

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: 23/00522/FUL

Highway Reference Number: 2023/0522/04/H/R1

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

Application Type: Full

Description of Application:

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

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Gemma Thompson

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

Road Classification: Class C

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 advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2023).

Advice to Local Planning Authority

Background

Within the observations submitted to the Local Planning Authority (LPA) on 3 July 2023, the Local Highway Authority (LHA) asked for additional information from the Applicant in respect of the anticipated trip generation to/ from the site. The Applicant has subsequently provided an e-mail to the LPA dated 31 October 2023 in response to the LHA's comments. These observations are therefore provided on the basis of the Applicants e-mail.

Given the proposals are for a temporary change of use of the ground floor of the sports pavilion, the LHA previously requested clarity as to how long the change of use was proposed. The Applicant has advised the temporary permission is proposed for a period of three years.

Site Access/ Internal Layout

The Applicant has confirmed that the existing car park for the Ratby Sports Club would be used for parking and therefore the LHA consider the existing site access to the car park on to Desford Lane would be used. Desford Lane is a C classified road subject to a 30mph speed limit. While no alterations are proposed to the existing access arrangements, given the number of additional trips likely to be generated by the proposals (see further below), the LHA accept that no additional works to the access, such as widening, are required. The LHA also advise that there is considered to be sufficient parking to cater for staff and parents/ taxis etc dropping off or picking up children.

The LHA advise that the red line of the application site has not been amended to include the access and car park, but these remain in the blue line indicating land under the Applicants control.

Highway Safety

Based on available records to the LHA, there has been one recorded Personal Injury Collision on Desford Lane between the junction of Main Street/ Station Road and 500m southwest of the site. This was a loss of control type PIC involving two vehicles and was recorded as slight, occurring in September 2021. The LHA advise this is considered to be an isolated incident and that the proposals are unlikely to exacerbate the current situation.

Trip Generation/ Junction Capacity Assessments

The LHA previously requested clarity as to whether the classrooms would hold 10 pupils each (40 pupils in total) or 10 pupils in total. Clarity was also requested in respect of whether the proposals would result in those in the existing temporary mobile classrooms permitted under application reference 21/00691/FUL being relocated in to the pavilion and the use of the mobile classrooms would cease, or staff/ pupil trips would effectively be 'new' trips to the site.

The Applicant has stated that the temporary classrooms are proposed to be used by a maximum of eight students, and there would be a maximum of 20 students on the site when combining the proposed classrooms with the existing temporary mobiles elsewhere on the site.

It has been stated that the students travel in minibus taxis, provided by local councils, and it is considered that the additional eight students would share the existing transport methods, for example, a new student from Loughborough would be added to the existing Minibus from this area and therefore no additional vehicles would be visiting the site. The school also owns a minibus for any offsite activities which the students would attend for example school trips.

The LHA also previously requested clarity in terms of staff numbers and whether any of these would be employed over and above current levels on the site. It is understood there will be up to 15 staff onsite during the day time, and current staff use a range of transport methods, such as car, car sharing, bus, walking and cycling.

The LHA advise it is still unclear how many additional staff would be employed as a result of the proposals. Nevertheless, on the basis that only eight additional pupils would be on site and the total number of employees on site would be 15, the LHA considers a more detailed assessment to establish whether the development would have any temporary impact on the surrounding highway network could not be justified.

Date Received
24 October 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
3 November 2023