



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

2<sup>nd</sup> December 2025

## Additional Objection Statement

**Outline Planning Application: Lagan Homes – Ref. 24/00914/OUT**  
**Submitted by: Ratby Parish Council**

---

Dear Alex

We wish to submit **additional objections** in support of our earlier representations regarding the above outline planning application. These objections arise from new information received on **2 December 2025**, together with ongoing and increasing concerns about traffic safety, infrastructure capacity, and cumulative development pressures affecting Ratby and the surrounding villages.

---

### 1. Evidence of Recognised Traffic Congestion and Village Constraints

On 2 December 2025, residents received advance notification from Lagan Homes regarding the **full closure of Markfield Road in Ratby for four weeks** from **5 January 2026** to undertake essential roadworks linked to the developer's second phase of 75 homes.

The attached access plan—sent by Lagan Homes to their suppliers—**explicitly acknowledges traffic restrictions and congestion issues** within the village. Despite this, the developer is continuing with:

- Construction of its **second phase of 75 houses**,

- Sale of the remaining units from **phase one (95 houses)**, and
- An outline planning application for **a further 470 houses**,

**without offering any traffic mitigation, infrastructure funding, or risk-reduction measures** for existing or future residents.

---

## 2. Current and Future Traffic Impact

Photographic evidence (attached) illustrates the significant congestion already experienced multiple times daily, even before:

- Phase 1 (95 homes) is fully occupied,
- Phase 2 (75 homes) is constructed,
- The additional **225 homes on Desford Lane** are completed, and
- The proposed **470-home development** is determined.

Using conservative figures:

- **2 vehicles per household × 865 new homes (95 + 75 + 225 + 470)**  
**= 1,730 additional vehicles**

Assuming **3 movements per vehicle per day**, this represents:

- **5,190 additional vehicle movements through Ratby every day.**

This level of impact is severe, unsustainable, and demonstrably incompatible with existing road capacity.

---

## 3. Omitted Issue: Heavy Tanker Movements to and from Slurry Pit

A significant omission in both the developer's traffic assessment and the Local Highways Authority review is the **large number of tanker and agricultural vehicle movements** to and from the slurry pit located beyond the proposed development on Burroughs Road.

Key facts:

- The slurry pit operates **all year round**.
- In peak spring and winter months, there are **30–40 tanker/tractor movements per day**, often **24 hours a day**.
- The developer's plan blocks off Burroughs Road as a cycle lane, meaning **all tankers and farm vehicles would be forced through Ratby village** and onto Desford Lane.

This intensifies existing risks to residents, road users, cyclists, and pedestrians and has been **entirely ignored** in the planning submission.

---

## 4. Safety Risks at Proposed Site Access

The proposed site access onto Desford Lane is wholly unsuitable because:

1. It is **positioned on a blind bend at the bottom of a hill**, creating a visibility and reaction-time hazard.
2. It is **directly opposite the new doctors' surgery**, which already generates considerable daily traffic flow.
3. A new pedestrian crossing—required as part of the nearby 225-home development—will be located **just metres from the proposed access point**.
4. The location is **prone to flooding**, situated immediately adjacent to the Rothley Brook culvert.
5. The road now serves as a major rat-run linking Ratby with Desford, Enderby, Kirby Muxloe, Bagworth, Thornton, Leicester Forest East, and Lubbethorpe!

Introducing access for hundreds of vehicles plus heavy tanker movements would create an **unprecedented and unacceptable danger**.

---

## 5. Damage to Local Roads and Ongoing Public Cost

Burroughs Road has incurred **significant repair costs** over many years due to damage caused by heavy vehicles using the route to the slurry pit. Any redirection of these vehicles through Ratby will inevitably transfer these repair costs to other roads already operating beyond capacity.

---

## 6. Policy Conflicts

### 6.1 DM17 – Highways and Transportation

Policy DM17 requires that development:

- Does not adversely impact the safety or efficiency of the highway network, and
- Provides safe and appropriate access for all road users.

The application fails DM17 because:

- Existing junctions and rural roads already operate over capacity.
- Proposed access points present unacceptable safety hazards.
- Heavy vehicle movements have been omitted from the assessment.
- Congestion will be significantly worsened, supported by photographic and local evidence.

### 6.2 NPPF – Sustainable Development and Infrastructure

The proposal conflicts with several NPPF principles, including:

- **Promoting sustainable transport** – the site has poor public transport links and would create total dependency on private vehicles.
- **Supporting healthy and safe communities** – the scheme increases risks to pedestrians, cyclists, and motorists.
- **Ensuring adequate infrastructure** – Victorian gas and water networks in this area are already operating at capacity and are not suitable for large-scale expansion.

The development is therefore **unsustainable in its current form**.

