

# Statement of Community Involvement

Land West of Ratby

On behalf of Lagan Homes Limited

**Town and Country Planning Act 1990 (as amended).**



WaterFront House, Waterfront Plaza, Station Street, Nottingham NG2 3DQ

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QUALITY ASSURANCE

Site Name:	Land West of Ratby
Client Name:	Lagan Homes Limited
Prepared By:	PC
Signed:	PC
Date:	10 <sup>th</sup> September 2024
Reviewer	BW
Signed	BW
Date:	10 <sup>th</sup> September 2024

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## 1. INTRODUCTION

- 1.1** This Statement of Community Involvement has been prepared by Marrons on behalf of Lagan Homes Ltd (the Applicant) and accompanies an Outline Planning Application (all matters reserved apart from access) for a phased, mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home (Use Class C2). Provision of a community hub (Use Class F2); provision of a 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway at 'Land West of Ratby'.
- 1.2** The National Planning Policy Framework (NPPF) (2023) recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It states that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (paragraph 39).
- 1.3** NPPF paragraph 40 sets out that local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
- 1.4** Further detail is provided within the Planning Practice Guidance (PPG) which includes that pre-application engagement with other parties may include:

- The Local Planning Authority;
- Statutory and non-statutory consultees;
- Elected members; and/or
- Local people.

**1.5** Hinckley and Bosworth Borough Council Statement of Community Involvement (SCI) was adopted in July 2019, a draft revised Statement of Community Involvement was published in June 2024, with the consultation period ending on the 29<sup>th</sup> July 2024. Both versions of the SCI set out how the Borough Council will engage and consult with the public and stakeholders in preparing Local Plans and when deciding planning applications; the documents do not directly address how the community, businesses and other organisations with an interest in planning issues in the District can engage with the planning system.

**1.6** Lagan Homes recognises the importance of early engagement with the community which can ensure that the proposals benefit from the detailed local knowledge, expertise and perspective of local people, organisations and community groups.

**1.7** As such, Lagan Homes have sought to undertake a number of engagement exercises to inform the community and stakeholders and also the future application, these include:

- Meetings with representatives of the Parish Council;
- An online Public Consultation.

**1.8** As detailed above, the aim of pre-application engagement with key stakeholders is to encourage discussions before a formal planning application is made. Lagan Homes have been committed to community involvement from the initial site inception and consider that it is essential to improve the efficiency and effectiveness of the planning process for all parties. This has been done at an early stage and with sufficient time for

comments to be received, considered and used to shape the proposed development.

- 1.9** The purpose of this Statement of Community Involvement is to outline the details of the public consultation methods, set out the feedback received, and the applicant's responses to the representations made.

## **2. PUBLIC CONSULTATION PROCESS**

### **RATBY PARISH COUNCIL**

- 2.1** Representatives from Lagan Homes and Marrons first wrote to Ratby Parish Council (RPC) in January 2024 as an introduction, to inform the Parish of the emerging development proposals within the village and to request the opportunity to arrange a meeting with the Parish Council Councillors to discuss the site in more detail.
- 2.2** Subsequently, in person meetings were held with representatives of the Parish Council on 6<sup>th</sup> February 2024 and 18<sup>th</sup> March 2024.
- 2.3** The purpose of the first meeting was to introduce the emerging proposals to the representatives of the Parish Council to set the context for the emerging application and to identify the extent of the land involved. The second meeting on 18<sup>th</sup> March 2024 was arranged a design workshop where the emerging concept masterplan was tabled and detailed feedback sought.
- 2.4** A number of themes emerged from conversations with representatives of the Parish Council, but concerns about the capacity of local infrastructure, in particular education and utilities, predominated. The representatives also made it clear that Ratby needed a new village hall / community hub to replace the existing facility.

### **PUBLIC CONSULTATION LEAFLET**

- 2.5** A Public Consultation Leaflet (Appendix 1) was designed and distributed to

residential properties and businesses in Ratby. The main aim of the leaflet drop was to identify the site, alert residents as to the emerging proposals and to direct them to the consultation website, which allowed the local community to view the emerging proposals and key information, as well as to make comments on the proposals.

