The Planning Inspectorate

Room: 3/22
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2 The Square
Temple Quay
Bristol BS1 6PN

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teamp2@pins.gsi.gov.uk
http://www.planning-inspectorate.gov.uk

Mr Simon Wood
Hinckley and Bosworth Borough Council
Planning Officer
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Your Ref:

Our Ref: APP/K2420/A/10/2130103/NWF

Date: 23 August 2010

Dear Mr Wood

24 AUG 2010

Town and Country Planning Act 1990
Appeal by J S Bloor (Measham) Ltd
Site at Land East Of, Groby Village Cemetry, Groby Road Ratby, Ratby, LE6 0LJ

I enclose for your information a copy of the Third party letters, one Rule 6(6) party statement and appellant's statement on the above appeal. Normally, no further comments, from any party, will now be considered.

The Rule 6(6) party statement from Gorby s due 26 August 2010

Please note **we require 4 hard copies of your proofs of evidence by 14 September 2010.**

Yours sincerely

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

Jenny Howland

211L(H&I)

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

To LPA

Howland, Jenny

From: Richard Dunnett [stonplan@primex.co.uk]
Sent: 02 August 2010 14:52
To: Team P2; Max.Whitehead@bloorhomes.com
Subject: APP/K2420/A/10/2130103/NWF- JS Bloor,Groby Road,Ratby LE6 0LJ

Dear Ms. Howland,
Further to your letter of 21st June 2010, I attach the appellant's Rule 6 Statement.
Please note that the Statement of Common Ground is being signed and will be sent via email by either the appellant or Borough Council later today.
regards

Richard Dunnett
Director
Stoneleigh Planning
63 Holly Walk
Leamington Spa
CV32 4JG

01926 430301
Fax 01926 470481
stonplan@primex.co.uk
web; stoneleighplanning.co.uk

Company no. 4693828, incorporated in Cardiff
Directors; AS Jones; RA Dunnett
Registered office; 12 Buttercup Close, Narborough ,Leicester LE19 3DW



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Groby Parish Council
Village Hall, Leicester Road, Groby, Leicestershire LE6 0DQ
Tel & Fax: 0116 287 6985 www.groby.com parishclerk@groby.com

1st August 2010

DEVELOPMENT SERVICES
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The Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sirs,

Planning Appeal – APP/K2420/A/10/2130103/NWF – J.S. Bloor (Measham) – Land off Groby Road, Ratby, Leicestershire (Next to Groby Parish Council Cemetery).

I must formally draw to your attention to what I consider to be a most serious procedural deficiency that must question the legality of the process so far as an important Statutory requirement does not appear to have been met.

The original planning application HBBC 09/00798/FUL attracted in excess of 1800 letters of objection from local residents, some 1500 from different addresses, yet somewhere in the region of only 1000 addresses were notified of the Appeal by the Local Planning Authority and it was more than 2 weeks into the 6 week public consultation period before the reasons for Appeal were accessible to the majority of local residents, including myself and other local elected Councillors, both Borough and Parish.

I have been contacted by many Groby and Ratby residents who have bitterly complained to me that despite having submitted objections to the original application (which was unanimously rejected by the LPA Planning Committee), they were not informed of this Appeal and denied their right to consider whether they wished make any additional submissions.

In this particular matter, in the light of emerging planning policy and guideline changes and the strong dependence of the original application of planning policy and guidelines driven by the now abolished RSS but not adopted, surely no one who had originally made submissions should have been denied the opportunity to make further submissions.

In fact, I am not convinced that legal requirements have been complied with, so many people having been missed out of the process, effectively having been discriminated against.

For example, despite the fact that both my wife and I submitted letters of objection against the application, you will see that neither my name or our address of 51 Stamford Drive, Groby. LE6 0YD appear on the list submitted to you and the same applies to a number of our friends and neighbours.

In fact, even though an elected Borough Councillor for Groby, I was only informed verbally and informally of the Appeal and I had to request the information relating to the Appeal, which was eventually forwarded to me more than 5 weeks after it had been received by the Borough Council.

I made the above details of my complaint and urgent concerns known, in person, to the Hinckley & Bosworth Borough Council Chief Executive and to the Council's Head of Planning some 2 weeks ago but I have yet to receive any response.

The worst omission must be that of Mr. & Mrs. Hill of "Ashdale", Ratby Road, Groby who I know for certain submitted a letter of objection (they consulted me as their local Borough Councillor) but despite their property being surrounded on 3 sides by the Appellant's land, they were not notified of the Appeal and they insist that no visible notices were displayed on the site itself.

Is it acceptable that Mr. & Mrs. Hill, who are now on holiday, should have been denied the opportunity to consider whether they wished to make any representation to the Appeal, when their home is so directly affected that it would be overlooked on 3 sides by any new development?

I trust that you will give your most urgent attention to investigating this most serious procedural deficiency that has effectively disenfranchised several hundred Ratby and Groby households.

Your urgent response to this very serious matter would be much appreciated.

Yours faithfully,

Peter Batty
Chairman Groby Parish Council & Groby Ward Borough Councillor

c.c.

The Rt. Hon. Stephen Dorrell MP
The Rt. Hon. David Tredinnick MP
The Rt. Hon. Eric Pickles MP
Cllr. Stuart Bray, Leader of the Council, Hinckley & Bosworth Borough Council
Simon Stanion, Marrons

COPY

[redacted] Steve Atkinson MA(Oxon) • MBA • FIoD • FRSA
Chief Executive

Please Ask For: Sarah Fryer
Direct Dial/Ext: 01455 255680
Direct Fax: 01455 619897
Email: sarah.fryer@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 09/00798/FUL
Date : 29th July 2010

Hinckley & Bosworth Borough Council

A Borough to be proud of

EXCELLENT COUNCIL RATED

Mr Hill,
Ashdale
Ratby Road
Groby
LE6 0BS

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

Dear Mr Hill

RE: Land off Groby Road, Ratby- Proposed erection of 133 dwellings

I write with reference to your letter dated 28th July 2010 regarding the current planning appeal against this Authorities refusal of planning permission for the above.

Having checked our records, a letter was sent informing you of the appeal on the 29th June 2010, a copy of which is attached for your information. I do not know why in this instance you did not receive notification and can only apologise.

We will forward you letter to the planning inspectorate, so that they are aware of your views.

If you would like to discuss this matter please contact Sarah Fryer on 01455 255680.

Yours sincerely

SF.

Sarah Fryer
Area Planning Officer

Visit our website at: www.hinckley-bosworth.gov.uk

Ashdale, Ratby Road
Groby
Leicester
LE6 0BS

29 JUL 2010

Date: 28th July 2010

The Planning Department
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

DEVELOPMENT & PLANNING SERVICES
24 AUG 2010
29 JUL 2010
RECEIVED
RECEIVED

Dear Sir,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

Our property is surrounded on three sides by the proposed new development. I have only been made aware of the appeal by Bloors in the last few days by word of mouth. I understood that anyone who made an objection to the original plans should have been informed by the council of any appeal, this has clearly not happened as we have had no notification whatsoever.

Having previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but now having been made aware of Bloor's tenuous "Ground of Appeal" in the context of the much publicized Government changes to planning policy and guidelines that now promote a "Localism" agenda, I wish to strongly object to the Appeal and add to and expand on my original objections.

The site has always been identified as green wedge so why is this criteria now being ignored. The site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished RSS has taken place.

Though fully aware of the Borough Council's Affordable Homes policy in the Council's adopted Core Strategy, having been consulted since 2006 and having had every opportunity to put their views forward to the Inspector at the proposed Core Strategy examination, the Appellant has insisted on providing less than half the required numbers of Affordable Homes despite clear evidence of the acute need for Affordable Homes in both Ratby and Groby and there being no evidence being provided of any further local need for open market housing.

The site has a history of flooding development of the site would almost certainly add to the problem and increase the flood risk to the adjacent low lying area which is a valuable and well used local amenity and recreation area provided by Groby Parish Council.

The site though situated in the Parish of Ratby and the electoral division of Ratby is in fact remote to the village of Ratby, physically separated by the M1 motorway and actually immediately adjacent to the settlement boundary of Groby.

Being in the Parish of Ratby any developer contributions for improvement to infrastructure and services will naturally be for the benefit of Ratby when in reality occupants of the site would consider themselves to be residents of Groby and will want to use the facilities and services provided for Groby which are already stretched to breaking point. The Appellant has made a number of "bogus" claims as to accessibility from the site to local services such as walking distances to junior schools, shops and employment etc. all based on use of a route that they have separately accepted will not have any access from the site due to land ownership and physical access barriers (i.e. a 5 metre difference in levels).

In conclusion, I would respectfully ask the Inspector to not allow this Appeal for the reasons above along with others that will almost certainly be put forward by the Local Planning Authority, Ratby and Groby Parish Councils and other local residents.

Should this Appeal be allowed, there would be a huge negative impact on both Ratby and Groby, significantly increasing the number of commuters moving to the area adding to the already well documents local infrastructure deficiencies.

Can we be assured that the council will now keep those affected by the proposed development informed as to any future developments in the case. After all it is our lives that are affected not those of people in head office in Hinkley.

Yours faithfully,



Geoff Hill

Ashdale, Ratby Road
Groby
Leicester
LE6 0BS

Date: 28th July 2010



The Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

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Can we be assured that the council will now keep those affected by the proposed development informed as to any future developments in the case. After all it is our lives that are affected not those of people in head office in Hinckley.

Yours faithfully,



Geoff Hill

Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Bristol
BS1 1PN

Date: 30/7/2010

DEVELOPMENT
SERVICES

24 Aug 2010

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The Mill House
Station Road
Ratby
Leicester
LE6 0JR

Dear Sirs,

Town and Country Planning Act 1990 – Planning Appeal – J.S. Bloor (Measham) Limited (Land off Groby Road, Ratby, Leicestershire (your ref: APP/K2420/A/10/2130103/NWF).

