

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: 26/00339/FUL

Highway Reference Number: 2026/0339/04/H

Application Address: Doctors Surgery 122 - 124 Station Road Ratby Leicester Leicestershire LE6 0JP

Application Type: Full

Description of Application: Change of use from a former doctors surgery (Class E) to two self-contained residential dwellings (Class C3)

GENERAL DETAILS

Planning Case Officer: Gwion Russell

Applicant: Mr P Parwaiz

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

Parish: Ratby

Road Classification: Adopted Unclassified

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 paragraph 116 of the National Planning Policy Framework (2024), 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 consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the change of use from a former doctor's surgery (Class E) to two self-contained residential dwellings at Doctors Surgery, 122 - 124 Station Road, Ratby.

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

- Application Form
- Shaw Savage Ltd drawing number 2552-600 Rev. A (Proposed Highway Modifications)
- Design and Access Statement dated 10th December 2025
- DSA drawing number 25010 DSA ZZ GF DR A 002 Rev. P01 (Sketch Scheme)

Note – The LHA have included hyperlinks to relevant sections of the [Leicestershire Highway Design Guide](#) (LHDG) within this report. These are identified in bold, underlined and in blue text. It should be noted that the LHDG has been fully updated since all previous planning applications listed in the Site History section below.

The LHA visited the site on Thursday 7th May 2026.

Site Access

Access to the site is off Park Road, an unclassified road subject to a 30mph speed limit. Details of the proposed access arrangements are shown on Shaw Savage Ltd drawing number 2552-600 Rev. A.

To provide garden areas to the rear of each property, the Applicant is proposing to re-instate full height kerbs along the northeastern section of the existing dropped kerb car park access and install approximately 4.0m additional dropped kerbs to the southwest of the remaining existing dropped kerbs.

Whilst visibility splays have not been shown on the submitted drawings, the LHA believe visibility of approximately 2.4 x 30m can be achieved to the northeast of the access, which covers up to the mini roundabout junction of Park Road with Station Road. To the southwest, currently visibility measures approximately 2.4 x 24m. However, with the removal of the hedge fronting the site, the LHA believe this could be increased to approximately 2.4 x 33m, which would be acceptable for vehicle speeds between 21 – 25mph based on [Table 6](#) of the LHDG. Given the proximity of the site access to the Station Road junction and the previous use of the site, this is considered acceptable to the LHA.

1 x 1m pedestrian visibility splays would need to be provided each side of the site access.

Highway Safety

Based on available records to the LHA, there have been no Personal injury Collisions recorded on Park Road, or the junction of Park Road with Station Road within the last five years.

Trip Generation

The LHA considers the proposals would substantially reduce the number of vehicular trips which could be generated to/ from the site in comparison to a doctor's surgery.

Off-Site Implications

The LHA is aware that the doctor's surgery has relocated to new premises on Desford Lane. Signage remains in place on Station Road to direct drivers to Ratby Surgery on Park Road. The LHA therefore advises as part of the proposals, the Applicant should remove all existing signage to Ratby surgery and, if necessary, replace this elsewhere to direct divers to the correct location. The LHA believe a signage scheme could be conditioned.

Internal Layout

DSA drawing number 25010 DSA ZZ GF DR A 002 Rev. P01 provides details of the sites internal layout. Four car parking spaces are proposed in total, all of which appear to be labelled for Plot 2, which the LHA assume to be an error, as two spaces would be allocated to each plot.

The level of parking provided for each plot is in accordance with [Table 28](#) and the [design principles for off-street parking](#) section of the LHDG. The access drive would need to be hard

bound for a minimum of 5.0m from the highway boundary and drainage will need to be provided to prevent surface water from flowing into the highway should the site drain in this direction.

Transport Sustainability

The site is located close to the centre of Ratby and within an 800m walking distance of village amenities such as a supermarket, primary school, public house, doctors' surgery and bus stops serving an hourly bus service between Leicester and Ratby.

Conditions

1. No part of the development shall be occupied until such time as details of the removal and (if necessary) relocation of all existing Ratby Surgery signage to the former doctor's surgery has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the agreed details shall be implemented in full prior to the occupation of any dwelling.

REASON: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2024).

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements (including the reinstatement of dropped kerbs where required) shown on Shaw Savage Ltd drawing number 2552-600 Rev. A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

3. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 30 metres in a north-easterly direction and 2.4 by 33 metres in a south-westerly direction 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 (2024).

4. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2024).

5. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with DSA drawing number 25010 DSA ZZ GF DR A 002 Rev. P01. Thereafter the onsite parking provision shall be kept available for such use 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 in the interests of

highway safety and in accordance with the National Planning Policy Framework (2024).

6. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least five metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

7. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2024).

Informative

- Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/>.

Date Received
20 April 2026

Case Officer
Ben Dutton

Reviewer
DH

Date issued
18 May 2026