

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: 23/00774/REM

Highway Reference Number: 2023/0774/04/H

Application Address: 130 Stamford Street Ratby Leicester Leicestershire LE6 0JU

Application Type: Reserved Matters

Description of Application:

Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) relating to outline planning permission 23/00232/OUT for two new dwellinghouses

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Max North

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

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) has been consulted on application 23/00774/REM for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) relating to outline planning permission 23/00232/OUT for two new dwellinghouses. The proposals are at 130 Stamford Street, Ratby, Leicestershire, LE6 0JU.

Outline (all matters reserved) planning permission submitted under 23/00232/OUT was granted for the erection of two dwellings on 5 May 2023.

Site Access

The outline application submitted under 23/00232/OUT established that the LHA considered at the time the principle of a safe and suitable access to the site could be achieved.

It does not appear the Applicant has provided a detailed access drawing, nor has a redline boundary drawing been provided which abuts the highway. Whilst the LHA accepts the access is within land demonstrated as within the blue line (land under the Applicant's control), given that the access forms part of the application for consideration, this means the access would not be able to be conditioned in perpetuity. As such, that LHA would request an amended redline drawing demonstrating the access as abutting the public highway. The Applicant should also ensure the redline plan terminates at the edge of the public highway (carriageway and footway), the image below taken from the 'Site Location Plan' drawing number 405/02 shows the blue line to the edge of the carriageway, therefore including the public footpath.



As previously alluded to, no detailed access drawing has been provided. However, there does appear to be a landscape drawing submitted as part of the application (untitled, no plan number) which does appear to show the access to the public highway. As such the LHA have reviewed and find it to broadly accord with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG) in terms of effective access width for a minimum of 5m behind the highway.

Whilst vehicular visibility splays have not been demonstrated, as stated within 23/00232/OUT, given the accesses proximity to the highway termination point, as speeds and highly likely to be far lower than the posted 30mph speed limit it is unlikely to be of concern to the LHA.

The LHA draws the Applicants attention to the landscape drawing alluded to above, this demonstrates what appears to be block paving within the public highway. Whilst this has not been included within 'Key' on the drawing and may possibly be for illustrative proposes only, the LHA would request this is amended to remove this area shown within the public highway for clarity. If the Applicant does not agree with the LHA's assessment of the highway extent, they should contact 'Highway Record Enquiries' via HRE@leics.gov.uk to establish the high extent.

Internal Layout

The LHA have reviewed the submitted documents and find the proposals to accord with Paragraphs 3.151 (quantum of parking), 3.165 (parking space dimensions) and Figure DG13 (on-site turning) of Part 3 of the LHDG.

Links

<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/18/Part-3-design-guidance-interim.pdf>

Date Received
13 October 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
2 November 2023