I wish to object to J.S.Bloor's proposal to build on the Green Wedge between Ratby and Groby. If the building went ahead it would effectively remove the Green Wedge and the two villages become one.
Indeed the site is so remote from Ratby that it would be an extension to Groby.
If the proposal goes ahead then it would only be a matter of time before other developers fill in the gap between Ratby as it is now and this proposed development and the two villages becoming one small town with both losing their identities.

The new Government policy is for Green Belt/Wedge protection to be more rigorously protected.

In the HBBC Local plan 2001-2006 the site is designated Green Wedge.

I request that the Inspector rejects this application as open market housing is not in demand in this area and will effectively downgrade the two villages.

We have more than enough problems with litter and vandalism from the residents of the village of Ratby. We don't want any more.

We have mega problems getting out of Ratby in the rush hour, the infrastructure cannot cope with any extra traffic.

In conclusion there is no need for any more housing in this area. This is just another speculative appeal that would destroy a valuable Green Wedge area.

As required I enclosed this document in triplicate

Yours faithfully,

Joan Hawkins



Members Room

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24 AUG 2010
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28-7-10

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- 2 AUG 2010
SCANNING TEAM

Hinckley & Bosworth Borough Council

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PLANNING APPEAL
APP/K2420/A/10/2130103/NWF
J.S. BLOOR (MEASHAM) LTD
LAND off CROBY RD RATBY LEICESTERSHIRE LE6 OLP

34 MARKFIELD ROAD
RATBY
LEICESTER

DEAR SIR/MADAM

AS A WARD COUNCILLOR FOR RATBY, I WRITE TO MAKE MY REPRENSENTATION ON THIS APPEAL

THE ORIGINAL PLANNING APPLICATION WAS REFUSED BY THE PLANNING CTTE AT HINCKLEY + BOSWORTH BOROUGH COUNCIL ON 8 SPECIFIC COUNTS AND I SEE NOTHING IN THEIR APPEAL DOCUMENT THAT CHANGES THAT.

AFFORDABLE HOUSING

THE REQUIREMENT SET OUT IN OUR ADOPTED CORE STRATEGY REQUIRES A 40% ALLOCATION ON A DEVELOPMENT PROPOSAL OF THIS SIZE. THE OFFER OF 18% BY THE APPELLENT FALLS DRASTICLY SHORT AND THE REASON GIVEN IN THEIR APPEAL DOCUMENT STATES THAT THEY CANNOT ACCEPT THIS STATUTARY REQUIREMENT.

FLOOD RISK

I AM OF THE UNDERSTANDING THAT NO UPDATED FLOOD RISK ASSESSMENT HAS BEEN RECEIVED BY H.B.B.C. AND THEREFORE NO DISCUSSIONS HAVE TAKEN PLACE. THE APPELLANT SEEKS YET AGAIN TO DECEIVE THE PLANNING INSPECTORATE ON THIS ISSUE

VISIT OUR NEW WEBSITE AT: www.hinckley-bosworth.gov.uk

Members Room

Hinckley & Bosworth Borough Council

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28.7.10.

HIGHWAYS (ENTRANCE + EXIT JUNCTION)

AS THE SITE IS LAND LOCKED ON ALL 3 OTHER SIDES BY ANOTHER OWNER WITH NO PERMISSION GRANTED TO CROSS, EITHER BY VEHICLE OR BY FOOT, VEHICLES WOULD HAVE NO CHOICE BUT TO EXIT THE SITE ONTO GROBY RD, RIGHT OPPOSITE A LARGE SCHOOL CAMPUS AND 20 YARDS FROM A ROUNDABOUT AND THE ENTRANCE TO THE CAMPUS.

THEIR HAVE BEEN DISCUSSIONS REGARDING INTRODUCING A THIRD LANE IN ORDER TO TURN INTO THE SITE BUT THIS WOULD MEAN DIGGING UP A DESIGNATED CYCLE ROUTE AND A PEDESTRIAN WALKWAY USED BY HUNDRED'S OF SCHOOL CHILDREN WHICH IS CONTRARY TO THE LEICESTERSHIRE COUNTY COUNCIL'S SCHOOL TRAVEL PLAN.

I UNDERSTAND THAT THIS HAS BEEN WITHDRAWN, LEAVING US THE SAME PROBLEMS AS BEFORE.

VEHICLES EXITING THE SITE AND TURNING LEFT WOULD OVERWHELMINGLY ADD TO THE SERIOUS CONGESTION AT THE GROBY RD / SACHEVERAL WAY JUNCTION.

VEHICLES TURNING RIGHT WOULD HAVE TO NEGOTIATE A BLIND SUMMIT OF A HILL FROM THE LEFT AND THEN WOULD IMMEDIATELY IMPACT ON THE ROUNDABOUT BY THE CAMPUS ENTRANCE ALREADY CONGESTED BY PASSING TRAFFIC, SCHOOL RUNS AND 10's of

Members Room

28.7.10

Hinckley & Bosworth
Borough Council

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DOUBLE DECKER BUSES BRING CHILDREN TO BROOKVALE HIGH SCHOOL AND GROBY COMMUNITY COLLEGE ANOTHE POSSIBLE 250 + VEHICLE MOVEMENTS WOULD SERIOUSLY IMPACT AND HINDER THE FLOW OF VEHICLES ON THE LOCAL HIGHWAYS NETWORK.

IMPACT ON LOCAL INFRASTRUCTURE.

WHILST THIS SITE LIES WITHIN THE PARISH OF RATBY, IT ALSO IS ADJACENT TO THE SETTLEMENT BOUNDARY OF GROBY. THEREFORE THE IMPACT ON LOCAL SERVICES WILL BE SIGNIFICANT IN BOTH VILLAGES.
RATBY PRIMARY SCHOOL IS FULL WITH 3 ON THE WAITING LIST. THE LOCAL NURSERY IS ALSO FULL.
ELIZABETH WOODVILLE PRIMARY + LADY JANE GREY PRIMARY ARE ALSO FULL. THERE IS NOT SUFFICIENT PARKING IN RATBY OR GROBY AND AS THERE IS NO ACCESS ACROSS THE MINERAL RAILWAY LINES SURROUNDING THIS SITE, FURTHER CAR JOURNEY'S WOULD BE NECESSARY AND WOULD FURTHER IMPACT.
THERE IS ALSO A SIGNIFICANT LOSS OF PLAY AND OPEN SPACE DETAILED AS A LARGE PROPORTION OF OPEN SPACE IDENTIFIED BY THE APPELLENT NOW HAS TO BE USED FOR THE PROTECTION OF BADGERS WITH IMPENATRABLE BUSHES PLACED THERE.

VISIT OUR NEW WEBSITE AT WWW.HINCKLEY-BOSWORTH.GOV.UK

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Borough Council

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28-7-10

HOUSING ALLOCATION FOR RATBY

THE ALLOCATION OF RESIDENTIAL HOUSING ALLOCATED FOR RATBY CONTAINED WITHIN THE PREFFERED OPTION SITE AND HOUSING ALLOCATION DPD DOCUMENT (ADOPTED CORE STRATEGY) IDENTIFIED 55 HOUSES FOR RATBY, A SMALL RURAL VILLAGE. THIS NUMBER HAS ALREADY BEEN REACHED THROUGH PREVIOUS BUILD AND PLANNING PERMISSION GRANTED RECENTLY. THIS APPEAL ALMOST TREBLES THAT ALLOCATION AND WOULD SERIOUSLY EXPAND THIS RURAL SETTLEMENT. THERE IS NO EVIDENCE SUBMITTED BY THE APPELLENT THAT THIS DEVELOPMENT IS REQUIRED TO MEET LOCAL HOUSING NEEDS. WHILST THERE IS A SHORTFALL, BOROUGH WIDE, IN TERMS of THE 5 YEAR HOUSING SUPPLY THE REGIONAL SPACIAL STRATEGY WHICH DIRECTED THE LOCAL AUTHORITY TO PROVIDE EXCESSIVE HOUSING HAS NOW BEEN SCRAPPED AND NOW THE DIRECTIVE FROM THE NEW COALITION GOVT. INSTRUCTS LOCAL AUTHORITIES TO DELIVER HOUSING BASED ON EVIDENCE OF NEED. AGAIN THE APPELLENT HAS FAILED TO DO THIS AND AGAIN IS ATTEMPTING TO DECEIVE.

EMPLOYER OF THE COUNCIL WORKER OF THE YEAR

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GREEN WEDGE

THIS SITE FALLS WITHIN THE ONLY TWO REMAINING GREEN WEDGE SITE'S IN THE BOROUGH. THE APPELLENT CLAIMS THAT IT IS THE LOCAL AUTHORITY'S INTENTION TO REMOVE THIS SITE FROM THE ROTHLEY BROOK MEADOW GREEN WEDGE AND ALLOCATE IT FOR HOUSING. THIS IS YET A FURTHER DECEPTION AS H.B.B.C. HAS NO AUTHORITY TO REMOVE IT AND WOULD HAVE TO GO TO PUBLIC CONSULTATION + PUBLIC EXAMINATION TO DO SO

DEVELOPMENT OUTSIDE THE SETTLEMENT BOUNDARY

H.B.B.C. HAS CLEAR ADOPTED PLANNING POLICIES WHICH IN SOME CASES, SEEKS TO PROTECT THE COUNTRYSIDE FOR IT'S OWN SAKE PART OF THAT FORBIDS DEVELOPMENT OUTSIDE THE SETTLEMENT BOUNDARY AND AS SUCH, THIS DEVELOPMENT ~~IS~~ IS CONTRARY TO RES 5. THIS SITE COULD NOT BE FURTHER AWAY FROM RATBY IF IT TRIED AND IS SEPERATED BY THE M1 MOTORWAY FURTHERMORE, THIS SITE HAS DESIGNATED PATHWAYS FOR DOG WALKERS AND NATURE LOVERS AND HAS BEEN ENJOYED

Visit our new website at: www.hinckley-bosworth.gov.uk

Members Room

Hinckley & Bosworth Borough Council

A Borough to be proud of

28-7-10

By THE LOCAL RESIDENTS for SOME 25 YEARS.

