

# LAGAN HOMES PLANNING APPLICATION UPDATE

## Act Now to Protect Ratby, Groby and Kirby

**RATBY**  
PARISH COUNCIL

ON 10<sup>TH</sup> JUNE 2025, LAGAN HOMES AMENDED THEIR OUTLINE PLANNING APPLICATION (REF: 24/00914/OUT) FOR LAND OFF BURROUGHS ROAD.



### WHAT'S CHANGED?

The new proposal includes:

- 470 houses
- One primary school (outline map attached)

These revisions represent a shift away from much needed community provisions in favour of increased housing.



### KEY CONCERNS & RISKS

- Flood risk from increased hard surfacing
- Road network overload
- Pedestrian and child safety
- Utility strain
- Declining air quality
- Insufficient local services
- Loss of green spaces and public footpaths

### THE BIGGER PICTURE

If approved, adding to the developments already in progress, would bring:

- **865** additional houses
- Over **2,200** more residents
- Around **1,750** extra vehicles daily



### OUR COLLECTIVE RESPONSE

Over 2,000 objection letters have already been submitted. HBBC's largest ever response to a single planning application!  
**But we need hundreds more to stop this!**

### AS VILLAGES, WE MUST UNITE AND RAISE OUR OBJECTIONS TOGETHER!

Ratby is at a historical crossroads. If we don't collectively act now, the views from Burroughs Woods and the character of Ratby will be lost forever. It will also set a precedent for the surrounding villages!

**This is more than a planning application - it is a fight for our future.**



Contact us at [hello@riseforratby.org.uk](mailto:hello@riseforratby.org.uk) or visit [www.riseforratby.org.uk](http://www.riseforratby.org.uk). Don't forget to register on the website for village updates.



Information on how to object is overleaf. Let's unite as a community and say NO!

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### THE PLANNING APPLICATION HASN'T BEEN APPROVED, YOU STILL HAVE TIME TO OBJECT!

Objecting to the above planning application only takes ten minutes of your time and could help preserve the village and open fields for future generations.

**Every resident or visitor to the village of any age can object!**



### ONLINE

Download a form from [www.riseforratby.org.uk](http://www.riseforratby.org.uk)

(Word or PDF copies available)

### IN PERSON

Pick up a form from the Ratby Parish Office, Post Office or Ratby Library.

Once completed, drop it back off at any of these locations.

Ensure each person completes a separate form.

### EMAIL

Email: [alex.jelley@hinckley-bosworth.gov.uk](mailto:alex.jelley@hinckley-bosworth.gov.uk)

- Include the planning application number 24/00914/OUT
- Ensure one email is sent PER PERSON
- Include your reasons for not wanting this development

### POST

Post to: Alex Jelley, Planning Policy, Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, LE10 0FR

- Include the planning application number 24/00914/OUT
- Ensure each resident does their own letter

### I NEED HELP!

Objections are confusing, and we want to make this as easy as possible so we can get the maximum number of responses. If you have any questions, email us at [hello@riseforratby.org.uk](mailto:hello@riseforratby.org.uk), find objection guides on our website and Ratby Library or ask a neighbour! We are in this together.



Contact us at [hello@riseforratby.org.uk](mailto:hello@riseforratby.org.uk) or visit [www.riseforratby.org.uk](http://www.riseforratby.org.uk). Don't forget to register on the website for village updates.



Information about this revised application is detailed overleaf.