

From: Jonathan Weekes <betatownplanning@gmail.com>
Sent: 23 September 2026 15:00:37 UTC+01:00
To: "Joe Fleetwood" <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Cc: "Heath Cade" <heath.cade@hitechgp.co.uk>
Subject: 26/00691/FUL - Ivy House Farm Padel Courts & Cafe
Attachments: 26-31.4D CADE-PROPOSED SITE PLAN.pdf

Dear Joe

Following receipt and review of the County Highway's response, please find attached an updated layout plan tweaking the position of the access to achieve the full vis splays as they denote necessary - this requirement could be questioned but it can be delivered so the argument can be avoided.

In terms of the other queries raised in respect of the need for a footway along Broad Lane and how the internal footpath link would be provided and maintained, the following clarification is provided.

In terms of access to the site, it is not expected that there would be many (if any) people reaching the site for the padel and cafe that would be walking along Broad Lane. Connectivity from a pedestrian perspective to these facilities is via the public footpath R28/1 to the rear of the site, crossing the applicant's land. A full connection with this footpath is proposed so that people can safely access the site.

In terms of anyone using it to drop off in association with the school, the link to footpath R28/1 will provide access to the public footpath, which leads directly to the school, with gated access into the school. Children already use this route into the school. Current facilities for drop off, augmented by the new restrictions placed on Broad Lane, mean that there are many children who walk down the grass verge of Broad Lane. Enhanced access via R28/1 would represent betterment, offering an alternative connected route to remove pedestrians from this verge.

However, it is also intended (but not necessary to show betterment) that an internal footpath link will be provided from the parking area to the school. It has been agreed with the school that the footpath section within the application site will be delivered as part of this scheme and the section on the school grounds would be covered by the educational authority. This would enable a more direct route into the school, but as noted is an additional option to further improve connectivity.

I hope this clarifies matters in respect of highways.

Kind regards,

Jonathan Weekes

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