- 2.6** As seen at Appendix 1, the leaflet comprises a summary of the site the proposals as well as an introduction to Lagan Homes. The leaflet requests that the recipients provide their views on the development proposals either via the website link ([www.landwestofratby.co.uk](http://www.landwestofratby.co.uk)) to the virtual consultation or the address of Marrons which were both provided.
- 2.7** The opportunity for people to provide comments initially ran for a period of 2 weeks from Friday 3<sup>rd</sup> July to Friday 19<sup>th</sup> July 2024, however the consultation was extended to run until Sunday 4<sup>th</sup> August 2024.

## **PUBLIC CONSULTATION WEBSITE**

- 2.8** A website ([www.landwestofratby.co.uk](http://www.landwestofratby.co.uk)) was commissioned to provide residents with more detailed information on the initial development proposals. The website included the following sections:
1. Home - Welcome and Introduction;
  2. Planning Context – Development Plan;
  3. Development Considerations – Constraints and Opportunities;
  4. Our Proposal;
  - 5a. Technical – Design and Landscape;
  - 5b. Technical – Access, Transport and Movement;
  - 5c. Technical – Flood Risk and Drainage;
  - 5d. Technical – Heritage and Archaeology;
  - 5e. Technical – Ecology and Nature;



6. The Benefits of the Proposed Development; and
7. Your Views.

## **MONITORING ENGAGEMENT**

- 2.9** The questionnaire included 8 questions to prompt feedback on the draft proposals, whilst a 9<sup>th</sup> question enabled local residents to provide any further comments they may have. The final questions obtained demographic data.
- 2.10** The virtual consultation took place between Friday 3<sup>rd</sup> July and Sunday 4<sup>th</sup> August 2024, during this time, 675 online responses and 13 written responses were received, totalling 688. Responses specific to the development proposals have been analysed in the upcoming Chapter.
- 2.11** Of the 688 respondents 687 provided their demographic data. This identified that 675 resided in Ratby, 10 resided elsewhere within Hinckley and Bosworth Borough and 2 resided outside of Hinckley and Bosworth Borough.
- 2.12** Of the 688 respondents, 679 provided their age. This identified that 218 were aged 36-50, 186 were aged 18-35, 171 were 51-65, 99 were over 65 and 5 individuals were aged under 18. This is set out within the pie chart below.

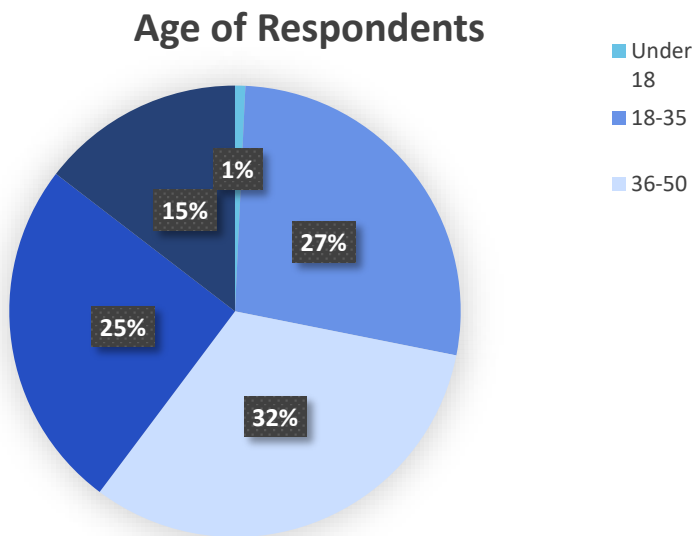


Figure 1 – Pie Chart showing the age of the consultation respondents

**2.13** Of the 688 respondents, 680 provided information on their housing tenure. This identified that 524 of the respondents were homeowners, 102 lived in private rented accommodation, 33 classified their living tenure as ‘other’ and 17 lived in social rented accommodation.