---

## 7. Request for Urgent Action

Given the severe cumulative impacts identified above, we formally request:

**A comprehensive, independently reviewed cumulative traffic assessment, covering:**

- All approved and proposed developments in Ratby, Kirby Muxloe, Desford and surrounding villages,
- Heavy tanker and agricultural vehicle movements to and from the slurry pit,
- Local knowledge, photographic evidence, and real-world traffic conditions,
- Impact on road safety, congestion, air quality, and infrastructure resilience.

Until this work is completed and validated, the outline application **should not progress**.

---

## Conclusion

The evidence demonstrates that the proposed development:

- Fails to provide safe and appropriate access,
- Exacerbates existing congestion and road-safety risks,
- Omits key heavy-vehicle movements,
- Places unacceptable pressures on residents and infrastructure, and
- Conflicts with both **DM17** and the **NPPF**.

We therefore respectfully request that **Outline Planning Application 24/00914/OUT** be **refused** or deferred pending a full cumulative traffic impact review.

**Please let us know if you require any further information on or in addition to any of the items detailed in the letter.**

**Yours sincerely**

Philip Tenwick

Chair – Ratby Parish Council

M:07825 265398

Cc :

Janna Walker - Assistant Director Development and Growth Highways and Transport · Leicestershire County Council.

Adam Tilbury - Cabinet member for Highways

Chris Brown – Head of Planning, HBBC

Ozzy O’Shea – County Councillor

**Notes**  
All dimensions shown must be verified on site prior to commencement of any works. Do not scale from this drawing.

**Site Location**

Grid Reference:  
SK 50558 06519

Easting / Northing:  
X: 450558 Y: 306519

What3Words:  
exonerate.summer.snowy

Postcode (nearest):  
LE6 0LS

**Revisions**

|            |            |
|------------|------------|
| Revision 0 | 01/12/2025 |
|------------|------------|

**Title**  
**Ratby - Phase 2. Temporary Delivery Routing Plan (S278)**  
Land off Markfield Road  
Ratby,  
Leicestershire  
LE6 0LS

**Date** 01 December 2025 | **Drawing Ref** LAG-0099-DRP-S278-01 | **Drawn** DMW | **Scale** NTS | **Paper** A3 | **Rev** C

**Lagan Homes**  
LAGAN HOMES LTD  
Finance House, Beaumont Road, Banbury, Oxfordshire, OX16 1RH

**Site Working Hours**  
The Control of Pollution Act 1974 contains specific provisions for dealing with noise from construction sites.

To help protect residential amenity in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016, the following condition set out by Hinckley and Bosworth Borough Council in Condition 13 of the Outline Planning Permission 22/00648/OUT will be followed:

Site preparation and construction work shall be limited to the following hours:

- Monday to Friday: 07:30 - 18:00
- Saturday: 08:00 - 13:00
- No working on Sundays and bank holidays

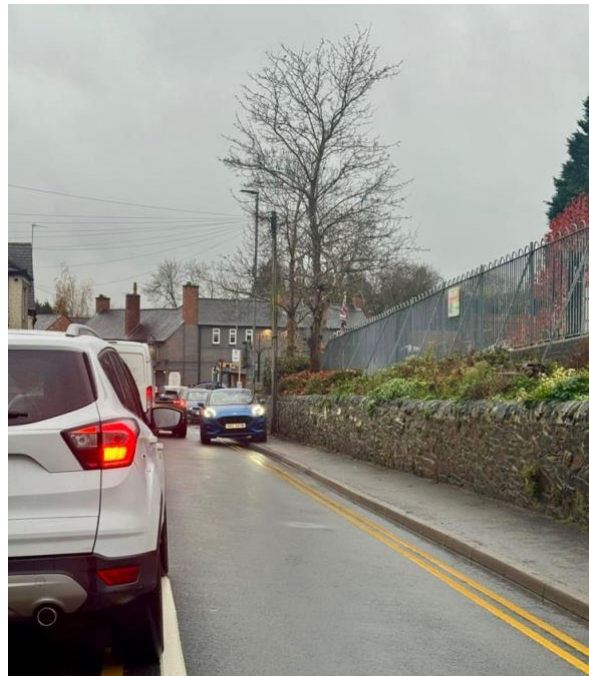
These hours are to apply at all times on site and no works should take place outside of these hours.

**Temporary Delivery Routing to Site during S278 works**  
All deliveries to site should use the primary routes as indicated on the plans above. Construction traffic should avoid any routes through the surrounding Villages (Kirby Muxloe, Deasford, Groby).  
Routes through Ratby Village should be avoided at all times due to parked vehicles and congestion through the Village centre around the School.  
A 20mph Safety Zone is placed around the School during School drop-off/collection times.  
For the duration of the S278 works, it is anticipated that the above temporary delivery routing will be required for a period of 4 weeks to enable ongoing site works to progress

All deliveries to site from M1 (N or S) or A46 must approach via Saceverell Way

No vehicles via Ratby village centre









Ratby Parish Council, 13 Station Road, Ratby LE6 0JF.