

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 advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with Policy TR6(4) of the National Planning Policy Framework (2026), subject to the conditions and/or planning obligations outlined in this report.

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 and 8th July 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:

- Highway Response 2 dated 10th July 2026 and authored by Exigo
- Highway Response 3 dated 28th July 2026 and authored by Exigo
- Highway Response 4 dated 2nd September 2026 and authored by Exigo
- Patrick Stroud Designs Ltd. Drawing number 2026.915.03 Rev. A

Site Access

The LHA previously advised 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 has subsequently obtained speed surveys which are held by Leicestershire County Council, which were undertaken in 2021 immediately to the northeast of the existing access. The results of the speed surveys are provided below.

Direction	21/9/2021 to 29/10/21		19/11/26 to 27/11/2021	
	Mean	85%ile	Mean	85%ile
Northbound	41.2mph	47.7mph	40.7mph	46.7mph
Southbound	42.8mph	49.3mph	41.0mph	46.7mph

The LHA advises that it would usually not accept survey data which is over three years old. Apart from the removal of hedgerow alongside the carriageway, there have been no other changes to the layout or speed limit of the road since the 2021 survey was undertaken. A neighbouring development is also required to realign Desford Lane and reduce the speed limit to 40mph, however whilst the development is underway, the works are yet to be undertaken. Given the site-specific circumstances, the LHA accepts the use of the 2021 speed survey data.

Based on [Table 6](#) of the LHDG, for measured 85th percentile vehicle speeds of between 45 to 53mph, a visibility splay of 2.4 x 160m is required. These were detailed on Exigo drawing number T881-01A within Technical Note 3.

Following a review of the drawing, the LHA contacted the LPA to request the Applicants proposed visibility splays were included within their red line boundary on the basis the drawing stated they were within land under the Applicants control (*TBC*), which did not provide certainty to the LHA that the shown splays could be achieved.

Technical Note 4 includes Exigo drawing number T881-01B, which details visibility splays of 2.4 x 110m to the northeast of the access and 2.4 x 105m to the southwest of the access. These are based on the highest recorded vehicle speeds undertaken between 21st September – 29th October 2021 and are the absolute minimum visibility requirements set out within the Design Manual for Roads and Bridges. The LHA advises that based on a site visit and previous drawings submitted by the Applicant, it is satisfied that whilst the most recent drawing shows the DMRB desirable minimum of 2.4 x 135m for the measured vehicle speeds to the southwest of the access, a splay of 2.4 x 160m could also be achieved. On this basis, the LHA would seek to impose the 2.4 x 160m visibility splay to the southwest within the advised conditions. To the northeast, the Applicant has now only shown visibility to fall within the extents of the public highway. The LHA therefore assume that the land which would become the realigned Desford Lane is not within the Applicants control. It is also yet to form part of the adopted highway.

Under the site specific circumstances, given the carriageway realignment as part of the neighbouring development would improve visibility and reduce the speed limit of the road to 40mph, there are no Personal Injury Collisions at the existing access, and it is currently used by HGVs in association with the existing business, the LHA considers the visibility splays at the existing access to be acceptable and could not sustain a reason to refuse the planning application.

Highway Safety

The LHA previously advised it did not consider the proposals would be likely to exacerbate an existing highway safety concern.

Trip Generation

The LHA has previously accepted the Applicants trip generation figures. The proposals are likely to generate approximately 16 two-way trips per hour.

Internal Layout

The LHA has previously advised 14 car parking spaces, as well as three accessible spaces to serve the site are considered acceptable. These are shown on Patrick Stroud Designs Ltd. Drawing number 2026.915.03 Rev. A.

Transport Sustainability

As advised previously, the site is in a remote location and detached from the village of Ratby, there are no pedestrian footways leading up to the site, or street lighting along Desford Lane.

On this basis the LHA consider those visiting the site are likely to do so by private car journeys. Nevertheless, the LHA acknowledge that some players are likely to car share and those who are confident in doing so may choose to cycle to the site from surrounding villages.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 x 160 metres to the southwest and 2.4 x 110 metres to the northeast of the access have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2026).

2. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Patrick Stroud Designs Ltd. Drawing number 2026.915.03 Rev. A. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to

enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2026).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
29 July 2026

Case Officer
Ben Dutton

Reviewer
DH

Date issued
16 September 2026