SUMMARY

WHILST IT IS UNDERSTOOD THAT ALL COMMUNITIES MUST ACCEPT SOME DEVELOPMENT, IT MUST BE BASED ON LOCAL NEEDS AND BE ABLE TO BE ABSORBED INTO THE LOCAL INFRASTRUCTURE IN TERMS of SUSTAINABILITY

THE APPELLENT HAS FAILED TO ADDRESS ANY of THE REASONS for REFUSAL LAID DOWN BY H.B.B.C AND HAS ATTEMPTED TO DECEIVE ON MORE THAN ONE OCCASION. YOU SHOULD TAKE NOTE OF THE 1800 LETTERS of OBJECTION SUBMITTED AGAINST THE ORIGINAL APPLICATION. AT A TIME WHEN THE WISHES of LOCAL COMMUNITIES ARE BEING PUT TO THE FORE, IT IS OBVIOUS THAT THIS PROPOSAL CANNOT BE ACCEPTABLE for THE REASONS I HAVE STATED

I STRONGLY URGE YOU TO DISMISS THIS APPEAL

YOURS SINCERELY

[redacted]

CLLR C. BOOTHBY (WARD MEMBER - RATBY, BAGWORTH + THORNTON)

EMPLOYER OF THE COUNCIL WORKER OF THE YEAR

Council Offices ◦ Argents Mead ◦ Hinckley ◦ Leicestershire ◦ LE10 1BZ

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BS1 1PN

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

31 Heathbrook Drive
Ratby
LEICESTERSHIRE
LE6 0XB

29 July 2010

Dear Sir

Planning Appeal APP/K2420/A/10/2130103/NWF - J S Bloor (Measham) Limited - Land off Goby Road Ratby Leicestershire

I wish to object to the above appeal. Yet again the residents of Groby and Ratby have been forced to continue to fight to preserve our villages against the threat of more and more housing developments. We are at breaking point as far as overcrowding is concerned. We have a legitimate right to have more of a say of what goes on as recently publicised by the new coalition government. Which encourages a commitment to "Localism" to ensure the housing delivery is more closely linked to 'local need'.

The proposed tip out of this development would pose great danger for all concerned. We have already had several accidents and at least one fatality. The traffic around this area would be at an unacceptable level and the risks to the local school children and members of the public would be very high.

The proposed site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished RSS has taken place.

J S Bloor is not going to provide the affordable houses that are required, despite the shortages we have in this area.

We have a history of flooding and building on this land would increase the risk in the adjacent low lying area which local people use as a much needed recreation area.

As the site falls into the Parish of Ratby any developer contributions for improvement to the infrastructure and services will be for the benefit of Ratby. The occupants of the proposed new homes would consider themselves as Groby residents and therefore would want to use the already overstretched facilities and services provided for the people of Groby.

Finally I appeal most sincerely to the Inspector not to allow this Appeal. The people of Ratby and Groby have a right to a reasonable way of life without the fear of our objections being sidelined in favour of these large developers continually brow beating to get their plans approved on very tenuous issues.

Yours faithfully

Evelyn Veasey

Evelyn Veasey (Mrs)

M. Nancy Smith
177 Station Road
Ratby
Leicester LE6 0JR
Tel. 0116/2393567

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

Re Bloor application to build 133 houses with garages between Ratby and Groby
Ref.09/ 00798/ FUL.
The planning Inspectorate
Bristol.

I have written on two occasions to Hinckley B.C.to protest against the above application by Bloor Homes. Another 133 cars(or possibly more) travelling through Ratby village willbe intolerable. The traffic at present is bad enough.One morning from an upper window of my house I counted 48 cars in 15 minutes going in one direction, towards to Kirby Muxloe, and again on another day, 52 in 15 minutes.There were probably as many in the opposite direction going up into the village. One morning, wishing to cross Station Rd from my house to a bus stop I had to wait five minutes to do so!That could have meant missing the bus, very annoying especially as the ARRIVA bus service is now poor and unreliable. If Bloor Homes is allowed to build the traffic situation could become intolerable. The company should have thought more about the site before buying the land.

I strongly object to this housing development. Firstly the designated "Green wedge" area between must be Kept(between Ratby and Groby) for the wild life and a green area. Ratby has alredy more than doubled in size over the past 30 years with the Cawrey Estate. A huge area of green fields has gone and building is still in progress. Secondly there will be an added traffic problem. Thirdly, children walk in that area to the schools on the outskirts of Groby, there has been one fatality in the past- with building operations in the area there could be more. Fourthly, there is thepossibility of more children from the new properties needing to go to the schools in Ratby and Groby-- --are the schools large enough to take increases in numbers?

PLEASE reject Bloor Homes application for the final time.Allow the two villages to keep their individuality with the greenarea between, and NO EXTRA TRAFFIC. Would the occupants of the proposed houses enjoy living next to or opposite toGroby Parish Council cemetry? Let the deceased rest in peace and quiet!

Now-a-days we often hear on the news of flash flooding damaging houses,washing away cars and people. This happens because so much land is being taken up by housing estates consisting of roads, pavements, and concrete or brick surrounds to the houses. As a consequence there is less land for the rain water to seep into-- hence the flooding.

Yours sincerely,

M. Nancy Smith

6 The Close
Ratby
Leicester
LE6 0NB
28/07/2010

DEVELOPMENT
SERVICES

24 Aug 2010

RECEIVED

Dear Sir,

Planning Appeal - APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

In view of the new Coalition Government's commitment to protecting Green Belt and Green Wedge I wish to object to the planning application number 09/00798/FUL

The application by J.S. Bloor (Measham) Limited has clearly failed to meet Hinckley & Bosworth Borough Council's Green Wedge policy contained in the Hinckley & Bosworth Local Plan 2001 -2006 and the Hinckley & Bosworth Core Strategy adopted in 2009 but also directly conflicts with new Government planning policies and guidelines encouraging Local Authorities to protect Green Wedge.

The Appellant wrongly claims that *"it is the intention of the Borough Council to seek to remove the site from the Rothley Brook Meadow Green Wedge and allocate it for housing"*. This is simply untrue, as the Borough Council has made no such decision. The fact is that rather than "intention", Borough Council officers have merely put forward an initial proposal driven by the now abolished RSS guidelines to review areas of Green Wedge.

With respect this argument should carry no weight, as this is no more than one of many initial proposals contained in the Borough Council's emerging Preferred Site Allocations DPD which is still at the public consultation stage. Even if eventually included in the draft DPD any such proposal would still have to be subjected to Public Examination.

Therefore any presumption on the part of the Appellant is inappropriate as the site area is currently still clearly included in the designated Green Wedge identified by the Council's adopted Core Strategy and following the abolition of the RSS, the Borough Council is no longer compelled to carry a review of the Green Wedges and encouraged by new planning policy and guidelines may well choose not to do so.

In conclusion, it is my firm belief and that of a considerable number of Ratby and Groby residents that this Appeal is in direct conflict with both local and national strategic planning policy and guidelines, fails to illustrate sustainability, and does not relate to any proven local need.

Should this Appeal succeed, then a valuable and strategic area of designated Green Wedge and important part of the landscape would be destroyed to the detriment of the area of separation between Ratby and Groby.

Yours Truly,

C. Cottrill

Catherine Cottrill

The Planning Inspectorate
Room 3/22 Temple Quay House
2 The Square
Temple Way
Bristol
BS1 6PN

DEVELOPMENT
SERVICES

24 AUG 2010

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Ref: APP/K2420/A/10/2130103/NWF

28 July 2010

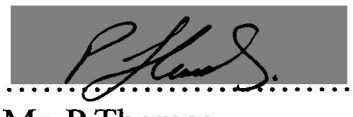
Good day

In reference to the above appeal by the company who would like to build houses in the parish of Groby, as a resident who objected to the original proposal, I absolutely reject again this plan to build these houses and object to their appeal. There is a great strain currently on all amenities in the village, and I don't think Bloors Homes have not taken any of the ongoing issues into account.

Our roads are chock -a -block full at rush hour, the children in our neighborhoods have only enough space verses activates at the moment. Having to travel out of the village to access a number of basic services should not have to happen, and extra housing in the given space in the village would further put under strain the quality of village life for Groby.

My objections to the planned proposal are to keep a sensible sustainable environment in the village and to village life.

Thank you for your time



Mr. P Thomas
35 Lime Avenue
Groby
Leicester
LE6 0YE

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

20, Glebe Road,
Groby,
Leics.
LE6 0GT

29/07/10

Your reference: APP/K2420/A/10/2130103/NWF

Dear Sir or Madam,

In 2009 I wrote a **full detailed letter** explaining my objections to the planning application 09/00798/FUL to build 140 new homes between the two villages of Groby and Ratby in Leicestershire.

I will not go through in detail all the reasons why I objected, and still object, to this new building but I feel I need to **write again** as Bloor Homes have appealed against the decision to turn the application down.

Suffice it to say the village of Groby has almost lost its identity as a village due to the vast amount of building that has gone on in the last 30 years…the place is unrecognisable! The facilities in the village are already under strain due to the expansion of the population so further housing would just make matters worse.

