, and promote car clubs.
- The main street will be **tree-lined streets**, set within grass verges to create **shade** and help **mitigate** rising **temperatures**.
- New hedgerow, tree, thicket and wildflower meadow planting will help to **mitigate** and **adapt** to climate change.
- Carefully designed SuDS features as integral parts of the green spaces to accommodate surface water drainage to manage stormwater locally (as close its source as possible), to **mimic natural drainage** and encourage its **infiltration, attenuation and passive treatment**.





Figure 1.6 | Urban Design Objectives 1 & 2

A VIBRANT PLACE

Despite its relatively small size, the Site will be a sustainable place that creates a vibrant new community.

- Provide a **range of housing types** and **tenures** that meet local need. This may include **first time buyer** homes, family homes, and for those wishing to **downsize**.
- Taylor Wimpey will work collaboratively with Hinckley & Bosworth Borough Council and registered providers (RPs) to provide 40% affordable housing across a range of different tenure types.
- Accessible spaces for all, including those with wheelchairs or prams.
- Multi-functional open spaces that encourage **intragenerational activity** and use, and provide residents with opportunities to **interact with nature** on a day-to-day basis.



INCLUDE SUCCESSFUL PUBLIC SPACES

The quality of the spaces between buildings is as important as the buildings themselves. The public spaces within the new neighbourhood will accommodate a variety of different purposes, in turn creating a range of open space characteristics. The most successful spaces exhibit functional and attractive hard and soft landscape elements, with well orientated and detailed routes.

- Around **1.22ha** of the new neighbourhood will be set aside for **green infrastructure** enhancements, including areas of informal/ **semi-natural open space**.
- A formal **children's play area** in the form of a **Locally Equipped Area for Play**, providing spaces for all ages and abilities. Informal play could be provided across the neighbourhood to enhance the recreation value.
- A connected network of **public open spaces** with recreational routes and informal mown pathways around the new homes and open spaces.
- Weave opportunities for **habitat creation** through the green spaces.
- A larger area of public open space along the southern corridor will allow for additional **tree planting** to **enhance** the **existing vegetated character**.
- Open space will form the **transition zone** where the existing and new settlement come together as a means of **physical, visual, and perceptual integration**, akin to a village **green/gateway**.

*existing PRow
retained and
improved where
necessary*

*green corridors
forming integral
parts of the new
public open space*



Expand the open space, retaining the trees and creating breaches in the hedgerow so that the open space is consolidated, and its functionality can be increased. Provision of informal and linked pedestrian links (including play provision) and fruiting species will provide Green Infrastructure benefits.



Figure 1.7 | Urban Design Objectives 3 & 4

HAVE DISTINCT CHARACTER

It is vital to understand the context, history and cultural characteristics of a site, its local context and its wider sub-regional setting. Distinctiveness is not solely about the built environment: it also reflects an area's function, history, culture and need for change.

- **Respects** and **responds** to the local vernacular, and setting of the **National Forest**, as seen within Markfield and surrounding settlements.
- Continues the pattern of development within the confines of the settlement of Markfield, in easy and accessible reach of a high frequency **public transport corridor** with services to and from the centre of Markfield and beyond to Leicester and Coalville, and surrounding settlements.
- Includes **new landscaping** to make an important contribution to the **character** and **quality** of Markfield and the neighbourhood.
- Reflects the **character** of the surrounding homes, including key location along the northern boundary, to respect the setting of existing properties along **Jacqueline Road**.
- Cluster bungalows in locations where they are already present in the townscape to demonstrate how the new homes will minimise impacts on the high ground and overlooking with the adjacent properties.



*net zero carbon
ready homes*

*accessible, attractive
spaces for all,
promoting an
integrated and
cohesive neighbourhood*

BE ATTRACTIVE

The way a place looks, sounds, feels, and even smells, affects its attractiveness and long term success. Nature contributes both to the quality of a place and the quality of its resident's lives. It helps to improve mental and physical well-being, and provides the basis to deliver a net gain for biodiversity.

- Delivering a **high-quality**, comprehensively-planned new neighbourhood which has **sustainable travel** at its heart.
- Delivering a **landscape-led** neighbourhood, building upon the proposed package of sustainable travel improvements.
- Creating a physical environment that promotes a **balanced lifestyle**, a place that supports **healthy** and **sustainable travel choices**, and provides opportunities for the community to improve their **health and well-being**, through recreation and growing opportunities.
- Creating high-quality, **functional ecological networks** to benefit biodiversity, and a variety of safe open green spaces for **recreation** and **leisure**.



