

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: 24/00190/ROW

Highway Reference Number: 2024/0190/04/H

Application Address: Wood Farm Stanton Lane Ellistown Coalville Leicestershire LE67 1FF

Application Type: Other

Description of Application:

Application to divert footpath R9 in relation to permission 21/00531/HYB

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Benjamin Wilkinson

County Councillor: Cllr Peter Bedford

Parish:

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of an application for a Permanent Public Right of Way Diversion of Public Footpath R9.

The LHA acknowledges the relevant planning history at the site which is noted below:

21/00531/HYB | Erection buildings for storage and distribution uses (Class B8), general industry (Class B2) and associated infrastructure including the formation of a new access (All matters reserved expect for access) and Full planning permission for the demolition of existing farmstead and relocation, including the erection of 2 replacement farm managers dwellings and associated agriculture buildings and structures.

23/00080/REM | Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) for planning permission 21/00531/HYB (Allowed under appeal APP/K2420/W/21/3279939) for the erection of buildings for storage and distribution uses (Class B8) and general industry (Class B2).

Public Right of Way

The LHA are aware that the Public Footpath R9 requires diverting in order for Wood Farm to be re-located to the outskirts of Stanton under Bardon village as part of planning permission 21/00531/HYB. The developers for that scheme have informally consulted the LHA regarding various Footpath changes involved, including changes to Footpath R9.

However, there are no documents on the LPA web page for 24/00190/ROW. For that reason the LHA request further information be provided.

To enable meaningful comments, there needs to be an application form submitted with the rationale for the diversion, and a plan of the current and intended routes. Furthermore, a plan showing how the diverted route relates to the relocated Wood Farm is advisable. To make it suitable for public use a diverted route requires physical works, which should reflect the Leicestershire Highway Design Guide appendix of guidance on public rights of way for developers at: <https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/18/Rights-of-way-guide.pdf>.

Date Received
4 March 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
22 March 2024