

**From:** Alex Jelley  
**Sent:** 25 March 2025 09:26  
**To:** Planning Folder New  
**Subject:** FW: 24/00914/OUT - Burroughs Road Recreation Ground, Burroughs Road, Ratby - National Highway comments

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**From:** Adrian Chadha <[Adrian.Chadha@nationalhighways.co.uk](mailto:Adrian.Chadha@nationalhighways.co.uk)>  
**Sent:** 25 March 2025 09:02  
**To:** Alex Jelley <[Alex.Jelley@hinckley-bosworth.gov.uk](mailto:Alex.Jelley@hinckley-bosworth.gov.uk)>  
**Cc:** Patrick Thomas <[Patrick.Thomas@nationalhighways.co.uk](mailto:Patrick.Thomas@nationalhighways.co.uk)>; Ijas Muhammed <[ijas.muhammed@nationalhighways.co.uk](mailto:ijas.muhammed@nationalhighways.co.uk)>  
**Subject:** RE: 24/00914/OUT - Burroughs Road Recreation Ground, Burroughs Road, Ratby, Leicestershire

Hi Alex,

Thank you for your email.

We have now reviewed the response to Highways Comments technical note (dated February 2025 and prepared by Pell Frischmann) as well as supporting documents.

I note that these documents have been submitted in connection with planning application reference 24/00914/OUT comprising a community hub, 1 FE primary school and 470 dwellings, with the option for 20 of the dwellings to be converted into a care home.

Based on our review, we have the following comments.

#### **Comment 1**

Thank you for providing additional details regarding the trip rates. We are content with the externalisation of all the primary school trips from the site and that this will provide a robust assessment.

#### **Comment 2**

Thank you for providing the NOMIS output for our review. Based on this review, we are content with the output provided.

However, following our independent checks, we note that the mode share derived from this dataset does not match the figures presented in Table 7 of the Transport Assessment (dated September 2024). We recommend that this be reviewed and updated.

#### **Comment 3**

Please could the proposed size of the care home be confirmed, should 20 residential dwellings not be built. This will determine whether the proposed trip rates are an accurate representation of the proposed development.

#### **Comment 4**

We are content with the approach of using the larger trip generation within the impact assessment. However, this may need to be updated when further detail on the development proposals is provided.

### **Comment 5**

We are content with the use of the PRTM to determine the distribution of traffic from the site. Based on our review of the PRTM forecasting report, we are content that the trip generation was inputted correctly and therefore we are content with the area of interest provided.

### **Comment 6**

Thank you for providing clarification on this.

### **Comment 7**

Thank you for providing the base year model review for our review. Based on our review of this document, we have the following comments:

1. We are content with the zone structure around the site.
2. We are content that the highway structure accurately represents the highway network in the area.
3. We have noted that the link flows near the Strategic Road Network pass the validation criteria, except on Sacheverell Way Eastbound in the AM peak and Leicester Road Southbound in both peaks.
4. We have noted that Journey Times validate except on Groby Road Southbound in the AM peak and Markfield Road Northbound.

Overall, we are content with the base year model review provided and that the model appropriately reflects the conditions on the SRN within the area.

### **Comment 8**

We acknowledge that the LinSig model for Junction 6 (A46 Branting Roundabout) was previously derived from a LCC model of the junction; however, this model has not been approved by NH. Therefore, we are required to see the calibration/validation of the model. Similarly, Junction 5, which is in close proximity to the A46 Branting Roundabout, needs to be approved by NH. Therefore, the calibration/validation of this model should be submitted to NH to check its suitability. For both junctions, we will require the LinSig models themselves for review.

It is important to note that these comments imply no pre-determined view of the acceptability of the proposed development in traffic, environmental or highway terms and that these comments relate specifically to matters arising from National Highways' responsibilities to manage and maintain the Strategic Road Network (SRN) in England in line with DfT's Circular 01/2022 to support sustainable delivery of growth. Comments relating to the Local Road Network should be sought from the Local Highway Authority.

I trust that the above comments are helpful. Should you have any queries, please do not hesitate to get in touch.

Kind regards,

**Adrian Chadha**

Spatial Planning Team (Midlands South & East)

Operations Directorate  
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**From:** Alex Jelley <[Alex.Jelley@hinckley-bosworth.gov.uk](mailto:Alex.Jelley@hinckley-bosworth.gov.uk)>  
**Sent:** 04 March 2025 10:38  
**To:** Adrian Chadha <[Adrian.Chadha@nationalhighways.co.uk](mailto:Adrian.Chadha@nationalhighways.co.uk)>  
**Subject:** FW: 24/00914/OUT - Burroughs Road Recreation Ground, Burroughs Road, Ratby, Leicestershire  
**Importance:** High

Dear Adrian,

Thank you for your recent response to this application – the agent has come back to me to say that you may not have viewed additional information provided at the end of February? Please see attached details for ease. I have also asked that you are formally re-consulted for 21 days by our planning tech team. Please could you let me know if the updated information addresses the concerns you have raised at your earliest convenience?

