

**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: 23/00699/FUL

Highway Reference Number: 2023/0699/04/H/FSA

Application Address: Whittington Edge Stables Markfield Road Ratby Leicester Leicestershire LE6  
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Description of Application:

Change of use of existing barn to dwelling, installation of solar panels, and trees planting.

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**GENERAL DETAILS**

Planning Case Officer: Sullivan Archer

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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 refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.

The LHA advises the LPA to consider the following:

- The LPA should consider Paragraph 3.151 of Part 3 of the Leicestershire Highway Design Guide (LHDG), this states that dwellings with 2 bedrooms should provide 2 off street car parking spaces for this rural location.
- LHA records appear to indicate the access drive to the site is under the jurisdiction of National Highways, it is therefore advised the Applicant should also consult them in respect of the proposals if they have not already done so.

The LHA note that Public Right of Way (PRoW) R27 is accessed to the south if the site access. Whilst the LHA do not consider the proposals would effect the enjoyment of the PRoW, the Applicant should note the informatives below:

- a) Prior to construction, measures should be taken to ensure that users of the Public Right(s) of Way are not exposed to any elements of danger associated with construction works.
- b) The Public Right(s) of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- c) The Public Right(s) of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.

d) If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to [networkmanagement@leics.gov.uk](mailto:networkmanagement@leics.gov.uk) at least 12 weeks before the temporary diversion is required.

e) Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

f) No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.

**Date Received**  
**19 July 2023**

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

**Reviewer**  
**DH**

**Date Issued**  
**7 August 2023**