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 Growth, Environment & Transport**.**

APPLICATION DETAILS

Planning Application Number: 26/00874/REM

Highway Reference Number: 2026/0874/04/H

Application Address: 193 Shaw Lane Markfield Leicestershire LE67 9PW

Application Type: Reserved Matters

Description of Application: Approval of reserved matters (Appearance, landscaping and scale) of outline planning permission 24/00040/OUT for residential development of up to 4 dwellings.

GENERAL DETAILS

Planning Case Officer: Hinckley and Bosworth Borough Council

Applicant: Mr Moore

County Councillor: Markfield, Desford & Thornton ED - Charles Whitford CC

Parish: Markfield

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 Policy TR6(4) of the National Planning Policy Framework (2026).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on the approval of reserved matters (Appearance, landscaping and scale) of outline planning permission 24/00040/OUT for a residential development of up to four dwellings. The site is located at 19,3 Shaw Lane, Markfield. The LHA has reviewed the following documents submitted by the Applicant in support of the proposals:

- Application Form
- Design & Access Statement dated September 2026 and authored by Andrew Large Surveyors
- Henderson Planning & Design drawing titled Proposed Floor Plans, dated 29th September 2026
- Henderson Planning & Design drawing titled Site Location & Outline Consent dated 29th September 2026.

Note – The LHA have included hyperlinks to relevant sections of the **Leicestershire Highway Design Guide** (LHDG) within this report. These are identified in bold, underlined and in blue text.

Internal Layout

The layout of the site is not for consideration as part of this reserved matters application. Nevertheless, parking provision should be provided in accordance with the **off-street residential car parking standards** section of the LHDG, based on a minimum of two spaces for a dwelling of up to three beds and three spaces for a dwelling with four or more beds. Spaces should measure a minimum of 2.4 x 5.5 metres with an additional 0.5 metre strip for each side bound by a wall/ hedge/ fence etc.

Based on the submitted information, Plots 1 and 4 would be four bed dwellings and these both have at least three parking spaces detailed on the drawing. Two parking spaces are available for Plots 2 and 3, which would be three bed dwellings. The LHA therefore advise the drawing shows parking provision in accordance with the LHDG as shown.

Due consideration should be given to waste collection provision; refuse vehicles are unlikely to access the site given that it is located more than 25m from the highway boundary and via a private drive. The Applicant should be aware, any bin collection point should not be located within the visibility splays. However, this is not a material consideration for the LHA.

Finally, for the avoidance of doubt, the LHA would not consider the internal road for adoption given the scale of development proposed.

Date Received	Case Officer	Reviewer	Date issued
10 November 2026	Ben Dutton	DH	16 November 2026