Creating an attractive neighbourho



Figure 1.8 | Urban Design Objectives 5 & 6

ENCOURAGE EASE OF MOVEMENT

Patterns of movement, and the character of streets and spaces, are integral to creating a place that people want to walk, cycle and spend time in. Clear and obvious connections to local facilities and uses will contribute significantly to the character and identity of the new neighbourhood, as well as to personal health and well-being.

- The internal streets, public open space, and Ratby Lane will be the focus for **new high-quality routes** and links, connecting to the on-site Public Footpath, and the bus stop located at the junction of Ratby Lane and London Road, providing **sustainable** connections to Markfield and the surrounding towns and villages.

Prioritise walking and cycling by:

- A network of **well-lit** (where necessary and not conflicting with ecological corridors), accessible and safe **traffic-free routes**, providing links to incorporate the wider Public Footpath network.
- Enhance **foot** and **cycle** connections, with all weather surfacing and clear wayfinding/signage.
- Prioritise movement patterns along **green corridors** and **tree-lined streets**, for **health** and **well-being** and to embed climate resilience.
- Natural surveillance to create **safe** and **well-used** routes
- In addition to providing on-site **connectivity enhancements**, there is the opportunity to provide a new **pedestrian crossing point across Ratby Lane** with the carriageway widening required on the western side of Ratby Lane to accommodate a 2m pedestrian refuge island.



Existing bus stop along London Road



Ratby Lane





The Masterplan

'How it could look'

-  Site boundary: **5.46ha**
-  Residential developable area 3.63ha (Up to 130 dwellings @36dph)
-  Potential location for bungalows
-  Proposed location for foul pump station

ACCESS & MOVEMENT

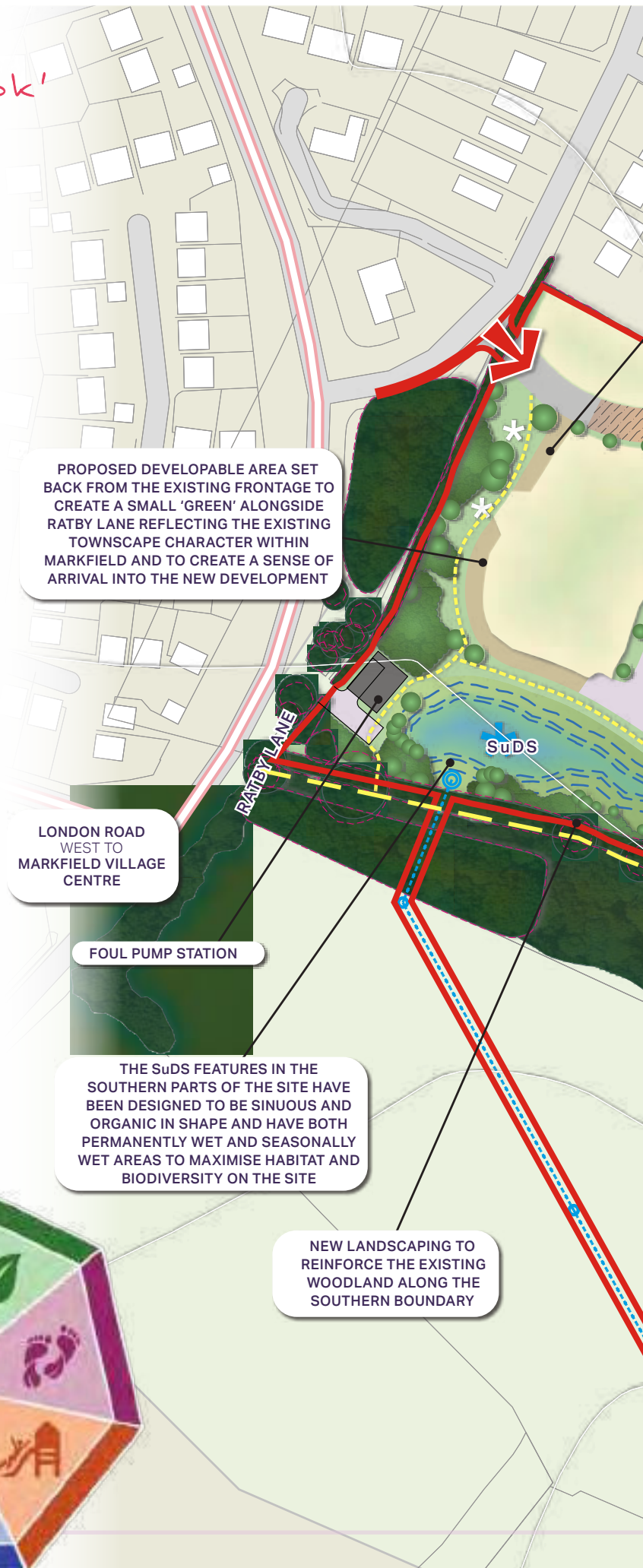
-  Proposed vehicular access point
-  Proposed spine road through the development
-  Proposed secondary streets leading off the spine road
-  Proposed private drives and lanes
-  Proposed shared spaces
-  Existing public footpath
-  Proposed recreational routes

