



## Community Newsletter – February 2025



Lagan Homes – Outline Planning Application for 470 homes on land either side of Burroughs Road – ref 24/00914/OUT.

**Wow! There is a lot going on this month! but if there is one message I would like to get out to everyone this month it is that the fight to get this application overturned is far from over, it is far from a done deal! – do you really want to lose this forever?**

I have spoken directly with Alex Jelley at Hinckley & Bosworth and she has confirmed receipt of the 400 letters we have so far collated and submitted on your behalf, she also confirmed that they have received a lot of objections against this application and they are painstakingly working their way through every single letter, email and on line form to validate the address etc and then scan it on to their system, we have been assured every objection will be read as part of their overall evaluation and considerations.

To help residents object to the plan we distributed a simpler objection form to the entire village late January, and we have had a further 400 forms returned to us to submit on your behalf, which I will do later this week.

HBBC will let me know the total number of objections received vial all communication channels once they have all been processed.

**WE MUST CONTINUE TO FIGHT FOR WHAT WE BELIEVE IS RIGHT FOR OUR VILLAGE AND OUR COMMUNITY NO MATTER WHAT THE ODDS MAY BE - IT IS STILL NOT TOO LATE TO VOICE YOUR OBJECTIONS!**

**If you have not yet written a letter or completed an objection form, please, please, please do so, we still need many more, details of how to do it are as follows:**

<b>OBJECTION FORM</b>	
Name:  Address:	Date:  Signed:
<b>Outline Planning Application – Lagan Homes ref: 24/00914/OUT</b>	
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)	<p><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.</p> <p><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.</p> <p><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.</p> <p><b>DM6: Enhancement of Biodiversity and Geological Interest</b> is particularly relevant, as it requires developments to protect and enhance biodiversity. The proposed development threatens to diminish local biodiversity by disrupting existing habitats and failing to provide sufficient mitigation measures, thus conflicting with DM6's objectives.</p> <p><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.</p> <p><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.</p> <p><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, rambblers, 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.</p> <p><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 safely accommodate the increased traffic, leading to potential hazards for both new and existing residents.</p>
<b>Continued overleaf....</b>	

- Copies of the objection form can be found under ‘useful documents’ on the Rise for Ratby Website [www.riseforratby.org.uk](http://www.riseforratby.org.uk) (they are available in both Microsoft Word and PDF formats.)
- Copies of the objection form can also be picked up in the Post Office, the Library and In the Parish Council Office and completed forms can also be left at all three locations for us to submit on your behalf.
- Residents can also send objections by email [alex.jelley@hinckley-bosworth.org.uk](mailto:alex.jelley@hinckley-bosworth.org.uk) – Ref: Lagan Homes Outline Planning Application, ref: 24/00914/OUT

**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) or email me at [hello@riseforratby.org.uk](mailto:hello@riseforratby.org.uk) and please do not forget to register at the foot of the home page, you will get regular updates and news direct to you email**

We seem to be fighting a number of things on a number of fronts at the moment not just planning applications, and we as a Community Engagement Group remain fully focussed and committed to making our village a prosperous place to live and a safe haven for all residents. We continue to work hard to support our Local County Councillor Ozzy O'Shea who I am sure you all know well and who continues to work tirelessly to improve facilities and infrastructure in the village, no matter what we throw at him he gets it done!

We therefore advocate support for the local petitions detailed below being run by Ozzy O'Shea our County Councillor.



## **Petition to Install a Pedestrian Crossing on Desford Lane Ratby for Safe Access to Doctors Surgery!**



We're currently facing a grave issue that demands immediate attention and intervention from the Leicestershire County Council. Our new Doctors Surgery on Desford Lane Ratby is situated on a perilous bend in the road, with only one narrow footpath on the opposite side, raising serious safety concerns for pedestrians.

Residents, particularly the elderly who use frames and mobility scooters, as well as young mothers with children and prams, have been risking their lives trying to cross this busy road. We believe every resident has the right to safely access health services within their community. However, the lack of a pedestrian crossing at this part of the road has put this basic right at risk – there have been several near-accident incidents reported as a result.

This matter urgently needs addressing. Installing a pedestrian crossing outside the entrance to the new Doctors Surgery on Desford Lane Ratby would significantly

mitigate this risk and ensure the safety of Ratby's residents when accessing their local doctors. It's a matter of safety, health and human rights as much as it's about giving peace of mind to everyone in Ratby.

[Click the link below to sign the petition](#)

<https://www.change.org/Desford-Lane-Doctors-Crossing>

or

[Scan the QR code to sign the petition.](#)



Ozzy, as part of his efforts to make this area safer for residents has also managed to get highways to paint dogs' teeth markings and a 30mph sign before the bend on Desford Lane as you approach the Village, from what we have seen this has helped reduce the speeds of vehicles approaching the bend.



