

## OBJECTION FORM

Name: <b>NATHAN HAMES</b> Address: <b>3 BANCROFT WAY</b> <b>RATBY</b> <b>LEICS</b> <b>LE6 0BZ</b>	Date: <b>26/1/25</b>  Signed: 
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### Outline Planning Application – Lagan Homes ref: 24/00914/OUT

I object to the above planning application for 470 Houses on the land west of Ratby for the following reasons:- (Tick or put Y in the boxes that matter to you and add additional comments overleaf)

(Tick or Y)  <input checked="" type="checkbox"/>	<b>DM Policy 1 – Presumption in favour of Sustainable Development</b> - The collective impact of all the developments that have been proposed, approved, in progress or recently completed, would have an adverse impact on the countryside and would significantly outweigh the benefits of the any development.
<input checked="" type="checkbox"/>	<b>DM Policy 3 – Infrastructure and Delivery</b> - Section 106 agreements mean that developers pay towards local infrastructure that are physical, social and environmental, but should also protect the natural environment such as open countryside.
<input checked="" type="checkbox"/>	<b>DM Policy 4 – Safeguarding the Countryside and Settlement Separation</b> - This policy is designed to protect and safeguard intrinsic value, beauty and open countryside from unsustainable development, and this application would have an adverse effect due to the loss of intrinsic value, beauty and open countryside.
<input checked="" type="checkbox"/>	<b>DM6: Enhancement of Biodiversity and Geological Interest</b> is particularly relevant, as it requires developments to protect and enhance biodiversity. The proposed development is to diminish local biodiversity by disrupting existing habitats and failing to provide sufficient mitigation measures, thus conflicting with DM6's objectives.
<input checked="" type="checkbox"/>	<b>DM Policy 7 – Prevention pollution and flooding</b> - There is a significant risk of major flooding to the village with the collective and major loss of fields to housing and changes in climate rendering current flood prevention ineffective a collective flood assessment of all the developments has not taken place to guarantee there will not be a flooding risk to residents.
<input checked="" type="checkbox"/>	<b>DM Policy 10 - Development and Design</b> emphasises that developments should respect and enhance local character and distinctiveness. However, the large-scale urbanisation of this site would disrupt the natural landscape, replacing open fields and woodland with dense residential and commercial development. This would degrade the visual and environmental quality of the area, contrary to DM10's objectives.
<input checked="" type="checkbox"/>	<b>DM Policy 11 – Protecting and enhancing the Historic Environment</b> - Burroughs Woods is the jewel in the crown of Ratby and is enjoyed by walkers, dog walkers, horse riders, cyclists, ramblers, runners, families not just from Ratby but county wide. The potential damage and loss of ancient woodland and of course nearby Bury Camp, which is the oldest known human settlement in Ratby, it is a probable Iron Age encampment dating back approximately 3000 years and any development could harm this heritage asset.
<input checked="" type="checkbox"/>	<b>DM Policy 17 - DM17: Highways and Transportation</b> requires that developments should not adversely affect the safety and efficiency of the highway network. The anticipated increase in traffic, coupled with existing issues at key local junctions, suggests that this development would exacerbate congestion and safety risks, making the proposal non-compliant with DM17. The traffic assessment provided as part of the application raises several concerns about highway safety and the capacity of local roads to handle the additional traffic generated by the development. The proposed access points and the existing rural road network are inadequate to

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	safely accommodate the increased traffic, leading to potential hazards for both new and existing residents.
✓	<p><b>Inadequate Infrastructure and Unsustainable Development</b></p> <p>The NPPF advocates for sustainable development that supports the creation of healthy, vibrant, and cohesive communities. However, the proposed development fails to align with these principles due to inadequate infrastructure and over-reliance on private vehicles. There are no parking facilities, public transport links are limited, and the location of the site is such that residents would be heavily dependent on cars, increasing traffic congestion and carbon emissions. The underground network of Victorian water and gas pipes are also inadequate and unable to cope with additional housing on this scale.</p>

**Additional Comments (required):**

As residents of Ratby we are already concerned by the current growth of the village with infrastructure already an issue with the current size of the village and past issues caused with the water and gas supply. The roads already struggle with the current level of traffic, especially along the High Street and Sacheverell Way. Plus if you ignored these factors this would still be a destroyed piece of our local beauty, a part of our community, and the heritage of Ratby. We strongly object to any and all future developments, of which we will be aligned with the rest of the community.

## **RATBY**

PARISH COUNCIL

If you have not yet written your objection letters to the outline planning application by Lagan Homes for 470 houses on Burroughs Road, we have tried to make the process less confusing and easier for you to object, if you are unsure if you have written the correct letter fill in the form anyway, details of how to do it are as follows: Simply fill in all the shaded areas on both sides of the form and select the reasons for objection that matter to you by placing a tick or cross in the boxes provided on the left-hand side of the reasons, add any further comments you may have and ensure you sign the form.

1. Completed forms can be dropped in to the Parish Office, the Post Office or the library, and we will submit them on your behalf.
2. Residents can also send objections direct by downloading the form or scanning the letter and sending it by email to [alex.jelley@hinckley-bosworth.gov.uk](mailto:alex.jelley@hinckley-bosworth.gov.uk)
3. Or you can post your letter direct to Alex Jelley, Planning Policy, Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR.
4. Forms can be downloaded from the Rise for Ratby website and are available in both Word and PDF formats.

If you need help or have any questions, please get in touch via the Rise for Ratby website [www.riseforratby.org.uk](http://www.riseforratby.org.uk) and please do not forget to register at the foot of the home page, you will receive regular updates and news direct to your email.

**DO NOT DELAY OR IT MAY BE TOO LATE!**