The parking, schools, facilities for youths, doctor's surgery and roads are already inadequate for the existing village population. Road safety, particularly for the elderly and the very young, is already an issue and in addition the increased traffic is at times causing serious congestion. Indeed getting out of Groby in the "morning rush" period is diabolical for a so called village…more reminiscent of London (a place I left over 30 years ago for a so-called quiet Leicestershire village!).

I sincerely hope that for once the greed of a developer will not, yet again, lessen the quality of life for the long suffering existing Groby residents.

Yours faithfully,



(Mr A.T.G. Pocock)

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24 AUG 2010

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20, Glebe Road,
Groby,
Leicester.
LE6 0GT
July 30th, 2010

Your reference: APP/K2420/A/10/2130103/NWF

Dear Sir or Madam,

I wrote a letter of objection in 2009 objecting to the planning application 09/00798/FUL to build 140 new homes between the two villages of Groby and Ratby in Leicestershire. I cannot recall receiving written notification of the appeal from Hinckley and Bosworth Borough Council and, therefore, I am submitting another letter of objection to this plan.

As a Groby resident for almost twenty-eight years, I have seen the 'village' grow massively.

This has put a considerable strain on the facilities such as the doctors' surgery.

I taught at Brookvale High School for over twenty years and saw at first hand that the schools were full to bursting point. This has long been a problem in the village. I can remember collecting signatures for the building of a third primary school, Lady Jane Grey, which quickly became full itself. The schools would be unable to cope with even more students.

The roads around Groby should not have to take any more traffic. The village centre is too small and there have been problems with parking.

There have been many road accidents in Groby, some of them fatal. In 1997, a Groby Community College student was killed on Ratby Road just outside of the school campus. Many of the streets in Groby are dangerous at school times including Glebe Road near to Elizabeth Woodville Primary School.

I now work in Leicester and the traffic leaving the village in the mornings is always at a standstill. I now have to allow twenty minutes, just to leave the village, before starting my journey. Building a further one hundred and thirty-three homes, will greatly exacerbate this situation.

Furthermore, the area where the developer hopes to build the houses is on a very important green-fields site. It is the only area of open land between the two villages and without it they would lose their separate identities. The proposed site is actually outside of the Settlement Boundaries for both Groby and Ratby. Valuable land for wildlife would be lost if building goes ahead as well as the peace and quiet which exists at the moment.

In short, the quality of life for local residents would be drastically reduced if the houses are allowed to be built. The area would be changed forever. There would be no possibility to reverse this situation.

I am, therefore, totally opposed to the building of these homes.

Yours faithfully,



P.A. Pocock (Mrs)

Dear Sir/Madam

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

Having previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but now having been made aware of Bloor's tenuous "Ground of Appeal" in the context of the much publicized Government changes to planning policy and guidelines that now promote a "Localism" agenda, I wish to strongly object to the Appeal and add to and expand on my original objections.

Green Wedge: The site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished RSS has taken place.

Affordable Housing: Though fully aware of the Borough Council's Affordable Homes policy in the Council's adopted Core Strategy, having been consulted since 2006 and having had every opportunity to put their views forward to the Inspector at the proposed Core Strategy examination, the Appellant has insisted on providing less than half the required numbers of Affordable Homes despite clear evidence of the acute need for Affordable Homes in both Ratby and Groby and there being no evidence being provided of any further local need for open market housing.

Location of the Site:
At this point, I would also like to draw to the attention of the Inspector that this was an application for development in Ratby not adjacent to the settlement boundary but actually remote from the village of Ratby and physically separated from Ratby by the M1 motorway; no further distance from Ratby could be achieved.

Schools
Ratby Primary school and also the preschool in Ratby are both Full with waiting lists and it is my understanding that both Groby Primary school are both full to capacity.

Roads

This Application would severely congest the T-junction at Sacheverel Way during peak times leading to driver frustration this is when accidents are most likely to occur.
There is a daily build up of heavy traffic at rush hour with tailbacks in the morning. There are daily tailbacks at the bottom of Sacheverell Way leading to the A50. There are also long tailbacks out of Ratby stretching back into the village from Kirby Muxloe. Our village road infrastructure cannot take any more traffic, we have just had another 50 houses passed in Ratby that will add to this. The roads out of Ratby and Groby in the morning rush hour are simply bottle necks with congestion and frustration by drivers.

In conclusion, I would respectfully ask the Inspector to not allow this Appeal for the reasons above along with others that will almost certainly be put forward by the Local Planning Authority, Ratby and Groby Parish Councils and other local residents.

Yours faithfully,

Mrs Janet Gutridge,
64 Church Lane,
Ratby,
Leicestershire,
LE6 0JE

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24 AUG 2010

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Janet Moore
2, Jordan Court
Ratby
Leics
LE6 0HS

31/7/2010

DEVELOPMENT SERVICES
24 AUG 2010
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Reference to Bloor Homes.

To whom it may concern.

I strongly object to the proposed Houses to be built between Groby & Ratby. They will cause chaos if this project is passed. Groby College & Ratby school are over filled now, not to think about parents with cars taking the children to school. Ratby certainly does not have the amenities to have 133 more houses to cope with.

Please reconsider.

Thank you

Yours faithfully

E J Moore

DEVELOPMENT SERVICES

24 Aug 2010

RECEIVED

22 Charnwood
Ratby
Leicester
LE6 0LD

Date: 26th July, 2010

Dear Sir,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

Having previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but now having been made aware of Bloor's tenuous "Ground of Appeal" in the context of the much publicized Government changes to planning policy and guidelines that now promote a "Localism" agenda, I wish to strongly object to the Appeal and add to and expand on my original objections.

Green Wedge: The site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished RSS has taken place.

Affordable Housing: Though fully aware of the Borough Council's Affordable Homes policy in the Council's adopted Core Strategy, having been consulted since 2006 and having had every opportunity to put their views forward to the Inspector at the proposed Core Strategy examination, the Appellant has insisted on providing less than half the required numbers of Affordable Homes despite clear evidence of the acute need for Affordable Homes in both Ratby and Groby and there being no evidence being provided of any further local need for open market housing.

Flood Risk: The site has a history of flooding development of the site would almost certainly add to the problem and increase the flood risk to the adjacent low lying area which is a valuable and well used local amenity and recreation area provided by Groby Parish Council.

Location of the Site: The site though situated in the Parish of Ratby and the electoral division of Ratby is in fact remote to the village of Ratby, physically separated by the M1 motorway and actually immediately adjacent to the settlement boundary of Groby.

Sustainability: Being in the Parish of Ratby any developer contributions for improvement to infrastructure and services will naturally be for the benefit of Ratby when in reality occupants of the site would consider themselves to be residents of Groby and will want to use the facilities and services provided for Groby which are already stretched to breaking point. The Appellant has made a number of "bogus" claims as to accessibility from the site to local services such as walking distances to junior schools, shops and employment etc. all based on use of a route that they have separately accepted will not have any access from the site due to land ownership and physical access barriers (i.e. a 5 metre difference in levels).

In conclusion, I would respectfully ask the Inspector to not allow this Appeal for the reasons above along with others that will almost certainly be put forward by the Local Planning Authority, Ratby and Groby Parish Councils and other local residents.

Should this Appeal be allowed, there would be a huge negative impact on both Ratby and Groby, significantly increasing the number of commuters moving to the area adding to the already well documents local infrastructure deficiencies.

Yours faithfully,

R. Devereux (Mrs)

Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 1PN

Date: 30/7/2010



1 Woodley Road
Ratby
Leicester
LE6 0NZ

Dear Sirs,

Town and Country Planning Act 1990 – Planning Appeal – J.S. Bloor (Measham) Limited (Land off Groby Road, Ratby, Leicestershire (your ref: APP/K2420/A/10/2130103/NWF).

I wish to object to J.S.Bloor's proposal to build on the Green Wedge between Ratby and Groby. If the building went ahead it would effectively remove the Green Wedge and the two villages become one.
Indeed the site is so remote from Ratby that it would be an extension to Groby.
If the proposal goes ahead then it would only be a matter of time before other developers fill in the gap between Ratby as it is now and this proposed development and the two villages becoming one small town with both losing their identities.

The new Government policy is for Green Belt/Wedge protection is more rigorously protected.

In the HBBC Local plan 2001-2006 the site is designated Green Wedge.

I request that the Inspector rejects this application as open market housing is not in demand in this area and will effectively downgrade the two villages.

We have more than enough problems with litter and vandalism from the residents of the village of Ratby. We don't want any more.

We have mega problems getting out of Ratby in the rush hour, the infrastructure cannot cope with any extra traffic.

In conclusion there is no need for any more housing in this area. This is just another speculative appeal that would destroy a valuable Green Wedge area.

As required I enclosed this document in triplicate

Yours faithfully,

J.S.Milner.



DEVELOPMENT SERVICES
24 AUG 2010
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J.S. GLOVER
15 WOODBANK Road
Groby
Leicester
LE6 0BF

Date: 30-07-10

Dear Sir,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

Having previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but now having been made aware of Bloor's tenuous "Ground of Appeal" in the context of the much publicized Government changes to planning policy and guidelines that now promote a "Localism" agenda, I wish to strongly object to the Appeal and add to and expand on my original objections.

Green Wedge: The site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished RSS has taken place.

Affordable Housing: Though fully aware of the Borough Council's Affordable Homes policy in the Council's adopted Core Strategy, having been consulted since 2006 and having had every opportunity to put their views forward to the Inspector at the proposed Core Strategy examination, the Appellant has insisted on providing less than half the required numbers of Affordable Homes despite clear evidence of the acute need for Affordable Homes in both Groby and Ratby and there being no evidence being provided of any further local need for open market housing.

