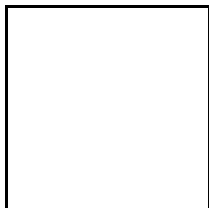


Subject: 24/00914/OUT Recreation Ground, Burroughs Road, Ratby

From: Adrian Chadha <adrian.chadha@nationalhighways.co.uk>
Sent: 27 November 2025 10:13
To: Lewis Thomas <LThomas@pellfrischmann.com>
Cc: Alex Jelley <alex.jelley@hinckley-bosworth.gov.uk>
Subject: RE: 24/00914/OUT Recreation Ground, Burroughs Road, Ratby



Dear Lewis,

Thank you for providing additional information in an email and updated models, dated November 2025, for our review. I note that this additional information has been provided in support of a planning application (ref: 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 set out our comments below for your consideration.

Leicester Road/Sacheverell Way Roundabout Model

Model Geometry

Based on our review, National Highways is content that the modelled geometry is now in line with real world conditions.

Model Validation

Thank you for providing the model validation for our review. National Highways has noted that the slope and intercepts have been manually adjusted. The junction 11 user guide states that these should not be adjusted by more than 20%. However, as the adjustments have reduced capacity equally across all scenarios, we are content that this is robust. Additionally, National Highways is content the model validates correctly in the base year.

Lane Simulation

Thank you for providing a lane simulation version of the model. We are content that the model has been set up correctly.

A46/ Groby Road/ Markfield Road Roundabout Model

Traffic Flows

National Highways is now content that the flows contained within the model match those presented.

Traffic Impact

National Highways are content with the information provided and therefore have no further queries. Overall, we believe that this development is unlikely to severely impact the safety or operation of the Strategic Road Network (SRN).

You will see that I have cc'd the planning case officer Alex Jelley into this email, I will also be issuing a formal 'No Objection' planning response to reflect this.

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

Kind regards,

Adrian Chadha

Spatial Planning Team

Operations Directorate (Midlands)

Nottinghamshire, Derbyshire and North Leicestershire

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www.nationalhighways.co.uk

For information about our engagement with the planning system please visit

https://nationalhighways.co.uk/media/imvluu5w/final-cre23_0370-nh-planning-guide-2023.pdf