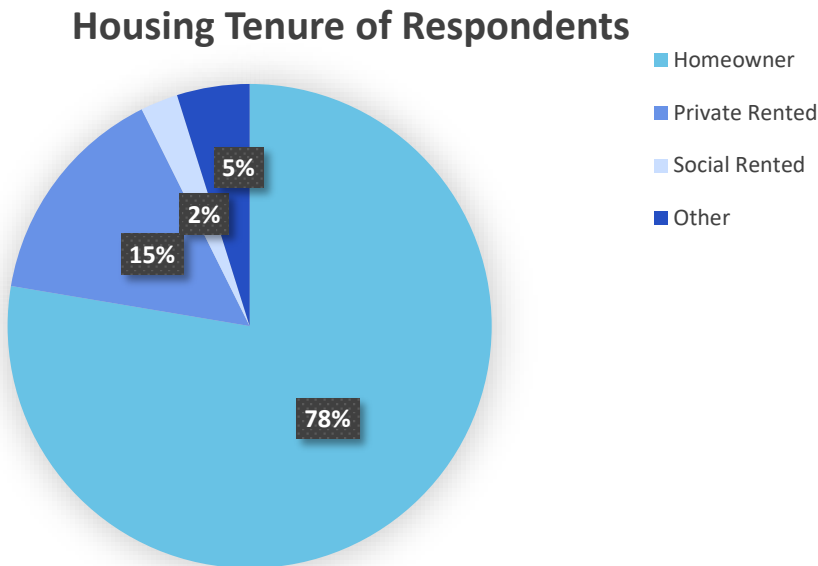


Figure 2 – Pie Chart showing the housing tenure of the consultation respondents

3. CONSULTATION FEEDBACK REVIEW

3.3 The following section of this Statement of Community Involvement reviews the feedback, comments and suggestions received since the public consultation.

3.4 A total of 688 responses and comments were received.

3.5 The comments received and the Applicants response to these have been summarised in the tables set out below.

3.6 **Question One** – Do you agree more housing is required?

Summary of Feedback	Number of Responses
Yes	30
No	650
I don't know	12

3.7 **Question Two** – What type of homes do you think are needed? Tick all which reply.

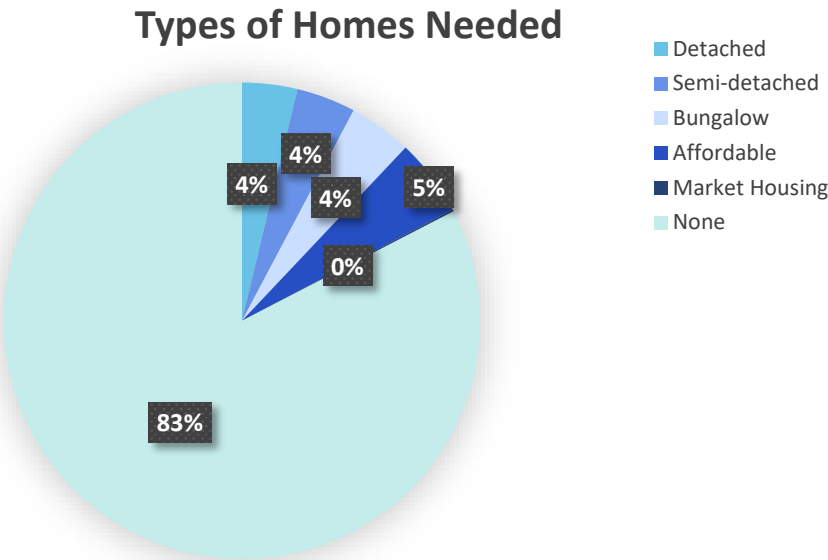


Figure 3 – Pie Chart showing the types of homes needed as per the consultation respondents

Summary of Feedback	Number of Responses
Detached	28
Semi-detached	30
Bungalow	32
Affordable Housing	39
Market Housing	1
None	617

- 3.8 Question Three** – We have proposed a link road through the development from Desford Lane to Markfield Road to ease the flow of traffic on Main Street; do you think this is a positive?

Summary of Feedback	Number of Responses
Yes	73
No	560
I don't know	47

- 3.9 Question Four** – We want to make the landscape work hard for recreation and ecology, do you agree?

Summary of Feedback	Number of Responses
Yes	84
No	438
I don't know	83

- 3.10 Question Five** – Do you think the development should provide a new primary school?

Summary of Feedback	Number of Responses
Yes	68
No	402
I don't know	67

- 3.11 Question Six** – Do you think the village needs a new village hall?

Summary of Feedback	Number of Responses
Yes	95
No	543
I don't know	42

**3.12 Question Seven – Are you satisfied with the green spaces in your area?**

Summary of Feedback	Number of Responses
Yes	504
No	162
I don't know	14

**3.13 Question Eight – Would you like more foot and cycle paths?**

Summary of Feedback	Number of Responses
Yes	145
No	488
I don't know	47

**3.14 Question Nine – Please provide any other views on the proposal, or further comments you may have. The positive responses to this question have been set out in the table below.**

Summary of Feedback	Number of Responses
Pleased to see the inclusion of a Primary School within the proposals.	12
Positive comments regarding the inclusion of a community centre/village hall.	7
Happy to see additional areas of play/recreational areas for children.	6
Positive responses to the link road proposals and the intention of reducing traffic in the village. Some respondents requested this come forward first.	6
Requests for a GP surgery and NHS dentist.	3
Supportive of additional affordable housing.	3
Hopes that the additional housing will generate demand for more retail provision in the village.	2

Requests for improvements to the bus service.	2
Requests for additional car parking in the village.	1
Requests for the development to improve the public realm.	1

**3.15** The responses to this question expressing concerns have been captured in the table below followed by the Applicants response.