Flood Risk: The site has a history of flooding development of the site would almost certainly add to the problem and increase the flood risk to the adjacent low lying area which is a valuable and well used local amenity and recreation area provided by Groby Parish Council.

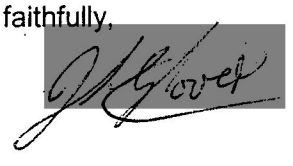
Location of the Site: The site though situated in the Parish of Ratby and the electoral division of Ratby is in fact remote to the village of Ratby, physically separated by the M1 motorway and actually immediately adjacent to the settlement boundary of Groby.

Sustainability: Being in the Parish of Ratby any developer contributions for improvement to infrastructure and services will naturally be for the benefit of Ratby when in reality occupants of the site would consider themselves to be residents of Groby and will want to use the facilities and services provided for Groby which are already stretched to breaking point. The Appellant has made a number of "bogus" claims as to accessibility from the site to local services such as walking distances to junior schools, shops and employment etc. all based on use of a route that they have separately accepted will not have any access from the site due to land ownership and physical access barriers (i.e. a 5 metre difference in levels).

In conclusion, I would respectfully ask the Inspector to not allow this Appeal for the reasons above along with others that will almost certainly be put forward by the Local Planning Authority, Groby and Ratby Parish Councils and other local residents.

Should this Appeal be allowed, there would be a huge negative impact on both Groby and Ratby, significantly increasing the number of commuters moving to the area adding to the already well documents local infrastructure deficiencies.

Yours faithfully,



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24 AUG 2010

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Mrs E M Mawby,
28 Woodley Road,
Ratby,
Leicester.
LE6 ONZ.
27th July, 2010.

Dear Sirs,

Planning Appeal – APP/K/2420/A/10/2130103/NWF – J.S. Bloor (Measham) Limited – Land off Groby Road, Ratby, Leicestershire.

Having previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but now having been made aware of Bloor's tenuous 'Ground of Appeal' in the context of the much publicised Government changes to planning policy and guidelines that now promote a "Localism" agenda, we wish to strongly object to the Appeal and add to and expand on my original objections.

I am a 93 year old great grandma. Even I can see that this development would make the walk to school for my great grand children even more dangerous. I worry every time one of them walks to the schools at Brookvale. One of my grand daughters friends was killed walking to the college along the road between Brookvale and Sacheveral Way. This development is outright dangerous and, in my opinion, pure greed and NO concern at all for any implications what so ever.

Please refuse it.

Thank you,

E. M. Mawby

Edna Mawby (Mrs)

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24 Aug 2010

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C J & MA HOYLE,
1 BROOK DRIVE,
RATBY,
LEICESTER LE6 0AQ.
29th JULY 2010.

REF APP/ K242/A/10/2130103/NWF

Dear Sirs,

We are writing to object in the strongest possible terms to the above planning application.

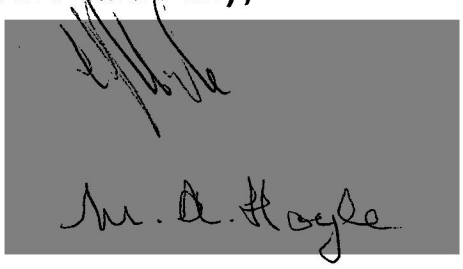
[1] On the grounds that it closes the green wedge between our two villages namely Ratby and Groby.

[2] The exit being adjacent to nearby local schools.

[3] Local services stretched beyond their limits I.E. schools and surgeries,our village school is already over subscribed.

[4] Transport through the village is already a problem particularly at peak times.

Yours faithfully,



CJ & MA HOYLE.

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

4 MARSTON DRIVE
GROBY
LEICS.
LE6 0DY
29-7-2010

PLANNING APPEAL - APP/K2420/A/10/2130103/NWF - J.S. BLOOR (MEASHAM) LTD - LAND OFF GROBY ROAD, RATBY, LEICS

Dear Sir,

In view of the new government's commitment to protecting the green belt and wedge, I wish to make further representations to add to my earlier objections to planning application Nº 09/00798/FUL.

The application by J.S. Bloor Ltd clearly fails to meet Hinckley & Bosworth B.C.'s green wedge policy contained in the H&B local plan 2001-2006 and also the core strategy adopted in 2009 and also directly conflicts with new government policy and guidelines to protect the green wedges.

With respect this argument carries no weight, as this is only one of many initial proposals in the Borough Council's emerging preferred site allocations D.P.D. which is still at the public consultation stage. Even if included in the draft DPD it would still be subject to public examination.

Therefore any presumption by the applicant is inappropriate as the site is still included in the designated green wedge identified by the councils core strategy. Following the abolition of the R.S.S. the borough council is not obliged to carry out a review of the green wedges and may not choose to do so.

In conclusion it is my belief that this appeal is in direct conflict with both local and national planning

policy and guidelines, and does not relate to any proven local need.

If this appeal was to succeed, a valuable and strategic area of designated green belt would be destroyed to the detriment of the area of seperation between Groby and Ratby.

Yours Faithfully.

[redacted]

MR. A. J. EARL

[redacted]

P. J. EARL (MRS)

DEVELOPMENT
SERVICES

24 Aug 2010

RECEIVED

29/7/2010

Dear Sir/Madam,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

In view of the new Coalition Government's commitment to protecting Green Belt and Green Wedge I wish to make further representations to add to my earlier objections to planning application number 09/00798/FUL

The application by J.S. Bloor (Measham) Limited not only clearly failed to meet Hinckley & Bosworth Borough Council's Green Wedge policy contained in the Hinckley & Bosworth Local Plan 2001 -2006 and the Hinckley & Bosworth Core Strategy adopted in 2009 but also directly conflicts with new Government planning policies and guidelines encouraging Local Authorities to protect Green Wedge. Ratby and Groby at this point sit in the heart of the Rothley Brook Meadows this is one of only two Green wedges saved in policy of the Borough Council.

The Appellant wrongly claims, "It is the intention of the Borough Council to seek to remove the site from the Rothley Brook Meadow Green Wedge and allocate it for housing". This is simply untrue, as the Borough Council has made no such decision. The fact is that rather than "intention", Borough Council officers have merely put forward an initial proposal driven by the now abolished RSS guidelines to review areas of Green Wedge.

At this point, I would also like to draw to the attention of the Inspector that this was an application for development in Ratby not adjacent to the settlement boundary but actually remote from the village of Ratby and physically separated from Ratby by the M1 motorway; no further distance from Ratby could be achieved.

Ratby Primary school and also the preschool in Ratby are both Full with waiting lists.

The roads out of Ratby and Groby in the morning rush hour are bottle necks, with tailbacks at the bottom of Sacheverell Way leading to the A50.There are also long tailbacks out of Ratby stretching back into the village from Kirby Muxloe in the mornings. Our village road infrastructure cannot take any more traffic, we have recently had another 50 houses passed in Ratby that will add to this congestion and frustration by drivers.

Should this Appeal succeed, then a valuable and strategic area of designated Green Wedge and important part of the landscape would be destroyed to the detriment of the area of separation between Ratby and Groby.

Yours faithfully,



Margaret Fanton
10 Grange Close,
Ratby,
Leicestershire,
LE6 0NR

Richard Douglas
2 Carmen Grove
Groby
Leicester LE6 OBA
Phone (0116 2877065

evandouglas@tiscali.co.uk

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24 Aug 2010
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30 July 2010

The Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Bristol
BS1 6PN

PLANNING APPEAL - APP/K2420/A/10/21 JS BLOOR (MEASHAM)LTD -LAND OFF GROBY ROAD, RATBY, LEICS

Dear Sir/Madam,

I previously objected to the original planning application for this development. I was pleased when the planning application was rejected by Hinckley and Bosworth Council, and thought that would be the end of matter. I now find out that an Appeal has been lodged with you.

I understand that the new Government is anxious for "Local" people to be the driving force from now on when planning applications of this nature are made, and it is very much with this in mind that I wish to reaffirm my original objections, having studied in detail the appeal by Bloors.

The proposed site is in the green wedge between our village and Ratby - green land is precious and in place for a good reason - to give us a good environment and to clearly identify both villages.

Bloors would still not provide sufficient affordable homes - less than half the required numbers - we are very short of such homes in Groby.

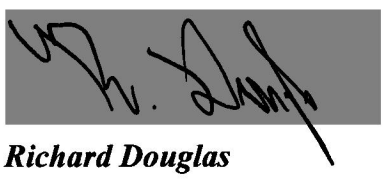
I am concerned about the flood risk - I remember floods in this very area over the years.

Despite the closeness of the site to Ratby, and the appeal notes I have read from Bloors (which are tenuous, to say the least, in that they are referring to walking distances which are in fact without access from the proposed site) there is a divide between Ratby and Groby (the M1) so the facilities of Groby would be used more than that of Ratby. Groby is already stretched for facilities for its current population, to say the least - wich was the subject of many objectors to this proposed scheme.

I would therefore ask the Inspector to refuse this Appeal, for the reasons outlined above, and those of the many objectors who I know feel the same.

We have a lovely village, which we are proud of, please do not allow our infrastructure and sustainability be destroyed by the greatly increased number of commuters and population moving in.

Yours faithfully,



Richard Douglas

DEVELOPMENT
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24 AUG 2010

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DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

51 Woodbank Road
Groby
LEICESTER LE6 0BP

30 July 2010

Dear Sirs

Planning Appeal – APP/K2420/A/10/2130103/NWF – J S Bloor (Measham) Limited – Land off Groby Road, Ratby, Leicestershire

We objected to the original planning application 09/00798/FUL and this application was unanimously rejected by the Hinckley and Bosworth Borough Council's Planning Committee. In view of the new Coalition Government's "localism" agenda we wish to object to Bloor's appeal and summarise our objections below. These are not in any order of importance.

