

**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 Environment & Transport.

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**APPLICATION DETAILS:**

Planning Application Number: 23/00232/OUT

Highway Reference Number: 2023/0232/04/H

Application Address: 130 Stamford Street Ratby Leicester Leicestershire LE6 0JU

Application Type: Outline

Description of Application:

Outline Planning Permission for two new dwellinghouses (all matters reserved)

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**GENERAL DETAILS**

Planning Case Officer: David Spring

Applicant: Mr Max North

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

Road Classification: Adopted Unclassified

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**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 111 of the National Planning Policy Framework (2021).

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) are in receipt of application 23/00232/OUT for a the outline planning permission for two new dwellinghouses (all matters reserved). The proposed development is located at 130 Stamford Street, Ratby, Leicestershire, LE6 0JU.

There has been one previous application at the site as detailed below:

21/00825/OUT - Residential development of 2 dwellings (Outline - all matters reserved). The LHA responded to the Local Planning Authority (LPA) on 18 May 2022 stating the principle of the

scheme would be acceptable subject to a Reserved Matters application. The scheme was refused by the LPA on non highway grounds.

It should be noted the Applicant has provided the same 'Location and Block Plan', drawing number 405/03 and indicative site layout drawing number 405/02B Rev B as part of this and previous application submitted under 21/00825/OUT.

### **Site Access**

Whilst the access is not for consideration at this stage, the Applicant has again submitted Perfect Planning drawing number 405/03 which shows access would be taken from Stamford Street.

An access width of 4.25m for a minimum of 5m behind the highway boundary should also be demonstrated. As advised previously under 21/00825/OUT, visibility to the southwest of the access is approximately 2.4 x 22 metres as opposed to 2.4 x 43m, given the highway terminates approximately 22m to the southwest of the access and speeds are likely to be slower than 30mph this is unlikely to be of concern to the LHA.

Overall, the LHA considers at this stage the principle of a safe and suitable access to the site could be achieved. Any relocation of street furniture to facilitate the access would need to be at the Applicants expense.

It is noted that Public Right of Way (PRoW) R50 runs along the southern border of the site and would meet the footway approximately 4m from the site access. As such, the Applicant should be mindful not to obstruct the entrance to the PRoW, or damage it or any infrastructure associated it in any way.

### **Internal Layout**

The Applicant has demonstrated on indicative site layout drawing number 405/02B Rev B that two off street car parking spaces for each of the the three bedroom dwellings would be provided. The LHA would consider two parking spaces per 3 bed dwelling to be acceptable.

When the layout of the development is applied for, the Applicant will need to ensure that both spaces are designed in accordance with the Leicestershire Highway Design Guide Part 3, Paragraphs 3.165, 3.199 and 3.200.

The LHA consider at this stage that there should be sufficient space to fit design compliant parking spaces within the site.

**Date Received**  
**16 March 2023**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**BD**

**Date issued**  
**4 April 2023**

