

**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: 23/0016/OUT

Highway Reference Number: 2023/0016/01/H/R3

Application Address: 10 And 12 Ridgeway Littlethorpe Leicestershire LE19 2JJ

Application Type: Outline (with access)

Description of Application: Re-consultation. Outline application for 5 dwellings and associated infrastructure (all matters reserved except layout and access)

GENERAL DETAILS

Planning Case Officer: Charles Edben

Applicant: Mr Nick Symonds

County Councillor: Cllr Terry Richardson

Parish: Narborough

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 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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been re-consulted on an outline planning application at 10 and 12 Ridgeway, Littlethorpe for the erection of five dwellings and associated infrastructure (all matters reserved except layout and access).

The LHA previously responded to this application on 20th February 2023, 24th August 2023, and 9th October 2023, advising that 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. In the most recent observations, the LHA provided additional advice in relation to the adoptability.

The LHA has now been re-consulted on the application, and notes that the following documentation has been uploaded to the Local Planning Authority's website:

- Proposed Block Plan (Stuarch, drawing number 03-2232_00 Revision F); and
- Proposed Landscaping Plan (Stuarch, drawing number 04-2232_00 Revision F).

The LHA reviewed and provided observations to the Proposed Landscaping Plan (Revision F) in it's previous highway observations dated 9th October 2023. Furthermore, the LHA notes that the Proposed Block Plan (Revision F) is identical to the Proposed Landscaping Plan (Revision F) in highway terms.

Consequently, the LHA is satisfied that the proposed development would still be acceptable in highway and transport terms in accordance with the advice contained within the previous highway observations. The advice regarding adoptability contained within the previous highway observations continues to stand.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of 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 part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2023).

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Sturch drawing number 03-2232_00 Revision F have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Sturch drawing number 03-2232_00 Revision F. 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 (2023).

5. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmac, or similar hard bound material (not loose aggregate) for a distance of at least 5.0 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

6. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2023).

Informative

- a. 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.
- b. The proposed road layout does not conform to an acceptable standard for adoption and therefore it will not be considered for adoption and future maintenance by the Local Highway Authority. The Local Highway Authority will, however, serve Advance Payment Codes in respect of all plots served by (all) the private road(s) within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please note that the Highway Authority has standards for private roads which will

need to be complied with to ensure that the Advanced Payment Code may be exempted and the monies returned. Failure to comply with these standards will mean that monies cannot be refunded. For further details please email road.adoptions@leics.gov.uk. Signs should be erected within the site at the access advising people that the road is a private road with no highway rights over it.

Date Received
30 November 2023

Case Officer
Daniel Putnam

Reviewer
DH

Date Issued
18 December 2023