1. Insufficient affordable housing - J S Bloor has insisted on providing less than half the required numbers of Affordable Homes.

2. Groby location – The site is immediately adjacent to the settlement boundary of Groby and separated by the M1 from the village of Ratby.

3. Flood risk – The site has a history of flooding to nearby houses and gardens.

4. Green Wedge – The site area is still included in the designated Green Wedge identified by the Council's adopted Core Strategy.

5. Local facilities and services – These are already stretched to the limit and no provisions claimed by Bloors would alleviate this. We are particularly concerned about the inevitability of increased traffic congestion and danger to residents, school students, commuters and people attending funerals and graves at the cemetery.

We therefore ask the Inspector to not allow this appeal.

Yours faithfully

T P Ball and P Ball (Mrs)

Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 1PN

DEVELOPMENT SERVICES
24 AUG 2010
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Mr & Mrs Ince,
15, Meadow Close,
Ratby,
Leicester. LE6 0NY

27th July, 2010.

Dear Sir,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

Having previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but now having been made aware of Bloor's tenuous "Ground of Appeal" in the context of the much publicized Government changes to planning policy and guidelines that now promote a "Localism" agenda, I wish to strongly object to the Appeal and add to and expand on my original objections.

Green Wedge: The site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished RSS has taken place.

Affordable Housing: Though fully aware of the Borough Council's Affordable Homes policy in the Council's adopted Core Strategy, having been consulted since 2006 and having had every opportunity to put their views forward to the Inspector at the proposed Core Strategy examination, the Appellant has insisted on providing less than half the required numbers of Affordable Homes despite clear evidence of the acute need for Affordable Homes in both Ratby and Groby and there being no evidence being provided of any further local need for open market housing.

Flood Risk: The site has a history of flooding development of the site would almost certainly add to the problem and increase the flood risk to the adjacent low lying area which is a valuable and well used local amenity and recreation area provided by Groby Parish Council.

Flood Risk #2: Look at the name of the school and the cottages opposite the school. **BROOKVALE.** When we came to the village 37 years ago the school was not built. The road outside what is now the school used to flood. Building as proposed would surely give more run-off water than ever the amount of 'artificial drainage' could cope with. No, we would be causing problems for the future, especially if the climate change boffins are right.

Location of the Site: The site though situated in the Parish of Ratby and the electoral division of Ratby is in fact remote to the village of Ratby, physically separated by the M1 motorway and actually immediately adjacent to the settlement boundary of Groby.

Sustainability: Being in the Parish of Ratby any developer contributions for improvement to infrastructure and services will naturally be for the benefit of Ratby when in reality occupants of the site would consider themselves to be residents of Groby and will want to use the facilities and services provided for Groby which are already stretched to breaking point. The Appellant has made a number of "bogus" claims as to accessibility from the site to local services such as walking distances to junior schools, shops and employment etc. all based on use of a route that they have separately accepted will not have any access from the site due to land ownership and physical access barriers (i.e. a 5 metre difference in levels).

Public Services (Doctors etc.). There are not enough doctors in the two villages. Many residents travel out of the villages to the Doctors, Dentist, Opticians etc. There is a NHS health facility on site at the college for Chiropody – mainly used by the elderly and disabled who in the main are taken by private transport.. A lot of investment would need to be done to enable the two villages of Ratby and Groby to sustain this development. There are already plans/intentions to develop the Old Bakery site on Station Road, Ratby and the site of the Old Rectory on Groby Road, Ratby PLUS Cawrey – the Ratby developer owns land in Ratby which he intends to develop for housing and possible light industrial use.

MR D. HALL
56 MARKFIELD ROAD
RATBY, LEICESTER
LE6 0LP.

31-7-10.

DEVELOPMENT SERVICES
24 AUG 2010
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DEAR SIR/MADAM,

I AM WRITING THIS LETTER TO OPPOSE THE PROPOSED PLANNING APPLICATION BY BLOOR HOMES TO BUILD 133 HOUSES OF GROBY ROAD. IF THIS APPLICATION IS SUCCESSFUL THERE WOULON'T BE NO LOCAL IDENTITY BETWEEN "RATBY AND GROBY", EXCEPT THE MOTORWAY AS A BORDER.

THERE ARE ALSO ISSUES WITH TRAFFIC CONTROL, WHICH HAS INCREASED TEN FOLD IN THE PAST DECADE, JOB OPPURTUNITIES WHICH ARE REALLY SCARCE AT THIS MOMENT IN THE ECONOMIC CLIMATE, SO IF "WE" BECOME A BIGGER SOCIETY. IT WOULD MEAN MORE TRAFFIC ON OUR ROADS (WHICH AT TIMES ARE SINGLE FILE, AS THERE IS INSUFFICIENT PARKING!!) LESS EMPLOYMENT VACCANCIES, AS THE ONLY CONSTRUCTION IS HOUSING, NOT SHOPS, FACTORIES...

THERE IS THE DISAPPEARANCE OF THE NATIONAL GREEN BELT WHICH IS VASTLY VANISHING, THANKS TO BUILDING MAENATES LIKE (CAWRY HOMES) WHO HAVE PROMISED LOADS BACK TO THE LOCAL COMMUNITIES, AND GAVE BACK NOTHING!! SCHOOLS, SHOPS, MORE ROADS BUILT, MORE CARS, BUT LESS WILDLIFE, LESS COUNTRYSIDE COUNT FOR NOTHING!!! JUST PROFITS!!

WILL OUR SCHOOLS BE ABLE TO COPE WITH A HUGE INCREASE IN PUPIL POPULATION? WILL MY TWIN BOYS BE SAFE WALKING TO GROBY WHEN THEY ADVANCE TO SECONDRY SCHOOL? THEY WILL HAVE TO WALK PAST THIS SITE!!

WILL WE HAVE A RISE IN CRIME, AS THE INFLUX OF OUTER VILLAGE PEOPLE COME TO OUR TWO VILLAGES IN THE PAST

DECADE, THE LITTER, POLLUTION, VANDALISM, KIDSON THE STREET TILL 2AM HAS ROSE DRAMATICALLY. WE DONT WANT TO BE A SUBURB!! WE LIKE BEING INDIVIDUAL.

IF BLOOR HOMES ARE DESPERATE TO BUILD PROPERTIES, WHY CANT THEY CONVERT OLD PROPERTIES OR USE GROUND LIKE WHERE DESFORD TUBES USED TO BE SITED. THERE ARE THOUSANDS OF EMPTY FACTORIES, AND BUILDING'S NATIONWIDE THAT THEY COULD CONVERT INTO FLATS ETC.

THE RESIDENTS OF RATBY I HAVE SPOKEN TO ARE DESPERATE FOR THIS PROPOSEL TO FAIL.

RATBY AND GROBY DONT WANT TO BE A TOWN
VILLAGE SOUNDS BETTER.

yours faithfully
D Hall.

DEVELOPMENT SERVICES
24 AUG 2010
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Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 1PN

RECEIVED
2 AUG 2010
PINS AA PEP

6 Sycamore Drive
Groby
Leicester
LE6 0EW

30.07.10

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

Dear Sirs,

Town and Country Planning Act 1990 – Planning Appeal – J.S. Bloor (Measham) Limited (Land off Groby Road, Ratby, Leicestershire (your ref: APP/K2420/A/10/2130103/NWF).

In view of the changes to planning policies and guidelines being introduced by the current Coalition Government and the relevance of the abolition of the Regional Spatial Strategy which has a clear intent to encourage a commitment to 'Localism' and the protection wherever possible of Green Belt and Green Wedges by ensuring that housing delivery is more closely linked to 'local need', I wish to make objections to planning application number **09/00798/FUL**

I also wish to respond to the reasons for Appeal put forward by J.S. Bloor Limited, which are misleading and fail to address the reasons for refusal given by the Hinckley and Bosworth Borough Council Planning Authority.

Changes by the Government to planning policy and guidelines are very much focused on 'Localism' to ensure that whilst new housing continues to be delivered it will be delivered in the right places where there is evidence of local need, it will be in suitable locations and a greater importance will be placed on the protection and preservation of Green Belt and in particular Green Wedge.

The application by J.S. Bloor Limited not only clearly fails to meet the Green Belt and Green Wedge criteria but fails to provide any evidence of local need.

Referring directly to the "Reasons for Appeal" document submitted by J.S. Bloor Limited, I would like to respond as follows:

1 **Affordable Housing:** J.S. Bloor Limited have so far failed to provide the 40% affordable housing target set by the Borough Council's adopted Core Strategy.

2 **Flood Risk:** The site has a history of flooding and developing this site would only add to the problem and spread this to the adjacent land which is currently a Groby Parish Council leisure and amenity area for local residents.

3 **Development of the Site:** J.S. Bloor Limited confirmed in writing when originally submitting a planning application that they accepted it to be a stand alone application for Ratby and that the application should be considered within the provisions of the current Local Plan policies. However, in the Hinckley and Bosworth Borough Council Local plan 2001-2006 the site that is now the subject of this Appeal was not an allocated site but located in designated Green Wedge. J.S. Bloor Limited has failed to demonstrate any local need for open market housing and has instead relied on unsupported proposals contained in the Council's emerging LDF that are still the subject of public consultation and have yet to be subjected to Public Examination.

4 **Green Wedge:** J.S. Bloor Limited claims that it is the intention of the Borough Council to seek to remove the site from the Rothley Brook Meadow Green Wedge and allocate it for housing. With respect this argument should carry no weight since this is no more than one of many initial proposals contained in the Borough Council's emerging Preferred Site Allocations DPD which is still at the consultation stage and eventually must be subjected to Public Examination. Also, the site is currently included in the designated Green

Wedge identified by the Council's adopted Core Strategy and whilst a review of the Green Wedges may be undertaken this is now unlikely in the light of the abolished Regional Spatial Strategy. Any proposals would still have to be subjected to Public Consultation and Examination. Therefore, with respect J.S. Bloor Limited's argument should carry no weight than normal democratic processes, particularly in light of the emerging Government Planning Policy and guidelines in respect of the protection and preservation of Green Belt and Green Wedge.

