

**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: 25/00186/CONDIT

Highway Reference Number: 2025/0186/04/H

Application Address: Land Off Captains Lane Markfield Leicestershire LE67 9UY

Application Type: Variation of Condition (s73)

Description of Application: Variation to condition 1 of planning permission 23/00117/CONDIT.

Revision of site layout and substitute house types.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr Mitesh Rathod

County Councillor: Cllr Peter Bedford

Parish: Markfield

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:

No objection

No objection to Variation of Condition 1.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on an application for the variation of Condition 1 (approved plans) of application reference 23/00117/CONDIT.

The relevant previous permitted planning history is noted below:

- 23/00117/CONDIT | Variation to condition 2 of planning permission 20/01283/FUL. Amendments to revise layout and substitute house types. | Land Off Captains Lane / London Road Markfield Leicestershire LE67 9UY; and
- 20/01283/FUL | Residential development of 282 dwellings (Class C3) including provision of public open space, associated infrastructure and engineering works and demolition of Vine Cottage | Land Off London Road Markfield Leicestershire LE67 9UY.

Condition 1

For the avoidance of doubt, Condition 1 is reproduced below:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan - Drg No. 6675-L-10D

Layout Plans - MFD02/RP/01 Rev B, MFD02/RP/02 Rev B, MFD02/RP/03 Rev B

House Type Drawings -

S304_HA AS-OP

JT203_HA AS-OP rev B Floor and Elevation plans

JS326_HA OP rev C

JS326_HA AS rev C

JS317_HA P01 AS rev C

JS199_HA OP rev A

JS199_HA AS-OP rev A

JS203_HA AS-OP rev B

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JS203 Amber AS-OP rev B

JS318 Heron AS-OP X rev B Floor and Elevation plans

JD421 Kingfisher OP rev C render

JD421 Kingfisher AS rev C render

JD421 Kingfisher OP rev B brick

JD421 Kingfisher AS rev A brick

JD411 Cardinal OP rev B render

JD411 Cardinal AS rev B render

JD411 Cardinal OP brick

JD411 Cardinal AS brick

JD401 Maple OP rev A render

JD401 Maple AS rev A render

JD401 Maple OP rev A brick

JD401 Maple AS rev B brick

JD331 Redpol OP rev B render

JD331 Redpol AS rev B render

JD331 Redpol OP rev B brick

JD331 Redpol AS rev B brick

JD326 Woodcock AS

JD319 Willowby OP rev A

JD319 Willowby AS rev C

JD315Y Whinchat AS render

JD315X Whinchat AS brick

JD313Y Redpoll AS render

JD313X Redpoll AS brick

JD311 Swift AS

All received 9th February 2023

JD422 AS Floor and Elevation plans

Material Layout Plan rev A

Both received 17th April 2023

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Highways Comments:

Having review the revised site layout drawing (MFD02_REPLAN_01), the LHA acknowledge the changes proposed by the Applicant and the LHA is satisfied that the highway related matters such as access and parking remain fundamentally unchanged and the proposals remain acceptable in accordance with the Leicestershire Highway Design Guide (LHDG).

Therefore, on this basis, the LHA raise no objection to the variation of condition 1.

Date Received
5 March 2025

Case Officer
Taron Aujla

Reviewer
BD

Date issued
20 March 2025