## **Petition to Save our Post offices.**



Royal mail and the Post Office have given notice to both Ratby and Groby post offices that they will be moving their sorting offices to their Meridian sorting centre. Both post masters say that this will leave their businesses financially unviable. Post offices are a very important part of our community and many elderly residents depend on them after our local banks and building societies have closed down. Working with both Ratby and Groby Parish Councils, LCC and our MP I am calling on Royal Mail to change their minds in order to protect this vital community service for both communities.

**Click the link below to sign the online petition**  
[www.change.org/save-our-post-offices](http://www.change.org/save-our-post-offices)

**Scan the QR code to sign the petition.**



You can also sign the hard copy petition sheets which are in shops and businesses all over the village – including the CO-OP, Post Office, Village Hall, the Library and the Pharmacy etc.

### **Highways**

To continue the theme of the Councillor that always delivers, Ozzy has as you may already be aware has also secured an early resurfacing and remarking of Station Road, and Main Street up to Markfield Road, this follows the resurfacing work recently completed from Kirby to Taverner Drive – a huge improvement I think you will agree and it will make the village a safer place to drive.

**The Temporary Traffic Regulation Order in place is as follows:**

**Station Road/Main Street/Desford Lane, Ratby.**

I appreciate residents and businesses will encounter some inconvenience but having secured a full road resurfacing program along Station Road and Main Street, Ratby which is a continuation of the resurfacing I secured from Kirkby to Taverner Drive. This is a major improvement from surface dressing and will last many years longer. This work is being carried out during school holidays.

Leicestershire County Council Highways has agreed to a Temporary Traffic Regulation Order at the above location.

The Temporary Traffic Regulation Order will be implemented for public safety for **Leicestershire County Council** to undertake carriageway resurfacing and various other highway maintenance works.

Road closures/parking restrictions are required at the above locations commencing on the 15th of February for a duration of 9 days (*2 days contingency*) between the hours of 8am and 6pm.

Works will be completed in phases:

**Phase 1** – Between Taverner Drive and Park Road for 2 days.

**Phase 2** – Between Park Road and Brook Drive for 1 day.

**Phase 3** – Between Danehill and Desford Lane (inc. Desford Lane junction) for 2 days.

**Phase 4** – Between Desford Lane and Stamford Street for 1 day.

**Phase 5** – Between Stamford Street and Markfield Road for 1 day.

*The works have been planned to take place during half term to try and minimise disruption.*

**Please note that these works are weather dependent and therefore the above dates may be subject to change at short notice.**

**For further information on our local bus service please go to**

**[www.arrivabus.co.uk](http://www.arrivabus.co.uk)**

The proposed alternative diversion routes will be signed on site but can be found by going to: <https://one.network/?tm=GB139630185#>





## **Parish Council MP Forum**

On 15<sup>th</sup> March 2025, I will have my Parish Council hat on when Merle Joyce – Chairman and myself will be attending the first MP Parish Council forum meeting being held by Peter Bedford MP.

The Parish Council forum is being presented as an opportunity for Parish Councillors to meet collectively and raise any specific issues that they have with their Member of Parliament.

We naturally want to be able to represent you in the best possible way and we therefore need you to send us the issues or matters that are important to you as a community and that you would wish us to raise with Peter as your elected Member of Parliament.

We will collate the responses we get back and will try to get as many put forward to Peter at the meeting. If we are unable to table every issue on the day we will write to Peter directly for his action / comment and provide feedback.

Please send me details of the issues you wish us to raise directly with Peter on the day via the email address detailed below. (do not put comments on the Facebook group, they will not be picked up)

[Hello@riseforratby.org.uk](mailto:Hello@riseforratby.org.uk).

I look forward to hearing from you

Phil Tenwick – Vice Chairman.

## **Local Groups and Businesses**

Since starting this group up, I have been fortunate to meet many hardworking and talented people ....and they all live in Ratby!

We are blessed to have so many groups and businesses some of which I did not know even existed and I think you all will be surprised as well! They all add value to the community we live in and during 2025 I aim to run regular “spotlight” articles to promote them by telling you more about what they do and what they offer and to hopefully encourage us all to use them.

If you run a local group, business, organisation or activity and you would like to tell the community more about it, I would love to hear from you please get in touch via the website or email me.

[hello@riseforratby.org.uk](mailto:hello@riseforratby.org.uk)

Thank you and well done for getting through to the end of the newsletter, I hope there was something of interest for everyone.

Take care

**Phil**