5 **Site Allocation:** J.S. Bloor Limited is misleading the Appeal by claiming that the Borough Council proposes to allocate this site for housing when in fact it is only one of many suggestions contained in the emerging Preferred Site Options DPD that is still at the consultation stage and subject to over 13,000 objections. Once all the objections have been evaluated the Borough Council will consider any amendments before adopting any proposals that will be put out to a further 6 weeks of public consultation. Therefore, the J.S. Bloor Limited is totally wrong, as no such proposal had yet been adopted by the Borough Council to form part of its; final Preferred Site Allocations DPD which would then still have to be subjected to Public Examination before the Inspector.

May I respectfully suggest that the findings of the Inspector in respect of this valuable strategic area of Green Wedge at the 1996 Public Examination of the 2001 Hinckley and Bosworth Borough Council Local Plan should not be disregarded as circumstances at the time were remarkably similar when dismissing almost identical arguments from J.S. Bloor Limited, concluding that any shortage of housing in the Borough did not outweigh the need to protect this valuable and strategic area of Green Wedge, giving detailed reasons why development would not be in keeping with the landscape etc.

I would also like to draw to the attention of the Inspector that this was an application for development in Ratby not adjacent to the settlement boundary but actually remote from the village of Ratby and physically separated from Ratby by the M1 motorway; no further distance from Ratby could be achieved. However, being in the Parish of Ratby any contributions for infrastructure or services would naturally go to Ratby, as legally occupants of the site would be Ratby residents and Ratby electors, even though they would consider themselves to be Groby residents and almost certainly wish to use Groby facilities and amenities which are already stretched beyond breaking point (oversubscribed schools, no NHS dentist, inadequate local doctor's surgery, poor local shopping facilities).

Finally, I respectfully ask that the Inspector rejects this speculative application for the reasons above, the lack of sustainability of the proposed development and the fact that there is no evidence of any need for any additional open market housing in either Ratby or Groby. The two communities' only evidenced need is for affordable housing on which J.S. Bloor Limited repeatedly fails to meet the Local Planning Authority's policy requirements.

If this Appeal were to be allowed its impact would significantly increase the number of commuters moving to the area and the number of commuter journeys. There are in fact very few local employment opportunities; the only employer of note in the area is a specialist aerospace company with the majority of the skilled workforce employed on short term renewable contracts.

In conclusion, it is my firm belief and that of many hundreds of Groby and Ratby residents that this is no more than a speculative Appeal that fails to illustrate sustainability, which does not relate to any proven local need, which would destroy a valuable and strategic area of designated Green Wedge and as such should not be allowed.

As required I enclose this document in triplicate

Yours faithfully,

E.M. McCormick

E.M. McCormick (Mrs.)

Jane and Brian Rayne
111 Main Street – Ratby – Leicester – LE6 0LN
Tel: 0116-2395350

Planning Inspectorate,
Room 3/22,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol.
BS1 1PN

27th July 2010

DEVELOPMENT SERVICES
24 Aug 2010
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Dear Sirs,

Planning Appeal – APP/K2420/A/10/2130103/NWF
Planning Appl'n 09/00798/FUL Hinckley & Bosworth Borough Council.
J.S.Bloor (Measham) Ltd. Land off Groby Road, Ratby, Leicestershire.

In light of the changes being introduced to planning policies and guidelines by the new Coalition Government, we wish to add the following comments to our original objections.

- To develop on the Green Wedge between Ratby and Groby will be contrary to the preservation of the unique and individual identities the two communities have enjoyed for hundreds of years. **Furthermore, it is contradictory to the Government's new Planning Policy which seeks to protect and preserve areas of Green Wedge.**

- Main Street in Ratby – the main vehicular link with the proposed development and the village amenities – is unavoidably narrow in parts. This stems from its historical layout that features stone walls built directly onto the roadside. Thus, for several hundred yards, pedestrian footpath access is on one side of the road only. There is also the fact that Main Street is the thoroughfare for delivery lorries, buses, private cars and farm vehicles, and is a direct route to the village primary school. **If the present volume of traffic increases further, we will be concerned regarding road safety and traffic congestion issues in the village, as well as the volume of traffic using Sacheverell Way and Groby Road, Ratby.**

- The local resident property development firm of Cawrey Ltd, are at present building 44 properties on an area of land next to the M1 motorway in Ratby. Land in the village centre from the recently closed Geary's bakery premises is earmarked for the building of nineteen properties. **We believe these developments alone will add substantially to the traffic congestion and driver frustration already experienced on our roads.**

Both Ratby and Groby are being developed by various building contractors, and it is the affordable housing that is now needed. We understand that J.S. Bloor would be providing less than half the required numbers of this type of housing, and we feel that this in itself is a backward step for any contractor to take in the present climate.

We believe that the proposed development would, for the reasons stated, have an adverse effect on the lives of the communities of the two villages of Ratby and Groby.

As requested, we send this letter in triplicate.

Yours faithfully,



Jane and Brian Rayne.

Planning Inspectorate
Room 3/22
Temple Quay House
20 The Square
Temple Quay
Bristol
BS1 1PN

DEVELOPMENT SERVICES
24 AUG 2010
RECEIVED

6 Sycamore Drive
Groby
Leicester
LE6 0EW

30.07.10

Dear Sirs,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

I previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but have now having been made aware of J.S. Bloor Limited's appeal in the context of the much publicised Government changes to planning policy and guidelines that now promote a "Localism" agenda, I wish to strongly object to the Appeal and add to and expand on my original objections.

Green Wedge: The site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished Regional Spatial Strategy has taken place.

Affordable Housing: Though fully aware of the Borough Council's Affordable Homes policy in the Council's adopted Core Strategy, having been consulted since 2006 and having had every opportunity to put their views forward to the Inspector at the proposed Core Strategy examination, J.S. Bloor Limited has insisted on providing less than half the required numbers of Affordable Homes despite clear evidence of the acute need for Affordable Homes in both Groby and Ratby. There has been no evidence provided of any further local need for open market housing.

Flood Risk: The site has a history of flooding and development of the site would almost certainly add to the problem and increase the flood risk to the adjacent low lying area which is a valuable and well used local amenity and recreation area provided by Groby Parish Council.

Location of the Site: The site though situated in the Parish of Ratby and the electoral division of Ratby is in fact remote to the village of Ratby, physically separated by the M1 motorway and actually immediately adjacent to the settlement boundary of Groby.

Sustainability: Being in the Parish of Ratby any developer contributions for improvement to infrastructure and services will naturally be for the benefit of Ratby when in reality occupants of the site would consider themselves to be residents of Groby and will want to use the facilities and services provided for Groby which are already stretched to breaking point. J.S. Bloor Limited has made a number of "bogus" claims as to accessibility from the site to local services such as walking distances to junior schools, shops and employment etc. all based on use of a route that they have separately accepted will not have any access from the site due to land ownership and physical access barriers (i.e. a 5 metre difference in levels).

In conclusion, I would respectfully ask the Inspector to not allow this Appeal for the reasons above along with others that will almost certainly be put forward by the Local Planning Authority, Groby and Ratby Parish Councils and other local residents. Should this Appeal be allowed, there would be a huge negative impact on both Groby and Ratby, significantly increasing the number of commuters moving to the area adding to the already well documents local infrastructure deficiencies.

As required, I enclose this document in triplicate

Yours faithfully,

B.P. McCormick

DEVELOPMENT SERVICES
24 AUG 2010
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11 Ferndale Dr
~~(Your house number & street)~~
Ratby
Leicester
LE6 (~~your post code~~) OLH

Date: (~~xxxxxxxxxxxxxxxx~~) 28th JULY 2010

Dear Sir,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

In view of the new Coalition Government's commitment to protecting Green Belt and Green Wedge I wish to make further representations to add to my earlier objections to planning application number 09/00798/FUL

The application by J.S. Bloor (Measham) Limited not only clearly failed to meet Hinckley & Bosworth Borough Council's Green Wedge policy contained in the Hinckley & Bosworth Local Plan 2001 -2006 and the Hinckley & Bosworth Core Strategy adopted in 2009 but also directly conflicts with new Government planning policies and guidelines encouraging Local Authorities to protect Green Wedge.

The Appellant wrongly claims that *"it is the intention of the Borough Council to seek to remove the site from the Rothley Brook Meadow Green Wedge and allocate it for housing"*. This is simply untrue, as the Borough Council has made no such decision. The fact is that rather than "intention", Borough Council officers have merely put forward an initial proposal driven by the now abolished RSS guidelines to review areas of Green Wedge.

With respect this argument should carry no weight, as this is no more than one of many initial proposals contained in the Borough Council's emerging Preferred Site Allocations DPD which is still at the public consultation stage. Even if eventually included in the draft DPD any such proposal would still have to be subjected to Public Examination.

Therefore any presumption on the part of the Appellant is inappropriate as the site area is currently still clearly included in the designated Green Wedge identified by the Council's adopted Core Strategy and following the abolition of the RSS, the Borough Council is no longer compelled to carry a review of the Green Wedges and encouraged by new planning policy and guidelines may well choose not to do so.

In conclusion, it is my firm belief and that of a considerable number of Ratby and Groby residents that this Appeal is in direct conflict with both local and national strategic planning policy and guidelines, fails to illustrate sustainability, and does not relate to any proven local need.

Should this Appeal succeed, then a valuable and strategic area of designated Green Wedge and important part of the landscape would be destroyed to the detriment of the area of separation between Ratby and Groby.