GREEN INFRASTRUCTURE

-  Existing vegetation
-  Proposed amenity and informal open space (to include new landscaping, tree planting and SuDS features)
-  Proposed new woodland planting
-  Proposed location for children's play area **LEAP** – Local Equipped Area for Play
-  Proposed locations for trim trails
-  Proposed locations for sustainable drainage features (attenuation basins)
-  Proposed surface water outfall to existing watercourse

SURROUNDING CONTEXT

-  Existing contours
-  Existing bus routes



PROPOSED DEVELOPABLE AREA SET BACK FROM THE EXISTING FRONTAGE TO CREATE A SMALL 'GREEN' ALONGSIDE RATBY LANE REFLECTING THE EXISTING TOWNSCAPE CHARACTER WITHIN MARKFIELD AND TO CREATE A SENSE OF ARRIVAL INTO THE NEW DEVELOPMENT

LONDON ROAD
WEST TO
MARKFIELD VILLAGE
CENTRE

FOUL PUMP STATION

THE SuDS FEATURES IN THE SOUTHERN PARTS OF THE SITE HAVE BEEN DESIGNED TO BE SINUOUS AND ORGANIC IN SHAPE AND HAVE BOTH PERMANENTLY WET AND SEASONALLY WET AREAS TO MAXIMISE HABITAT AND BIODIVERSITY ON THE SITE

NEW LANDSCAPING TO REINFORCE THE EXISTING WOODLAND ALONG THE SOUTHERN BOUNDARY



Figure 1.10 | Emerging Concept Masterplan

A Community Shaped Approach

We've tried to capture the physical and historical site landscape, identifying existing character to retain and enhance it as the anchor for a new community.

It is important to us that the people who choose to live and work and grow their families at Land at Ratby Lane, Markfield have an active part in decision-making from the outset, in the way their community and their village develops and evolves.

The key to a successful place, and more importantly a successful community, is to start a conversation early, and ensure the community is at the heart of the process.



With your help, we can build a community that:

- **Delivers new homes that will be critical to meeting housing need during the stages of the plan period of the new Hinckley and Bosworth Borough Council. If the Site were to be allocated for housing, Taylor Wimpey would seek to develop the Site within three years from adoption of the plan;**
- **The Site can deliver approximately 130 market and affordable housing. The Site is capable of viably delivering an appropriate amount of affordable housing, ensuring that a range of high quality homes is delivered in the borough and an inclusive mixed community is created at the Site;**
- **Delivers new recreational opportunities, rich in biodiversity, including a children's play area, improvement to the on-site public footpath and provides a network of safe, well-lit paths to enhance mental health, well-being and connectivity, creating a sustainable community extension to south east of Markfield; and**
- **Protects and enhances the natural and historic environment, and supports an increase in biodiversity and ecological networks;**





So let's talk!

"Do you agree with how we've captured the National Design Guide influenced principles or SWLP Five Pillars Vision and Strategy? What's missing? What would you do differently? What can we do better?"

These are some of the questions we want you to consider. We will work with the council, Councillors and the public to influence the making of place to create a neighbourhood you want to be a part of.



Net Zero Carbon Ready



130 new homes
in a '15 minute
neighbourhood'



aprx. 22% of new public
open space & Green
Infrastructure



aim to achieve at
least 10% Net Gain



Up to 315 new residents



New recreational
routes connecting
to the PRow



We are
committed to...

- Early and regular engagement ahead of, and through, the planning process
- Making sure we design a place that includes the facilities and resources you need
- Being open and transparent to build relationships with residents
- Enabling community governance and stewardship

Approach to Engagement

To take the vision forward, we aim to work with planning officers through a Planning Performance Agreement to establish policy parameters, and bring the public in to help design the site within that context. This may be best served by a series of all-day consultation events to discuss and sketch ideas, and we are happy to be led by the Council on the level of engagement required.