Summary of Feedback	Number of Responses
<p><b>Number of Homes –</b> The key concerns amongst respondents was the number and size of existing and additional new homes proposed for the village.</p> <p>A number of the respondents commented on how long they had resided in the village and the rate at which it is growing, raising concerns around the loss of character of the village.</p> <p>Many respondents drew attention to the surrounding recent permissions.</p> <p>A few respondents commented on the lack of employment opportunities in the area for new residents.</p>	386
<p><b>Loss of Countryside and Wildlife –</b> A key concern raised by respondents was the loss of open space at ‘the Boroughs’ which is utilised by walkers and wildlife and said to be fundamental to the physical and mental health and wellbeing of the community.</p> <p>A number of respondents commented on the importance of the land for farmland.</p> <p>Many comments have stated that the rural character and the walks and the views that the Boroughs provide should be protected.</p> <p>A few respondents stated that the Boroughs holds scientific and historic significance as Medieval agricultural land.</p>	251
<b>Traffic –</b>	219

<p>Some respondents raised concerns with the level of traffic through the village.</p> <p>A number of comments were made concerning the lack of parking in the main village and to the primary school contributing to significant on street parking and further congestion.</p> <p>A number of respondents expressed doubt as to whether the proposed new link road would mitigate traffic issues and questions whether this would in fact invite larger HGVs through the village.</p>	
<p><b>Infrastructure –</b> Another key concern amongst respondents was that the existing infrastructure in Ratby would not be able to cope with the level of growth.</p> <p>Comments were made that already there are too many houses dependent on the insufficient services of the doctors, school, dentist etc.</p> <p>A couple of respondents raised concerns about 4G and 5G coverage.</p> <p>Some respondents commented that there are not enough primary or secondary school places for this development.</p>	209
<p><b>Reference to the Water Pipe Burst and Gas Mains Incident in January/February 2024 –</b> A number of respondents referenced the water and gas incident which happened in January/February 2024 as an impact of development in Ratby, raising their concerns.</p> <p>Request reassurance that Cadent and Severn Trent have been consulted and this development will not add further pressure to the water and gas main infrastructure.</p>	88
<p><b>Flooding –</b> Some comments were raised regarding flooding of the village and of the site.</p> <p>Some respondents queried the effectiveness of SUDs basins, in particular due to the recent bad weather/heavy rain.</p>	69

<p><b>Increase in Antisocial Behaviour associated with Affordable Housing –</b> A number of respondents acknowledge the need for affordable housing but identified that the level of antisocial behaviour and crime has radically increased since the completion of the new housing developments in Ratby.</p>	56
<p><b>Methods of Community Involvement –</b> A number of respondents noted the lack of in person consultation event, poor communication of the consultation opportunity, short consultation period and timing over the summer holidays as well as questioning the eligibility of the questions asked.</p>	29
<p><b>Preference for Brownfield Sites –</b> A number of respondents commented that they understand the need for homes nationally, but would prefer the new homes to come forward on a brownfield sites.  A number of respondents requested to see the reasoning for the use of greenfield land.</p>	22
<p><b>Amenity Value –</b> A number of respondents commented on how the additional housing would impact their amenity value, by loss of privacy from the development and increase in noise pollution etc.</p>	17
<p><b>Sufficient Provision of Footpaths –</b> A number of respondents commented that there is already a sufficient network of Public Rights of Way around the village and therefore the improvements are not required.</p>	14
<p><b>Concerns regarding the Delivery of the Primary School –</b> Some respondents raised concerns over the commitment to deliver a new primary school, and the consideration to the secondary schools.  A few made a preference for monetary contributions to the Council to support the current infrastructure.</p>	14
<p><b>Construction Noise and Disruption –</b> A few concerns were raised regarding the ongoing construction noise and dust with the current</p>	13



