

Land Use Budget

Open Space Typology Policy 19: Green Space and Play Provision (Core Strategy 2009)	ha/1000 population	Requirement for development of 130 homes/312 people based on 2.4 occupancy rate (ha)	Amount provided on site (ha)
Equipped Children's Play Space	0.15	0.0468	0.048
Casual/Informal Play Space	0.7	0.2184	0.53
Outdoor sports provision	1.6	0.4992	-
Accessible Natural Green Space	2	0.624	0.65
Total		1.3884	1.228

*1.228ha equates to 22% of the Site area



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 trail stations

Proposed locations for sustainable drainage features (attenuation basins)

Proposed surface water outfall to existing watercourse

Surrounding Context

Existing contours

Existing bus routes

G	02/02/24	JC	Site boundary amended
F	29/01/24	SM	Site boundary amended
E	13/9/23	DF	Updated drainage & land use budget
D	12/12/22	RC	Amendments based on landscape input
C	05/07/21	SM	Pump station amended

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Project	Land at Ratby Lane, Markfield, Leicestershire		
Title	Development Framework Plan		
Client	Taylor Wimpey UK Ltd		
Scale	1:1250 @ A2	Drawn	SM
Date	May 2021	Checked	RR
Drawing No.	CSA/2550/118	Rev	G