

## **Residents Guide**

### **Objection letters – the rules!**

- 1. Letters MUST state the specific reason (s) for their objection.**
- 2. Letters must be individually and personally worded.**
- 3. Every resident or non-resident no matter what age can submit an objection!**
- 4. Letters must show full name and address & must be signed.**

**N.B It is not limited to one letter per household!**

### **Reasons to object to the Outline Planning Application by Lagan Homes on land to West of Ratby, Ref 24/00914/OUT**

#### **DM Policy 1 – Presumption in favour of Sustainable Development**

Residents could argue that 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

#### **DM Policy 3 – Infrastructure and Delivery**

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.

#### **DM Policy 4 – Safeguarding the Countryside and Settlement Separation**

This policy is designed to protect and safeguard intrinsic value, beauty and open countryside from unsustainable development. Residents could argue that this application would have an adverse effect due to the loss of intrinsic value, beauty and open countryside.

#### **DM Policy 7 – Prevention pollution and flooding**

Residents could object that 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.

#### **DM Policy 11 – Protecting and enhancing the Historic Environment**

Residents could argue that the 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.

#### **DM Policy 17 – Highway Design**

Residents could argue that the proposed link road between Desford Lane & Markfield Road will NOT alleviate the impact of significant increases in vehicle movements through the village and both roads themselves come out on to fast moving junctions / roads thereby increasing the impact on highway safety.

### **Other reasons for objection:**

- All new Housing development applications must be assessed as a collective and not on individual merits to effectively and accurately access the total impact on the village, the ability of the infrastructure to support them, and the health and wellbeing of its residents.
- Ratby already has a total of **574** new homes that have either been built, are in the process of being built and or have been approved but not yet started to be built, this represents a **23%** increase in housing for the village in under 3 years.
- The new Lagan homes proposal of **470** houses would bring the total new houses to 1044 representing an unprecedented and unsustainable **40%** increase.

- The loss of the fields that have protected the village for centuries in conjunction with the ongoing climate changes significantly increase the risk of regular and damaging flooding of the village with both the new Gladman development and the new Lagan Homes Proposal.
- The Highest point of the fields to the west of Ratby are 112m above sea level the lowest point of the village is 88m above sea level, and a flood risk study on the impact of all the new and proposed developments here has not been undertaken and assurances / guarantees of any mitigated risk are not forthcoming.
- There is no joined up thinking or planning in any of the individual proposals, this includes how the schools will be funded or operate, the community hub will be situated halfway up Burroughs Road and not in the heart of the village as it would need to be, what will this community hub do as we already have a village hall?
- Our councils are at financial breaking point how will they be able to afford substantial contributions to building a school, care home and community hub?
- The village roads are already gridlocked at regular points of every day, and main street is reduced to a single lane of traffic. Adding another 1000 cars a day would be dangerous and totally overwhelm the village infrastructure.
- The village is used as a rat run for motorists connecting from the A50/ A46 to get to Kirby Muxloe, Glenfield, and Desford, from the other direction motorists leave the M1 to cut through to Groby, Field Head and Markfield. The proposed new link road from Desford lane to Markfield Road is a folly and will not be used by motorists, as they will always use the quickest and most direct route through the village. A full traffic census must be carried out to accurately assess the impact of current and potential traffic volumes and the risk to the community.
- There are no plans to provide parking facilities in any of the developer's individual proposals to help ease traffic congestion, there needs to be a collective assessment and commitment to provide a parking facility.
- The villages commercial infrastructure cannot sustain the current population and a potential 2500 extra resident. Current small businesses include 1 Post office, 2 General stores, 2 Chinese Takeaways, 1 hairdresser, 2 beauty shops, 1 photography business, 1 accountant, 1 DIY shop (closing) 1 Indian restaurant, 1 cake shop, 3, public houses and 1 small co-op.
- The underground network of Victorian utility water and gas pipes and drains would not be able to cope with the added pressure of sustaining all the extra housing, school, care home and community hub. This was proven to be the case in the Gas outage in February 2024.
- The many years of building work will bring blight and misery to every resident of the village and will also result in increased noise and pollution levels.
- The Village would instantly be turned into a town, and it would be totally unrealistic to expect that there could ever be a seamless social integration of potentially 2000+ more people into this structure, especially without the correct level of physical and social infrastructure and services.
- The absence and lack of social services and facilities such as a leisure centre or youth centre etc would significantly increase the risk of rises in crime and anti-social behaviour.
- To have a large housing development encroaching on the boundaries of Burroughs Wood would have a detrimental and environmental effect on the ancient woodland and the array of wildlife and fauna that also use it and need it to survive it would suffer through an increase in pollution and increased footfall.
- The loss of access to open walks and countryside that also connect the village to Burroughs Wood and Martinshaw Woods that area used daily by large numbers of people undertaking a variety of leisure activities will have a lasting detrimental impact on their physical and mental health.

**The points listed above are to be used as a guide to the legitimate reasons for objecting to the new development proposals. When writing your letters please include the objections that matter to you most in your own words along with any other objection you may have that is not detailed here and remember there is no wrong way of saying it!**

**Have your say, respond now!**