surrounding development, respondents were concerned about this being further prolonged.	
<b>Design –</b> A number of respondents queried the design of the site and strongly recommended that the boroughs and access to open space should be protected by sympathetic design.  One respondent suggested a further consultation with local residents to discuss the design of the scheme.	10
<b>Opportunities for Young People –</b> Some raised concerns regarding the lack of opportunities for young people in Ratby.	9
<b>Housing Mix –</b> A number of comments were raised regarding the housing mix on the Site. Respondents commented that provision does not account for an aging population.  Some respondents raised concern that there was no indication on what care facilities could or would be provided.	8
<b>Property Value –</b> A number of comments were raised concerning the loss of value of existing properties.	5
<b>Uncertainty around the Definition of Affordable Homes –</b> A few comments raised concerns that affordable housing was in fact not affordable.  A couple of respondents commented how the affordable housing isn't prioritised for the local people.	4
<b>Heritage Concerns –</b> One respondent raised concerns about the proximity of the site to the Ratby Conservation Area.	1

**3.16** The Applicant's response to each of the main areas of concern have been provided below;

## NUMBER OF HOMES

- 3.17** A total of 386 comments were made expressing concern over the number of homes the development proposes. Specifically the responses raised concerns about the proposed development altering the village's character and atmosphere, and criticism of the proposed number of homes which exceeds the capacity of the village.
- 3.18** Nationally, there is a housing crisis, with the National Planning Policy Framework continuing to maintain the Governments objective of significantly boosting the supply of housing. The Borough Council is preparing a new local plan which will bring forward land allocations to meet development needs to 2041. This must also include provision for unmet housing need from Leicester The subject site is included as a proposed allocation in the emerging local plan. The Borough Council is also required to maintain a rolling supply of housing sites sufficient to meet five years' worth of housing needs. The major sites allocated to deliver housing in the Core Strategy 2009 have not come forward. As a result and given the datedness of the planning policy framework, the Borough Council is required to consent sufficient housing land to meet housing needs outside of settlement boundaries and outside of existing allocations.
- 3.19** Given the shortfall of housing both locally and nationally, it is paramount to maximise development in the most sustainable locations. Taking into account Ratby's position within the adopted Local Plan's settlement hierarchy, the village is capable of sustainably accommodating the additional residents as a result of the proposed development.

## LOSS OF COUNTRYSIDE AND WILDLIFE

- 3.20** A total of 251 comments were made expressing concern over the loss of open countryside and the subsequent loss of wildlife. A large number of respondents commented on the importance of the open space for walkers, highlighting the community benefits for both physical and mental health.

- 3.21** A full Ecological Appraisal has been undertaken which summarises the various surveys undertaken on site. The Report concludes that there are no statutory or non-statutory designations within the site boundaries. The Report identifies the various habitats on and surrounding the site and makes appropriate recommendations for protection and mitigation.
- 3.22** The supporting Design and Access Statement sets out the indicative green infrastructure strategy which shows how the development proposals will retain and expand upon the existing framework of woodland, hedges and trees with new landscape habitats and planting to create interconnected wildlife and recreational corridors to new areas of open space and the existing, surrounding countryside.
- 3.23** A number of respondents incorrectly labelled the site as Green Belt land. The land in question is not designated as Green Belt under the adopted Local Plan. In fact, Leicestershire does not have any designated Green Belt Land. A few comments were made on the scientific and historical significance of the 'Boroughs', the Ecological Appraisal did not identify the site as being of scientific or historical significance, rather Martinshaw Wood (to the north) and Burroughs Wood (to the west) are designated due to the presence of ancient woodland. A Built Heritage Statement which accompanies this Application confirms that whilst a small area of the site's southern field includes remnant 'ridge and furrow', this has been assessed as having low (limited) heritage importance.
- 3.24** The accompanying Biodiversity Net Gain Report and Metric demonstrates that the development proposals successfully increase the natural habitat and ecological features across the site by at least 10%.

## TRAFFIC

- 3.25** A total of 219 comments were made expressing concern over the existing

levels of traffic and congestion throughout the village, issues with parking and highway safety.

