

**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: 23/00522/FUL

Highway Reference Number: 2023/0522/04/H

Application Address: Wolfdale School Desford Lane Ratby Leicester Leicestershire LE6 0LE

Application Type: Full

Description of Application:

Temporary change of use of the ground floor of the existing pavilion to classrooms for educational use (Class F1)

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**GENERAL DETAILS**

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Gemma Thompson

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

Road Classification: Class C

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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 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) are in receipt of a consultation for a full application for the temporary change of use of the ground floor of the existing pavilion to classrooms for educational use (Class F1) at Wolfdale School, Desford Lane, Ratby.

The LHA is aware of application reference 21/00691/FUL for four temporary mobile classrooms for educational use, play area, 2.1 metre high fencing and gates at the same site (Ratby Sports Club), which was granted planning permission by the Local Planning Authority on 16 March 2022. Condition 2 of that application states '*The approved mobile classrooms shall be removed, the educational use shall cease and the land restored to its former condition by no later than the 31st March 2025*'.

Based on the submitted information, it is unclear how long the temporary change of use of the pavilion ground floor is proposed for. Clarification is therefore required from the Applicant.

### **Site Access**

It is believed the Applicant would use the existing car park for Ratby Sports Club for parking, although this only falls within the blue line boundary of the site.

### **Highway Safety**

The LHA will give further consideration to highway safety following further clarification by the Applicant of the anticipated trip generation to/ from the site as detailed below.

### **Trip Generation**

The Applicant has stated that the use will comprise four teaching classrooms (providing functioning space for up to 10 pupils for the next academic year), with use of the existing WC's by students and staff. The proposed use will only be occupied during the hours of 08:30 – 17:30 Monday - Friday and will not be used during weekends or bank holidays, given its educational requirement is only necessary during normal school hours.

It is also stated in paragraph 4.5 of the Design & Access Statement that no additional staff are anticipated over and above that already working on the wider site, however Part 6 Paragraph J states '*The School currently employs 42 staff, all from the local surrounding areas, and an expansion to the Ratby site would provide additional jobs for the local area*'.

The LHA request clarity as to whether the proposals would provide functioning space for 10 pupils in total over the four classrooms, or whether a total of 40 pupils (10 per classroom) would be present on-site. Clarification in respect of staffing numbers and whether these would be new members of staff is also necessary. Furthermore, it is unclear whether the pupils/ staff would be relocated to the ground floor of the pavilion from the temporary classrooms permitted under application reference 21/00691/FUL and the use of these would cease, or staff/ pupil trips would effectively be 'new' trips to the Ratby Sports Club site irrespective of whether new employees are proposed or not.

The LHA therefore request clarification in respect of the total number of staff and pupils which would be on-site as a result of the proposals at any one time. Depending on whether additional trips are generated and the level of trips anticipated, consideration of trip distribution may be required by the Applicant.

### **Junction Capacity Assessments**

On the basis the pavilion is not in use during school times, the Applicant may need to undertake capacity assessments of the site access in the event 30 or more two way trips (e.g. 15 arrivals and 15 departures) are forecast as a result of the development during the AM (08:00 - 09:00) or PM (17:00 - 18:00) peaks.

### **Internal Layout**

In order to advise whether the level of parking within the site is considered acceptable, clarification as to the number of staff which would work at the site is required. Furthermore, the existing car park to Ratby Sports Club only falls within the blue line boundary of the site.

### **Transport Sustainability**

The site is located within the centre of Ratby. The site is within walking distance of local amenities for staff as well as an hourly bus service between Leicester and Coalville.

**Date Received**  
**12 June 2023**

**Case Officer**  
**Ben Dutton**

**Reviewer**  
**DH**

**Date issued**  
**3 July 2023**