

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.

APPLICATION DETAILS

Planning Application Number: 25/00266/CONDIT

Highway Reference Number: 2025/0266/04/H

Application Address: Ashby House Hill Top Farm Hill Top Earl Shilton Leicester Leicestershire LE9 7DP

Application Type: Variation of Condition (s73)

Description of Application: Application to vary conditions 2 (Approved plans) and 19 (Hard and Soft Landscaping) of planning application 23/01201/CONDIT. Amendments to the footpath width, retaining walls along site boundary and landscaping

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Mrs Gemma Davey

County Councillor: Richard Allen

Parish:

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:

No objection

No objection to the variation of condition 2 (Approved plans) attached to 23/01201/CONDIT.

No comments

Condition 19 (Hard and Soft Landscaping) attached to 23/01201/CONDIT was not advised by the Local Highway Authority who therefore have no comments to make on these details.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 25/00266/CONDIT for the variation of conditions 2 (Approved plans) and 19 (Hard and Soft Landscaping) attached to 23/01136/FUL.

23/01136/FUL sought the variation of conditions 2 (Approved plans) and 19 (Hard and soft landscape) attached to the original planning permission 20/00916/FUL for the demolition of farm

buildings and Ashby House and development of 50 x dwellings comprising 49 affordable houses and 1 x bungalow to replace Ashby House, with access road off Leicester Road, open space, landscaping, drainage basin, and foul pumping station).

Condition 2

Condition 2 has been replicated below for clarity.

'The development hereby permitted shall not be carried out other than in accordance with the following plans:

- *Site Location Plan drawing number 40963 005*
- *Oakley Architects External Works Plan drawing no. 202305/01H1*
- *Boundary Treatment drawing no. 202305/05*
- *Birmingham 2B4P and Bromwich 2B4P drawing number 40963 010 Rev D*
- *Birmingham 2B4P and Bromwich 2B4P drawing number 40963 011 Rev D*
- *Birmingham 2B4P x3 drawing number 40963 014 Rev C*
- *Birmingham 2B4P x2 drawing number 40963 016 Rev D*
- *Birmingham 2B4P x2 Hipped drawing number 40963 017 Rev B*
- *Birmingham 2B4P x2 Rendered drawing number 40963 018 Rev B*
- *Cosford 3B5P x2 Hipped drawing number 40963 020 Rev D*
- *Cosford 3B5P x2 drawing number 40963 022 Rev B*
- *Cosford 3B5P x2 Rendered drawing number 40963 023 Rev B*
- *Material Distribution Plan drawing number 40963 024 Rev G*
- *Cosford 3B5P x2 Hipped and Rendered drawing number 40963 025 Rev C*
- *Bungalow drawing number 40963 026 Rev C*
- *Birmingham 2B4P and Bromwich 2B4P OP drawing number 40963 028 Rev C*
- *Birmingham 2B4P+Bromwich 2B4P hipped drawing number 40963 030 Rev C*
- *Birmingham 2B4P and Bromwich 2B4P x3 drawing number 40963 040*
- *PDP Associates Detailed Landscape Proposals drawing no. c-2191-01 Rev A*
- *Oakley Architects Site Sections drawing no. 202305 04*
- *Road adoption/Land use drawing number 40963 043 Rev D*
- *Birmingham 2B4P and Bromwich 2B4P drawing number 40963 044*
- *Birmingham 2B4P and Bromwich 2B4P drawing number 40963 045*
- *Patrick Parsons S104 Approval Drainage Layout drawing no. HTF-PPC-00-XX-DR-C0501-P5.*

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD (2016).'

Highways Comments:

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- External Works, drawing number O1R; and
- Covering Letter, dated 17 March 2025.

The LHA can confirm the submitted drawing 'External Works', drawing number O1R accords with the agreed Section 38 drawing.

As such, for the reasons set out above, the LHA would not object to the variation of condition 2 (Approved plans) attached to 23/01201/CONDIT

Date Received
20 March 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
7 April 2025