- 3.26** The accompanying Transport Assessment and Travel Plan have assessed the impact of the proposed development in the context of the existing condition of the local highway network. This has tested the capacity of the local road network and suggest specific mitigation works to ensure that junctions continue to operate within their capacity.
- 3.27** A number of comments expressed doubt as to the effectiveness of the new link/spine road and whether this would in fact invite larger HGVs into the village. There will be three points of vehicular access to the site, this includes a new link road which is accessed from the proposed simple priority junction off Markfield Road, forming part of approved Outline Planning Application 22/00648/OUT, connecting through to Desford Road; there is no reason for this new road to increase the number of HGV's throughout the village. The Indicative Street Plan and Movement Analysis can be seen within the supporting Design and Access Statement.

## INFRASTRUCTURE

- 3.28** A total of 209 comments were made expressing concern over the pressure that additional dwellings will increase waiting times for medical appointments and contributing to overcrowding schools. Fears were expressed that this would lead to a declining quality of life and care for all residents of the village.
- 3.29** The Council will consult with a range of key stakeholders as part of the determination process, including matter such as Health, Education and Transport to consider the proposal's impact.
- 3.30** Where necessary and justified, financial contributions will be made to improve the capacity of local infrastructure as a result of the demand generated by the proposed development.

- 3.31** There are also positive benefits of an increased local population, including increased patronage of local services and facilities helping to improve the viability of the local area.

#### **WATER PIPE BURST AND GAS MAINS INCIDENT IN JANUARY 2024**

- 3.32** A total of 88 comments were made expressing concern over the recent issue in the village wherein the gas and water mains experienced a prolonged service outage, causing significant inconvenience to many residents of Ratby.
- 3.33** It was the view of many of the participants of the consultation that either the outage was caused by the recent consented residential developments in Ratby or that this development would cause similar service outages.
- 3.34** There is limited evidence that additional housing caused the recent issues with the gas and water mains and Severn Trent along with the gas providers will be consulted throughout the development process to ensure that the infrastructure can adequately accommodate the additional dwellings.

#### **FLOODING**

- 3.35** A total of 69 comments were made expressing concern over the potential development being placed in an area of historic flooding and queried the effectiveness of SUDs.
- 3.36** The accompanying Flood Risk Assessment (FRA) and Sustainable Drainage Report identify the site to be located within Flood Zone 1 with low risk of flooding from groundwater, sewers and waterbodies. The site is generally at low risk of flooding from surface water, although there is a moderate risk of surface water flooding running from through the centre of the site down to the south following the surface water flow route, this has been considered throughout the masterplanning exercise.

- 3.37** An appropriate surface water drainage strategy has been developed for the site based on sustainable drainage principles in line with the relevant local and national policy and standards.
- 3.38** The Sustainable Drainage Report sets out how a sustainable drainage system will be implemented across the site. The site has been designed to take account of the areas of moderate surface water flood risk, there are six drainage basins located across the site, namely in the south. For the foul strategy, it is proposed to use foul gravity sewers to convey generated foul water to a low point at the southern end of the site, at which point a pumping station will be used to pump flows to Severn Trent Water's preferred connection point.
- 3.39** The Lead Local Flood Authority and Severn Trent will be consulted as part of the determination process, their comments will be acknowledged and implemented into the scheme to ensure the flood risk is minimised and the SUDs features are effective.
- 3.40** The Flood Risk Assessment (FRA) and Sustainable Drainage Report are available to view online.

### **ANTISOCIAL BEHAVIOUR ASSOCIATED WITH AFFORDABLE HOUSING**

- 3.41** A total of 56 comments were made expressing concern over antisocial behaviour and crime, which has seen an increase since the completion of the recent housing developments in Ratby.
- 3.42** Leicestershire Police will be consulted to assess the proposed development from a crime prevention perspective.

### **PREFERENCE FOR BROWNFIELD SITES**

- 3.43** A total of 22 comments were made expressing a preference for the utilisation of brownfield sites for development, some respondents

questioned the reasoning of developing on the greenfield site.

- 3.44** There are no appropriately sized brownfield sites within the area which would match the contributions made by the development in this location.

### **AMENITY VALUE**

- 3.45** A total of 17 comments were made expressing concern over the loss of privacy within their homes from the proposed development and the increase in noise pollution.
- 3.46** As this is an Outline Application, details such as Layout, Design and Appearance are reserved for subsequent approval (Reserved Matters), but as per the Design and Access Statement the proposed new dwellings are set back from the existing housing and are further protected by existing/enhanced planting which forms a natural buffer.
- 3.47** At Reserved Matters stage, it will be confirmed that the minimum separation distances between new and existing dwellings will be adhered to help protect residential amenity.

