

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: 23/00674/FUL

Highway Reference Number: 2023/0674/04/H

Application Address: Ratby Cricket Club Desford Lane Ratby Leicester Leicestershire LE6 0LE

Application Type: Full

Description of Application:

Siting of changing room, clubroom, welfare unit, maintenance and secure equipment store buildings for a temporary period of 3 years

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr A Blanchard

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 (2021).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a full application for the siting of a changing room, clubroom, welfare unit, maintenance and secure equipment store buildings for a temporary period of three years.

Based on the submitted Planning Supporting Statement, received by the Local Planning Authority on 7th July 2023, it is understood the temporary buildings are required so that improvements can be undertaken to the overall site. This will include the completion and use of a part-constructed clubhouse building and the redevelopment of the existing cricket club house which is stated to currently offer inadequate facilities.

Site Access/ Internal Layout

The Planning Supporting Statement details that the site will be serviced by existing retained vehicular and pedestrian access points. Parking will remain unaffected by the proposals.

The LHA note that the submitted Location Plan, dated 7 July 2023, details footbridges over the stream which divides the proposed temporary buildings from the existing hard bound car park and existing facilities buildings on-site. The LHA consider the proposals are therefore unlikely to result in an intensification in use of the western vehicular access to the site off Desford Lane (which does not serve a car park and appears to be more of a maintenance access) as those on-site will be able to walk to the temporary buildings from the existing car park (which is accessed by a northern access to Desford Lane).

Trip Generation

Given the nature of the proposals, which would enable refurbishment/ completion/ improvements to the existing on-site facilities, the LHA considers it is unlikely the proposals would result in an intensification in use of the site.

Date Received
4 August 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
21 August 2023