



Louise Jelley
Planning Policy
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

13th January 2026

Dear Louise,

Re: Lagan Homes Outline Planning Application – Ref. 24/00914/OUT

It was a pleasure to meet with you on Monday, and thank you for taking the time to visit Ratby to discuss the above planning application and to provide helpful updates. As agreed, I am writing to summarise the key points arising from our discussion and to highlight the matters we believe require further consideration and progression in order to enable a robust, accurate, and locally informed assessment.

1. Resident Objection Letters and Forms

We outlined the extensive efforts undertaken by residents and the Parish Council over the past two years in response to this application. These actions have resulted in the submission of in excess of **3,000 physical objection letters and forms**, in addition to objections submitted online via the planning portal and by email. You confirmed that these objections have been received and logged.

You advised that, in line with current practice, objections are being counted on a **per-household basis**, with over **1,000 households** recorded to date. We queried this approach, noting that such a limitation is not referenced on the HBBC website and that residents reasonably expect to exercise their democratic right to submit individual representations. You kindly agreed to review this matter and advise further.

We fully acknowledge that some duplication will inevitably have occurred, particularly given the number and frequency of consultations, which caused understandable confusion amongst residents. We also agreed that there would be little value in seeking to generate further objections at this stage, as the most recent consultation does not introduce substantive new material.

We appreciate the acknowledgement by both you and Chris Brown of the **scale and strength of public objection**, and your assurance that this will be considered as part of the planning process.

2. Engagement with Lagan Homes

We discussed the limited engagement from Lagan Homes throughout the process. Aside from two meetings with the Parish Council prior to the original public consultation, the developer declined to attend public meetings and has not proactively communicated with residents.

As mentioned, I have had limited contact with Laraine Southall regarding the future use of the Burroughs recreational area, specifically seeking guidance on how the Parish Council should manage this asset in the interim. This includes avoiding inappropriate or wasteful public expenditure on play equipment, repairs, or grass-cutting contracts without clarity on the site's long-term availability.

Laraine has informally advised that it Lagan Homes intention to gift the 1/3rd part of the recreational area assigned in the plan as a play area to the Parish Council but not formal communications have been received from them on this matter to date.

The structure of the application—presenting either **450 homes with associated facilities** (school, care home, and community centre) or **470 homes without these facilities**—has created significant division and mistrust within the community. The subsequent removal of the care home and community hub was particularly disappointing and has reinforced scepticism. As you will be aware, Ratby does not currently possess the infrastructure to support development of this scale, and the inclusion of these facilities would at least have provided meaningful mitigation.

We would still welcome the opportunity to meet with Lagan Homes to discuss these matters in greater detail. We also believe there would be considerable benefit in Planning being present, so that all parties can engage openly and constructively. As discussed, this could either take place at a Parish Council meeting or, preferably, at a dedicated meeting on a mutually convenient date.

3. LCC Highways and Traffic Impact

We raised our serious concerns regarding existing highway safety issues, which are already acute **prior to approval of this application and before other recently approved developments are built**.

Ratby's proximity to the M1, M69, A50, A47, and A46 has resulted in the village becoming a well-established rat run. Formerly rural roads now carry high volumes of traffic of all types, at all hours. At peak times, the village experiences daily gridlock. These concerns were set out in detail in my letter to you dated 2nd December 2025, as additional comments to my original objection letter.

That letter also highlighted our concern that the current LCC highways assessment relies on standardised planning datasets and does not reflect real-world traffic conditions, including rat-running behaviour and specific commercial traffic such as the **30–40 heavy tankers using Burroughs Road on an almost daily, 24/7 basis**.

I also outlined that these issues extend beyond Ratby. I have brought together a coalition of approximately **20 Parish Councils**, operating under the name **“Villages Together”**, all facing similar cumulative impacts. We met with the Directors and Leader of Leicestershire County Council at County Hall on 24 November 2025 to present our collective concerns. Also in attendance were senior planning representatives from HBBC, Charnwood, and Blaby. A copy of my presentation is enclosed for reference, as it further demonstrates the need for meaningful local input into traffic and impact assessments.

We welcome your commitment to progress these matters with David Hunt and Janna Walker and would strongly support a site visit to Ratby, to demonstrate first-hand the conditions currently experienced. From our perspective, potential actions that could assist in achieving a more accurate assessment include, but are not limited to:

1. **Resident safety – “Place before movement”**, with revised cumulative impact assessments that reflect existing danger.
2. **Traffic monitoring pilots**, targeting villages experiencing the highest concentration of development and cumulative impact.
3. **Use of aggregated GPS movement data**, including exploration of whether LCC currently utilises anonymised data from sat-nav providers, mobile networks, or specialist data services, and whether this could be trialled if not.
4. **Parish-led evidence gathering**, including whether district planning authorities would accept parish-collected data (potentially including drone footage) as supplementary evidence.

4. Cumulative Impact Assessments

We strongly believe that any traffic and infrastructure assessment must include the **collective impact of developments within a 5 mile radius**. Without this, the assessment risks being fundamentally misleading.

Relevant developments include, but are not limited to:

- 75 dwellings currently under construction by Lagan Homes off Markfield Road;
- 225 dwellings proposed on Desford Lane;
- 180 dwellings proposed on Sacheverell Way (Ratby/Groby boundary);
- 400+ dwellings proposed at the southern end of Bloods Hill, Kirby Muxloe.

5. Planning Committee Representation

Finally, we respectfully requested that, when this outline application is presented to the Planning Committee, it be pre-agreed that—given the scale of the development and the exceptional volume of public objection—both **Councillor Ozzy O’Shea**, as Borough

Councillor, and myself, as **Chair of Ratby Parish Council**, are permitted **up to 15 minutes** to address the Committee as part of the decision-making process.

Thank you again for your time and engagement. We appreciate your willingness to listen to local concerns and look forward to continued dialogue as this application progresses.

Yours sincerely,

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Ratby Parish Council

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