### **DELIVERY OF THE PRIMARY SCHOOL**

- 3.48** A total of 14 comments were made expressing concern over the Applicant's commitment to delivering the Primary School as proposed, with a few respondents expressing a preference for monetary contributions.
- 3.49** It will be a requirement for the proposed development to mitigate its impact on local education infrastructure through making contributions towards new school places. The proposed development allows space for a 1ha site for a new 1FE primary school, but the exact form of delivery is a matter for discussion with Leicestershire County Council as the Local Education Authority.

## CONSTRUCTION NOISE AND DISRUPTION

- 3.50** A total of 13 comments were made expressing concern over the construction noise and dust with the ongoing developments in Ratby and expressed further concern that this will be prolonged.
- 3.51** As part of the Planning Application process, should planning permission be granted, a Construction Environmental Management Plan will be conditioned requiring the Applicant to submit a Plan to mitigate disruption during construction, this will required to be accorded with.

## DESIGN

- 3.52** A total of 10 comments were made expressing concern over the design of the site and the importance of sympathetic design to protect the Boroughs.
- 3.53** As this is an Outline Application, details such as Layout, Design and Appearance are reserved for subsequent approval (Reserved Matters), but the Design Principles set out in the Design and Access Statement will help contribute towards achieving a high quality development reflecting which has been designed to be sympathetic to the areas of woodland to the west of the site. This can be seen within the Illustrative Masterplan and Indicative Green Infrastructure Strategy within the Design and Access Statement which show the gentle transition from the development through the proposed areas of parkland into the neighbouring woodland.
- 3.54** One respondent suggested a further consultation with local residents to discuss the design of the scheme. There will be the opportunity for residents and interested parties to comment officially on the Planning Application over the course of the consultation period, these comments will be taken into account by both Hinckley and Bosworth Borough Council and the Applicant.

## OPPORTUNITIES FOR YOUNG PEOPLE



**3.55** A total of 9 comments were made expressing concern over the lack of opportunities for young people in Ratby, particularly given the loss of the open space.

**3.56** As set out within the accompanying Design and Access Statement, the scheme intends to provide numerous on-site play areas of differing sizes and components, and other areas of green space and recreational routes connecting the development to the village and the wider countryside that can provide places for young people to use.

## **HOUSING MIX**

**3.57** A total of 8 comments were made expressing concern over the housing mix proposed on the site, commenting that the provision does not account for an aging population and that there was no indication of what care facilities could or would be provided.

**3.58** Further details on housing mix will be submitted for planning approval at Reserved Matters stage, the housing mix will be in accordance with local and national policy and reflective of the current housing need for the area, this will be influenced by Hinckley and Bosworth Borough Council.

## **PROPERTY VALUE**

**3.59** A total of 5 comments were made expressing concern over the potential loss of property value.

**3.60** This is not a material planning consideration.

## **AFFORDABLE HOUSING DEFINITION**

**3.61** A total of 4 comments were made expressing concern over the 'affordability' of affordable homes.

- 3.62** The National Planning Policy Framework (December 2023) (“NPPF”) sets out a definition of affordable housing for planning purposes. The proposed development will make a contribution towards affordable housing by delivering a certain proportion of homes as affordable homes. Such homes will meet the definition of affordable housing in the NPPF or any successor document.

## **HERITAGE**

- 3.63** One comment was made expressing concern over the heritage impacts of the development.
- 3.64** A Built Heritage Statement has been prepared to support the Planning Application which confirms that the site is located outside of the Ratby Conservation Area and an appropriate distance away from the three surrounding Listed Buildings.
- 3.65** Additionally, the Report confirms that whilst a small area of the sites southern field includes remnant ‘ridge and furrow’, this has been assessed as having low (limited) heritage importance.

## 4. SUMMARY AND CONCLUSIONS

- 4.1** This Statement of Community Involvement has been prepared by Marrons on behalf of Lagan Homes Ltd and accompanies an Outline Planning Application (all matters reserved apart from access) for a phased, mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home (Use Class C2). Provision of a community hub (Use Class F2); provision of a 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway at 'Land West of Ratby'.
- 4.2** In summary, the consultation exercise undertaken by Lagan Homes and Marrons in support of this planning application comprised; two meetings with representatives of Ratby Parish Council, a leaflet drop, a website accessible to the public with an online questionnaire for feedback to ensure all had the opportunity to comment on the development proposals.
- 4.3** These measures helped the applicant understand the concerns of the residents and stakeholders surrounding the development proposals. Bearing in mind that the application seeks outline permission with all matters reserved except for access, some of the comments are likely to be of more relevance at the detailed design stage and a subsequent Reserved Matters application.
- 4.4** As detailed within Section 3, the principal areas of concern for the local community were; the number of homes proposed, the loss of countryside and wildlife and traffic. It is believed that the concerns have been addressed within Section 3 of this Statement of Community Involvement, any further issues raised within the consultation period of the Planning Application will be actioned appropriately.
- 4.5** A more detailed assessment of the relevant planning policies and

