
From: Jim Rawlings <Jim@roebuckland.co.uk>
Sent: 02 May 2025 18:43
To: Matt Jedruch
Cc: Sean Barratt
Subject: FW: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

Follow Up Flag: Follow up
Flag Status: Flagged

Matt

Amy Stone's response to latest plans below for your information.

Regards

Jim

From: Amy Stone <Amy.Stone@leics.gov.uk>
Sent: 29 April 2025 14:28
To: Jim Rawlings <Jim@roebuckland.co.uk>
Subject: RE: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

Hi Jim,

I've heard back from my colleague, apologies again for the delay. Please see comments below on the new layout.

Location of Proposed Development

Westfield Avenue is currently a private road, owned by Avant Homes. Whilst the developer has Technical Approval for their site, which means that it accords with the design standards set out in the Leicestershire Highways Design Guide (LHDG). They have not yet entered into a S38 agreement for adoption of the roads.

The general layout proposed by this new development clashes with elements of the Technically Approved drawings, including the alteration to the originally proposed industrial access to the West side of Westfield Avenue, and the location and length of speed control features approved within the design. In turn, alterations to speed tables and junctions would have a knock-on impact to drainage features, such as gullies, which have already been installed on site.

The following comments are made notwithstanding the impact on the existing Technically Approved plans held by Avant Homes.

Proposed Access for plots 1-12

The developer has shown a 'Shared Access Way' serving plots 1-12. The developer has now designed this to serve the minimum 6 frontages required by the LHDG in order for the shared surface to be considered for adoption.

The proposed crossing point has been moved to the south to provide a suitable location for a dropped crossing.

Proposed Access for plots 13-15

Pedestrian visibility splays now shown for proposed private drive.

Proposed Access for plots 16/17/18

Pedestrian visibility splays now shown for proposed single domestic vehicle access.

All changes are now acceptable. Although as it remains to be served from a private road (at this time), it is not yet suitable for adoption.

Kind Regards,

Amy Stone (she/her)
Assistant Transport Planner
Highway Development Management
Highways & Transport Commissioning Service
Leicestershire County Council

Tel: 01163051549

Email: amy.stone@leics.gov.uk

****Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter****

From: Jim Rawlings <Jim@roebuckland.co.uk>

Sent: 28 April 2025 13:49

To: Amy Stone <Amy.Stone@leics.gov.uk>

Subject: RE: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

Hi Amy

Hope you had a good break.

Hope you can get a response quickly. On reflection, perhaps I should have just resubmitted to the Council for formal re- consultation.

Many thanks.

Jim

From: Amy Stone <Amy.Stone@leics.gov.uk>

Sent: 28 April 2025 12:13

To: Jim Rawlings <Jim@roebuckland.co.uk>

Subject: RE: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

Hi Jim,

Hope you're well, apologies for the delayed response I was off work last week.

I have chased my colleague up on this and will update you when they reply. Apologies for the delay in this.

Thank you,

Amy Stone (she/her)
Assistant Transport Planner
Highway Development Management
Highways & Transport Commissioning Service
Leicestershire County Council

Tel: 01163051549

Email: amy.stone@leics.gov.uk

****Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter****

From: Jim Rawlings <Jim@roebuckland.co.uk>

Sent: 24 April 2025 17:26

To: Amy Stone <Amy.Stone@leics.gov.uk>

Subject: RE: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

Hi Amy

Has your colleague managed to look at the drawing?

Thanks

Jim

From: Amy Stone <Amy.Stone@leics.gov.uk>

Sent: 15 April 2025 10:06

To: Jim Rawlings <Jim@roebuckland.co.uk>

Subject: RE: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

Hi Jim,

Apologies, this new layout is still with a colleague, I expect a response by next week at the latest.

Thank you,

Amy Stone (she/her)

Assistant Transport Planner

Highway Development Management

Highways & Transport Commissioning Service

Leicestershire County Council

Tel: 01163051549

Email: amy.stone@leics.gov.uk

****Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter****

From: Jim Rawlings <Jim@roebuckland.co.uk>

Sent: 14 April 2025 10:22

To: Amy Stone <Amy.Stone@leics.gov.uk>

Subject: RE: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

Hi Amy

Sorry to chase, but when do you think they might respond?

Many thanks

Jim

From: Amy Stone <Amy.Stone@leics.gov.uk>
Sent: 07 April 2025 11:23
To: Jim Rawlings <Jim@roebuckland.co.uk>
Subject: RE: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

You don't often get email from amy.stone@leics.gov.uk. [Learn why this is important](#)

Hi Jim,

This layout has been sent to our road adoption team for review and we will get back to you as soon as possible.

Kind Regards,

Amy Stone (she/her)
Assistant Transport Planner
Highway Development Management
Highways & Transport Commissioning Service
Leicestershire County Council

Tel: 01163051549

Email: amy.stone@leics.gov.uk

****Please note that the contents of this email including any attachments are offered as my officer opinion and will not prejudice any future decision the Highway Authority may make in relation to this matter****

From: Jim Rawlings <Jim@roebuckland.co.uk>
Sent: 02 April 2025 09:39
To: Amy Stone <Amy.Stone@leics.gov.uk>
Subject: Planning Application Number: 24/01066/FUL- Land West of Westfield Avenue Earl Shilton

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Amy

You kindly responded on our application for Avant Homes at Earl Shilton.

There was an error in the planning layout drawing uploaded but your comments noted the changes to the layout on the materials plan.

Before resubmitting, I wonder if I could have your view on the following amends to address your outstanding concerns?

- The shared access has been extended and now serves six plots (2,3,4,5,8 and 9). It is my Client's intention to seek the adoption of the road at some point in the future (accepting that Westfield Avenue will need adopting first)

- The pedestrian crossing is moved off the junction to a point south of the access

These changes are shown on the attached drawing.

I look forward to hearing from you.

Regards

Jim

Jim Rawlings

m: 07885628713

e: jim@roebuckland.co.uk



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