Please remember to send your letter in Triplicate

Yours faithfully,

Sarah Patrick

11 Ferndale dr
(~~Your house number & street~~)
Ratby
Leicester
LE6 (~~your post code~~) OLH
28th JULY 2010
Date: (~~xxxxxxxxxxxxxxxx~~)

Dear Sir,

Planning Appeal – APP/K2420/A/10/2130103/NWF - J.S. Bloor (Measham) Limited - Land off Groby Road, Ratby, Leicestershire.

Having previously objected to the original planning application 09/00798/FUL which was unanimously rejected by the Hinckley & Bosworth Borough Council's planning committee but now having been made aware of Bloor's tenuous "Ground of Appeal" in the context of the much publicized Government changes to planning policy and guidelines that now promote a "Localism" agenda, I wish to strongly object to the Appeal and add to and expand on my original objections.

Green Wedge: The site is clearly identified in the Rothley Brook Meadow designated Green Wedge in the Borough Council's adopted Core Strategy and no review as proposed by the now abolished RSS has taken place.

Affordable Housing: Though fully aware of the Borough Council's Affordable Homes policy in the Council's adopted Core Strategy, having been consulted since 2006 and having had every opportunity to put their views forward to the Inspector at the proposed Core Strategy examination, the Appellant has insisted on providing less than half the required numbers of Affordable Homes despite clear evidence of the acute need for Affordable Homes in both Ratby and Groby and there being no evidence being provided of any further local need for open market housing.

Flood Risk: The site has a history of flooding development of the site would almost certainly add to the problem and increase the flood risk to the adjacent low lying area which is a valuable and well used local amenity and recreation area provided by Groby Parish Council.

Location of the Site: The site though situated in the Parish of Ratby and the electoral division of Ratby is in fact remote to the village of Ratby, physically separated by the M1 motorway and actually immediately adjacent to the settlement boundary of Groby.

Sustainability: Being in the Parish of Ratby any developer contributions for improvement to infrastructure and services will naturally be for the benefit of Ratby when in reality occupants of the site would consider themselves to be residents of Groby and will want to use the facilities and services provided for Groby which are already stretched to breaking point. The Appellant has made a number of "bogus" claims as to accessibility from the site to local services such as walking distances to junior schools, shops and employment etc. all based on use of a route that they have separately accepted will not have any access from the site due to land ownership and physical access barriers (i.e. a 5 metre difference in levels).

In conclusion, I would respectfully ask the Inspector to not allow this Appeal for the reasons above along with others that will almost certainly be put forward by the Local Planning Authority, Ratby and Groby Parish Councils and other local residents.

Should this Appeal be allowed, there would be a huge negative impact on both Ratby and Groby, significantly increasing the number of commuters moving to the area adding to the already well documents local infrastructure deficiencies.

Please remember to send your letter in Triplicate

Yours faithfully, Leanah Rowles

11 Ferndale dr.
(~~Your house number & street~~)
Ratby
Leicester
LE6 (~~your post code~~) OLH

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29 JUL 2010
PINS AA PEP

DEVELOPMENT SERVICES
24 AUG 2010
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Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 1PN

Date: (~~xxxxxxxxxxxxxxxx~~) 28th JULY 2010

Dear Sirs,

Town and Country Planning Act 1990 – Planning Appeal – J.S. Bloor (Measham) Limited (Land off Groby Road, Ratby, Leicestershire (your ref: APP/K2420/A/10/2130103/NWF).

In view of the changes to planning policies and guidelines being introduced by the current Coalition Government and the relevance of the abolition of the Regional Spatial Strategy (RSS) with the clear intent to encourage a commitment to "Localism" and the protection wherever possible of Green Belt and Green Wedges by ensuring that housing delivery is more closely linked to "local need", I wish to make further representations to add to my earlier objections to planning application number **09/00798/FUL**

Furthermore, I wish to respond to the reasons for Appeal put forward by J.S. Bloor Limited, some which on close scrutiny appears to be deliberately misleading or simply fail to adequately address the reasons for refusal given by the Local Planning Authority.

Firstly, I would like to suggest that emerging changes by the Government to planning policy and guidelines are very much focused on "Localism" to ensure whilst new housing continues to be delivered it will be delivered in the right places based on evidence of local need in suitable locations and that a greater importance is placed on the protection and preservation of Green Belt and in particular Green Wedge.

The application by J.S. Bloor not only clearly fails to meet the Green Belt, Green Wedge criteria but fails to provide any evidence of local need, relying instead on "parachuted" targets imposed by the now abolished RSS and therefore as proposals for site allocations driven by the RSS have not yet been subjected to Public Examination, should any weight or presumption be given to emerging DPD's that are legally still in the consultation stage?

Referring directly to the "Reasons for Appeal" document submitted by J.S. Bloor Limited, I would like to respond as follows:

Affordable Housing: The actual number of affordable houses built in Ratby and Groby to the end of the Local Plan published in 2001 falls well short of the numbers identified to meet the local need. Bloor Homes have so far refused to provide the 40% affordable housing target set by the Borough Council's adopted Core Strategy, despite having a historical ownership of the site controlling its' value.

Flood Risk: The site has a history of flooding and developing this site would only add to the problem and spread this to the adjacent land which is currently a Groby Parish Council leisure and amenity area for local residents.

Development of the Site: The Appellant confirmed in writing when originally submitting a planning application that they accepted it to be a stand alone application for Ratby and that the application should be considered within the provisions of the current Local Plan policies. In the HBBC Local plan 2001-2006 the site that is now the subject of this Appeal was not an allocated site but located in designated Green Wedge. Furthermore, the Appellant has failed to demonstrate any local need for open market housing and has instead relied on unsupported proposals contained in the Council's emerging LDF that are still the subject of public consultation and have yet to be subjected to Public Examination.

Green Wedge: The Appellant claims that it is the intention of the Borough Council to seek to remove the site from the Rothley Brook Meadow Green Wedge and allocate it for housing. With respect this argument should carry no weight as this is no more than one of many initial proposals contained in the Borough Council's emerging Preferred Site Allocations DPD which is still at the consultation stage and eventually the finalized DPD must be subjected to Public Examination, this should be negated by presumption on the part of the Appellant. It should be further noted that the site is currently included in the designated Green Wedge identified by the Council's adopted Core Strategy and whilst a review of the Green Wedges may be undertaken this is now unlikely in the light of the abolished RSS, any proposals would still have to be subjected to Public Consultation and Public Examination. Therefore, with respect the Appellant's argument should carry no weight over and above due democratic process, particularly in light of the emerging Government Planning Policy and guidelines in respect of the protection and preservation of Green Belt and Green Wedge.

Site Allocation: The Appellant again seeks to mislead the Appeal by claiming that the Borough Council proposes to allocate this site for housing when in fact it is only one of many suggestions contained in the emerging Preferred Site Options DPD that is still at the consultation stage and subject to over 13,000 objections. Once all the objections have been evaluated the Borough Council will consider any amendments before adopting any proposals that will be put out to a further 6 weeks of public consultation. Therefore, the Appellant is totally wrong, as no such proposal had yet been adopted by the Borough Council to form part of its; final Preferred Site Allocations DPD which would then still have to be subjected to Public Examination before the Inspector.

May I respectfully suggest that the findings of the Inspector in respect of this valuable strategic area of Green Wedge at the 1996 Public Examination of the 2001 HBBC Local Plan should not be disregarded as circumstances at the time were remarkably similar when dismissing almost identical arguments from Bloor Homes, concluding that any shortage of housing in the Borough did not outweigh the need to protect this valuable and strategic area of Green Wedge, giving detailed reasons why development would not be in keeping with the landscape etc.

At this point, I would also like to draw to the attention of the Inspector that this was an application for development in Ratby not adjacent to the settlement boundary but actually remote from the village of Ratby and physically separated from Ratby by the M1 motorway; no further distance from Ratby could be achieved.

However, being in the Parish of Ratby any contributions for infrastructure or services would naturally go to Ratby, as legally occupants of the site would be Ratby residents and Ratby electors, even though they would consider themselves to be Groby residents and almost certainly wish to use Groby facilities and amenities which are already stretched beyond breaking point.

Finally, I respectfully ask that the Inspector rejects this speculative application for the reasons above, the lack of sustainability of the proposed development and the fact that there is no evidence of any need for any additional open market housing in either Ratby or Groby, the two communities only evidenced need is for affordable housing on which Bloors refuse to meet the Local Planning Authority's policy requirements.

If this Appeal were to be allowed its' impact would significantly increase the number of commuters moving to the area and the number of commuter journeys, as there are in fact very few local employment opportunities, the only employer of note in the area is a specialist aerospace company with the majority of the skilled workforce employed on short term renewable contracts.

In conclusion, it is my firm belief and that of many hundreds of Ratby and Groby residents that this is no more than a speculative Appeal that fails to illustrate sustainability, which does not relate to any proven local need, which would destroy a valuable and strategic area of designated Green Wedge and as such should not be allowed.

As required I enclosed this document in triplicate

Yours faithfully,

(Signed): 

- Our village facilities are stretched as it is and the infrastructure cannot cater for any further development.
- The development within our village over the years has been well planned and of good social standing and quality. As a result our community is relatively trouble free, friendly, proud of our spirit and industrious and caring in the way we go about our lives The same can probably be said for Ratby too. The type of development planned by Bloor just does not fit into this environment and would upset the balanced society that exists within these two villages.

I have lived in Groby for over fifty years and originally my parent's house was surrounded by fields. We have seen how this village has had to suffer and adapt in so many ways as these fields have steadily been developed. Enough is enough. We cannot sustain any more housing.

This Appeal must be turned down.

Yours faithfully,



David Hartridge