considerations alongside how the proposed development has responded to each is contained within the accompanying Planning Statement submitted as part of the planning application.

Appendix One –  
Consultation Leaflet

## PLEASE SEND US YOUR VIEWS

These leaflets are being delivered to properties in Ratby to raise awareness of emerging proposals and to direct you to a consultation website that sets out further information on the scheme.

[www.landwestofratby.co.uk](http://www.landwestofratby.co.uk)

We invite your comments and your response will help us shape the final proposals that will form a planning application to Hinckley and Bosworth Borough Council.

The website will go live on **5 July 2024**.

Please use the form on the website to provide comments or post them to:

### Land West of Ratby Consultation

Marrons  
Shakespeare Martineau  
Waterfront Plaza  
Waterfront House  
35 Station St  
Nottingham NG2 3DQ

The deadline for comments is **19 July 2024**.

## PLANNING APPLICATION SUBMISSION

Lagan Homes aim to submit an outline planning application to Hinckley and Bosworth Borough Council over the summer. The Council will notify residents adjacent to the site when the application has been registered and the local community will again have the opportunity to provide views on the submitted scheme.

**We look forward to receiving your comments on our proposals.**



**Notification of Public Consultation** for a housing scheme designed to deliver significant Parkland; a mosaic of ecology habitats; a network of green walks; and a primary school and village hall.

## THE SITE AND PLANNING CONTEXT

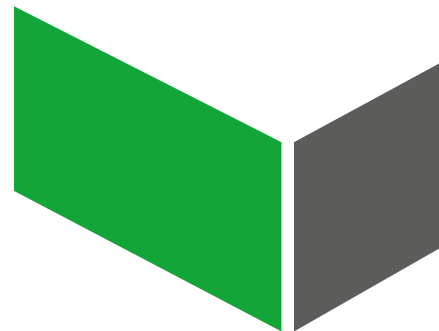
The Site is located to the west of the village of Ratby.

Its location can be identified on the map overleaf.

All Councils in England are required to make enough land available for the construction of new homes.

Hinckley and Bosworth Borough does not have sufficient land identified for new housing and the proposals to the West of Ratby will help to fill this gap.

Lagan Homes has a local presence through the sites currently being built off Markfield Road and is contributing towards community facilities such as supporting the library and planting additions to the National Forest.



Proposals are at an early stage and the consultation provides the opportunity to share current ideas and obtain feedback from the community.

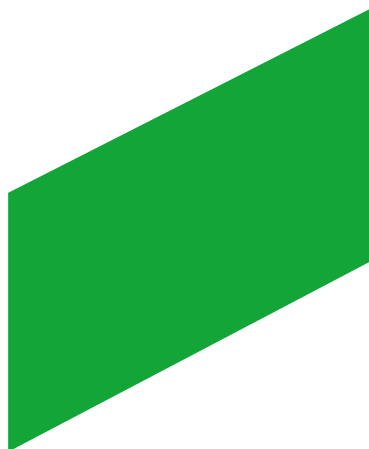
**The main features of the evolving proposals are:**

- New link road between Markfield Road and Desford Lane to ease congestion on Main Street;
- Land and funding for a village hall;
- Well-designed and attractive market and affordable housing;
- Tree lined streets, parkland with network of footpaths and trails, and play areas;
- New habitats and biodiversity enhancements;
- Provision of land and a financial contribution towards a new primary school;

For further details about the evolving proposals please visit the consultation website at [www.landwestofratby.co.uk](http://www.landwestofratby.co.uk)

## About Lagan Homes

Lagan Homes is a 5-star homebuilder. Established for over 30 years, Lagan has a strong reputation for being at the forefront of high quality home building, delivering stylish homes for comfortable living, in convenient and desirable locations.



\* Lagan Homes current sites    📍 Lagan Homes proposed site