Appendices





Planning Policy Context

This section focuses on the national and local planning policies most relevant to the Vision and proposals for Land at Ratby Lane, Markfield.

National Planning Policy

The National Planning Policy Framework was revised on 20th December 2023 and sets out the government's planning policies for England and how these are expected to be applied.

The NPPF identifies a presumption in favour of sustainable development and one of its key objectives is to significantly boost the supply of housing to address the national housing shortage and promote economic growth. The NPPF also sets out that small and medium sized sites can make an important contribution to meeting housing requirements of an area as they can be built out relatively quickly. Furthermore, the NPPF recognises that housing can enhance and maintain the vitality of rural communities, allowing villages to grow and thrive through support of local services.

The publication of the 'Building Beautiful Places' Plan is at the centre of change within the UK Planning system. The recent update to the NPPF ensures that 'beautiful, environmentally sustainable, and life-enhancing communities' are created. This means good quality design is paramount, with local communities put at the very heart of decision-making to help shape the places they live.

National Design Guide

Revised on 30th January 2021, the Ministry of Housing, Communities and Local Government's (MHCLG) National Design Guide (NDG) has been put in place to advise local authorities and their officers when assessing planning applications, councillors when making planning decisions, applicants and their design teams when preparing a planning application and local communities and their representatives.

Whilst it seeks to inform development proposals and guide the assessment of them, it also supports paragraph 130 of the NPPF which states "planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Part 2 of the NDG sets out the ten characteristics which help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.

Adopted Development Plans

The planning policy for Hinckley and Bosworth Borough is set out in the Core Strategy DPD (Adopted 2009), Site Allocations and Development Management Policies DPD (Adopted 2016) and the Borough Wide Policies Map. These documents cover the period of 2006 to 2026.

Emerging Local Plan



The Hinckley & Bosworth Borough Local Plan is currently being reviewed. A revised Regulation 19 submission draft plan is to be prepared for further consultation. The Borough Council are currently working on a new Local Plan which will set out land allocations and planning policies for the period 2020 to 2041.

In the settlement hierarchy, Markfield is categorised as a 'key rural centre relating to Leicester'. The document explains that the current strategy is to focus the majority of new development in and around the urban areas of Hinckley, Burbage, Barwell and Earl Shilton. It describes that this approach is now being questioned and revisited with particular emphasis on exploring potential options for growth away from the existing urban areas.

Neighbourhood Plan

The Site lies within Groby Parish and is included in its Groby Neighbourhood Plan Map area. The Local Planning Authority considered the application for area designation. Groby Neighbourhood Area was designated on 18th March 2021, which then allowed Groby Neighbourhood Plan Group to proceed with the production of the plan.

The Neighbourhood Plan will help to protect nature, preserve history, and steer the future development of everything from your route to work to where new homes will be built. The plan will guide where you can park; the bus routes, footpaths, and cycleways you use; where your children will go to school and play; your allotment; and the shops you use.

The Good Design Guide Supplementary

Planning Document (SPD) 2019

The Good Design Guide Supplementary Planning Document (SPD) aspires to: "Substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced". This is provided through the 'key themes' and 'action points' set out in each chapter of the document.

This Vision Document has considered the seven Urban Design Objectives and how they have shaped the Concept Masterplan and Vision for the new neighbourhood at Markfield.



Taylor Wimpey | Sustainability

The delivery of the Site as a sustainable residential led development will be dependent on creating a developable and market facing masterplan.

Sustainability will be at the heart of the development in terms of how the dwellings are to be constructed and how these will respond to the ever increasing and rigorous environmental and sustainability requirements being introduced by Government and implemented through Building Regulations.

TW are at the forefront of this and have been actively looking at how they can respond to the challenges posed by climate change by creating a greener, healthier future for their customers, colleagues and communities. As part of this, TW are committed to cutting down their own environmental footprint, reducing emissions and waste, conserving precious resources and regenerating the natural environment on their developments. Furthermore, as a company they are seeking a science-based carbon reduction target that will ensure they align our progress with the international Paris Climate Agreement.

TW will engage their supply chain, influencing positive change beyond the business and reducing the

significant environmental impacts associated with the goods and services that it buys. Purchasers are wanting to live more sustainably so they are seeking to make the changes to their homes and developments that will enable their customers to achieve their aspiration of a greener and healthier lifestyle.

Notwithstanding the overall objective of addressing climate change and developing even more sustainable houses, TW are looking ahead to how it can achieve the 2025 Future Homes Standard which new dwellings here will need to achieve.

