
From: Victoria Vernon <Victoria.Vernon@leics.gov.uk>
Sent: 17 April 2025 13:14
To: Planning Folder New
Cc: HDC; Ruth Davis; David Hunt; Mark Johnson; Planning Obligations
Subject: RE: Notification of Planning Appeal for Planning Application Ref: 24/00657/FUL

Categories: Yasmin

Good afternoon,

Thank you for notifying the Local Highway Authority (LHA) over the above appeal.

The LHA has reviewed the case, including the additional information submitted in the appeal documents.

Within the final set of highway observations dated 13 January 2025, the LHA advised that it was not considered that the application as submitted fully assessed the highway impact of the proposed development and further information was required as set out in that response.

The LHA has reviewed the Appellants Highways Statement of Case, which includes speed surveys, a revised visibility drawing (Access Alterations drawing number RHC-24-155-01 revision C) and clarification over the use of the proposed car parking spaces. Following a review of this, the LHA consider the application to be acceptable subject to the conditions, contributions and informatives listed below. Therefore, the LHA requests that these are included within the LPA's Statement of Case:

Conditions

1) No development shall commence on the site until such time as a construction traffic management plan, including as a minimum, details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2) No development shall take place until a scheme for the treatment of the Public Right of Way R77 has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for management during construction, surfacing, width, replacement gates, structures, signing and landscaping, together with a timetable for its implementation. Thereafter, the development shall be carried out in accordance with the agreed scheme and timetable.

REASON: In the interests of amenity, safety and security of users of the Public Right of Way in accordance with the National Planning Policy Framework (2024).

3) No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Access Alterations drawing number RHC-24-155-01 revision C have been implemented in full. The visibility splays provided shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

4) The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan drawing number 5681/MN/23/004 revision K. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

5) Notwithstanding the submitted plans prior to first occupation of the development hereby permitted secure and under cover cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

6) No part of the development hereby permitted shall be first occupied until an amended Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.

REASON: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2024).

Contributions

To comply with Government guidance in the NPPF and commensurate with Leicestershire County Council Planning Obligations Policy the following contributions would be required in the interests of encouraging sustainable travel to and from the site, achieving modal shift targets, and reducing employee car use:

1) Travel Plan Monitoring Fee via MODESHIFT STARS for. The Applicant is advised that the required for this site will be the sum of £6000.00.

JUSTIFICATION: To enable Leicestershire County Council to provide support to the appointed Travel Plan Co-ordinator, audit annual Travel Plan performance reports to ensure that Travel Plan outcomes are being achieved, and to take responsibility for any necessitated planning enforcement.

2) Two new bus stops to be installed at suitable locations to be determined and to include the following infrastructure:

- Pole £198.00 per stop
- Flag £66.00 per stop
- Timetable case £180.00 per stop
- Hardstanding £8,500 per stop

JUSTIFICATION: To ensure the proposed development is accessible by bus and to encourage sustainable modes of travel.

3) Travel Packs; to inform new employees from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at £52.85 per pack). If not supplied by LCC, a sample Travel Pack shall be submitted to and approved in writing by LCC which would attract an administration charge of £500.

JUSTIFICATION: To inform new employees from first occupation what sustainable travel choices are available in the surrounding area.

4) Bus passes, one per employee (application form to be included in Travel Packs and funded by the developer); to encourage new employees to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car (can be supplied through LCC at (approximately) £415.00 per pass (cost to be confirmed at implementation)).

JUSTIFICATION: To encourage employees to use bus services as an alternative to the private car.

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

A Public Right 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.

A separate application for a diversion of an existing Public Right of Way should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of Public Rights of Way until a Diversion Order has become operative.

Public Rights of Way must not be further enclosed in any way without undertaking discussions with the local Highway Authority (telephone 0116 305 0001).

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 Local Highway Authority.

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 Local Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and Leicestershire County Council as Local Highway Authority may be obliged to require its immediate removal.

Should you require any further information, please do not hesitate to contact me.

Kind regards

Victoria Vernon (She/They) | [Why are pronouns important?](#)

Transport Planner

Highway Development Management

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