Regards

Alex Jelley BA MSC MRTPI  
Development Services  
Planning Consultant  
Hinckley & Bosworth Borough Council

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Phone: 07900924128

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**From:** Sarah MacPherson <[Sarah.MacPherson@marrons.co.uk](mailto:Sarah.MacPherson@marrons.co.uk)>  
**Sent:** 04 March 2025 10:29  
**To:** Alex Jelley <[Alex.Jelley@hinckley-bosworth.gov.uk](mailto:Alex.Jelley@hinckley-bosworth.gov.uk)>; [planningM@nationalhighways.co.uk](mailto:planningM@nationalhighways.co.uk)  
**Cc:** Ben Ward <[Ben.Ward@marrons.co.uk](mailto:Ben.Ward@marrons.co.uk)>  
**Subject:** RE: 4/00914/OUT - Burroughs Road Recreation Ground, Burroughs Road, Ratby, Leicestershire

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Good morning Louise,

Having now read the comments sent yesterday, dated 3<sup>rd</sup> March, they are exactly the same as the comments received late last year.

The officer has not reviewed the package of additional information sent on 20<sup>th</sup> February specifically addressing the earlier comments. I would be grateful if this information could be reviewed and fresh comments issued. I trust they will find their queries answered. I have reattached the information, and both sets of NH comments, for ease.

Many thanks,

Sarah

**Sarah MacPherson MRTPI**

Senior Planner

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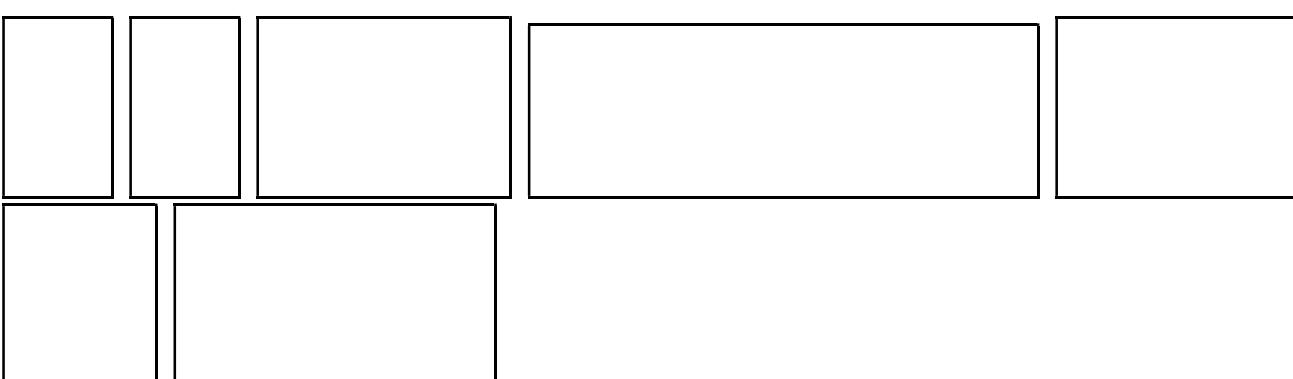
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**From:** Alex Jolley <[Alex.Jolley@hinckley-bosworth.gov.uk](mailto:Alex.Jolley@hinckley-bosworth.gov.uk)>

**Sent:** 03 March 2025 12:57

**To:** Sarah MacPherson <[Sarah.MacPherson@marrons.co.uk](mailto:Sarah.MacPherson@marrons.co.uk)>

**Subject:** FW: 4/00914/OUT - Burroughs Road Recreation Ground, Burroughs Road, Ratby, Leicestershire

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Hi Sarah,

Please find attached the latest response from National Highways – they are seeking a deferral of determination until at least June 2025. As such, given the level of outstanding information at the current time – please can we seek agreement to an extension of time until the end of June 2025 please?

Regards

Alex Jolley BA MSC MRTPI  
Development Services  
Planning Consultant  
Hinckley & Bosworth Borough Council

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**From:** Adrian Chadha <[Adrian.Chadha@nationalhighways.co.uk](mailto:Adrian.Chadha@nationalhighways.co.uk)>

**Sent:** 03 March 2025 12:44

**To:** Alex Jelley <[Alex.Jelley@hinckley-bosworth.gov.uk](mailto:Alex.Jelley@hinckley-bosworth.gov.uk)>

**Cc:** Patrick Thomas <[Patrick.Thomas@nationalhighways.co.uk](mailto:Patrick.Thomas@nationalhighways.co.uk)>; Ijas Muhammed <[ijas.muhammed@nationalhighways.co.uk](mailto:ijas.muhammed@nationalhighways.co.uk)>

**Subject:** 4/00914/OUT - Burroughs Road Recreation Ground, Burroughs Road, Ratby, Leicestershire

## FAO Alex Jelley

Please see attached National Highways updated formal response to the above referenced consualtion.

Kind regards,

### **Adrian Chadha**

Spatial Planning (Midlands South & East)

Operations Directorate

National Highways

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