The graphics opposite highlight the key design measures and technologies that TW will seek to incorporate within the fabric of their dwellings in order to achieve the Future Homes Standard.



CGI 1 is intended to support the successful delivery of our Environment Strategy, which will be delivered on our developments and homes.



CGI 2 reflects TW's understanding at this time based on information available currently, these images and the fabric and technological improvements are subject to change when the government FEES and Overheating consultation are published and the SAP software is finalised in Spring 2022.

CGI 2 | 2021 Building Regulations Compliant Home.



CGI 3 'The 2025 FHS Render' illustrates the variety of fabric and technological enhancements TW believe will be necessary for their House Type range to meet the FHS 2025.

This provides some insight to some of the changes TW are anticipating.

CGI 3 | 2025 Future Homes Standard Home.



CGI 4 is intended to support the successful delivery of TW's Environment Strategy, which will be delivered on TW's developments and homes.

CGI 4 | TW Nature Interventions by 2023.

Who will deliver 'The Site'?

Taylor Wimpey is proud to be a leading house builder in the UK, building over **13,000 homes** in 2022. **Over 50%** of our homes are sourced through strategic sites and we have dedicated teams that champion their delivery through the local plan system. Along this journey, we are committed to working with **local people** and **authorities** as part of our **placemaking approach** to **sustainable developments**. We want you to be just as proud of the communities we build together as we are.

But as a company, we recognise our world – our home is in trouble. We want to be part of the solution – **working together to minimise the impact we have on climate change**, and protecting our planet for future generations.

We're committed to challenging, measurable targets based on science, to **reduce our carbon footprint**, as part of our contribution to housing and community needs.

**Taylor
Wimpey**

Working together
to build dreams



Respectful and fair



Take responsibility



Better tomorrow

**Do the
right thing**



Be proud

Within our published **Environment Strategy**, Taylor Wimpey's commitments include:

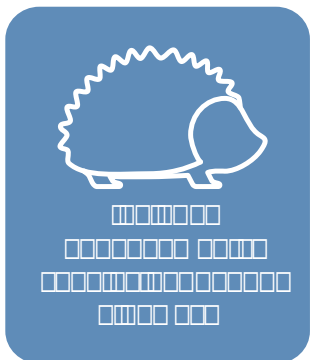
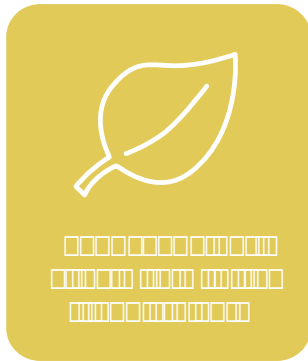
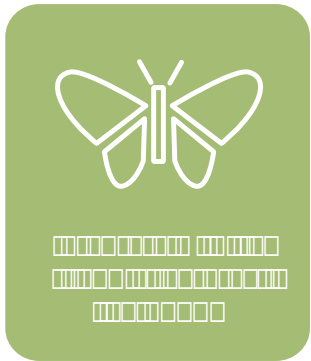
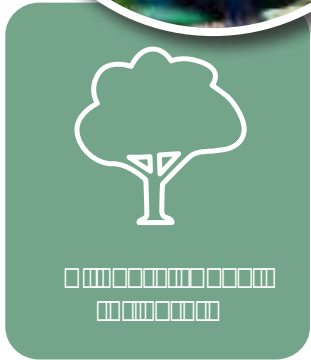
- **Reducing operational carbon emissions by 36% by 2025.**
- **Reducing emissions from customer homes by 75% by 2030.**
- **To use 100% green electricity for all our new sites.**
- **Reducing our fleet emissions by 50% by 2025.**
- **Ensuring 97% of all construction waste is recycled. Over time, we're aiming to reach net zero.**
- **Delivering a 10% net gain in biodiversity on all new sites by from 2023.**
- **Enhancing wildlife beyond the 10% calculation by phasing in requirements for all new sites to provide: Hedgehog Highways, Bug Hotels, bat and bird boxes, and all suitable sites having reptile and amphibian hibernation areas.**
- **Provide customers with information on their sites and gardens, so they can fully understand, enjoy and support nature.**

These commitments align with our corporate strategy to 'Do the right thing', taking responsibility in a respectful and fair way, to build a better tomorrow we can be proud of. It underpins everything we do, and we look forward to delivering on our promises.

*"Our purpose is to build great homes
and create thriving communities"*



"Our strategy focuses on climate change, nature, resources and waste. We have set ambitious quantitative targets to help drive progress in each area up to 2030."





LAND AT RATBY LANE
MARKFIELD