

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00359/FUL

Highway Reference Number: 2026/0359/04/H/R1

Application Address: Alexandra Stone Works Desford Lane Ratby Leicester Leicestershire LE6 0LE

Application Type: Full

Description of Application: Re-consultation. Erection of 4no. padel courts including steel mesh cage with glass end walls and removable cover.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: C/O Agent

County Councillor: Groby & Ratby ED - Cllr Ozzy O'Shea

Parish: Ratby

Road Classification: Class C

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the erection of 4no. padel courts including steel mesh cage with glass end walls and removable cover at Alexandra Stone Works, Desford Lane, Ratby. The LHA previously advised additional information was required in respect of the proposals within its observations dated 22nd May 2026. Notably, the LHA required the Applicant to demonstrate appropriate visibility could be achieved at the site access.

The LHA has reviewed the following documents submitted by the Applicant in support of the proposals:

- Highways Response dated 12th June 2026 and authored by Exigo

Site Access

The submitted Highways Response concludes:

“The policy test is set out in NPPF paragraphs 115 and 116. Specifically, paragraph 115(b) states that it should be ensured that “safe and suitable access to the site can be achieved for all users.”

The proposal would use an existing access with an acceptable safety record. Traffic using the access would comprise light vehicles only, and the level of intensification would be slight, such that further assessment is not considered necessary. On that basis, speed surveys would not be necessary in this instance. It has already been demonstrated that the effect would be de minimis and that the junction is safe; the impact therefore would not be severe.

LCC’s consultation response acknowledges that the relevant policy requirements have been addressed. LCC does not object to the application, and the inclusion of additional speed survey data would not alter the conclusion already reached, given that the operation of the existing junction would not materially change as a result of the proposed development.”

Notwithstanding the Applicants conclusion, the LHA advises the proposals could generate up to 16 additional two-way vehicle trips per hour based on two arrivals and two departures per padel court and all padel courts being occupied. This represents a considerable amount of additional traffic throughout the day which would be turning at a junction whereby visibility is below the 215m stated within [Table 6](#) of the [Leicestershire Highway Design Guide](#) for a road subject to the national speed limit and where measured 85th percentile speeds are between 54 mph to 62 mph.

The LHA therefore maintain that the Applicant should undertake a speed survey to demonstrate appropriate visibility can be achieved at the existing access, and that it is safe and suitable for an intensification in use.

The Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. A permit can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. For details of the services available please contact ndi@leics.gov.uk.

Subject to appropriate visibility splays being demonstrated, the LHA is unlikely to seek to resist the proposals.

Date Received
18 June 2026

Case Officer
Ben Dutton

Reviewer
DH

Date issued
8 July 2026