

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: 25/00931/FUL

Highway Reference Number: 2025/0931/04/H/R3

Application Address: Cliffe Hill Farm Little Shaw Lane Markfield Leicestershire LE67 9PP

Application Type: Full

Description of Application: Re-consultation. Development of a logistics park for storage and distribution (Class B8), general industry (Class B2), ancillary office space (Class E) and associated infrastructure.

GENERAL DETAILS

Planning Case Officer: Emma Baumber

Applicant: Mr David Baker-Brook

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

Parish: Markfield

Road Classification: Class A

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the development of a logistics park for storage and distribution (Class B8), general industry (Class B2), ancillary office space (Class E) and associated infrastructure at Cliffe Hill Farm, Little Shaw Lane, Markfield. The LHA previously advised within its observations dated 27th March 2026 that additional information was required in respect of the proposals, notably:

- Additional information/ detail in respect of the site ingress/ egress arrangements and off-site works as necessary;
- Potentially additional Personal Injury Collision analysis over a wider study area depending on the results of the transport modelling work;
- Provision of the Pan Regional Transport Model (PRTM) modelling work including traffic diagrams and furnished flows for review;

- Junction capacity assessments and junction models of all affected junctions and, if necessary, details of any mitigation schemes to improve capacity;
- Provision of an updated Framework Travel Plan; and
- Further clarification in respect of the PRow through the site.

After a high-level review of the submitted Transport Assessment Addendum (TAA) dated 18th June 2026 and authored by Ridge, the LHA advise the following additional information should be provided for a more detailed review by the LHA.

- The Applicant has stated within Paragraph 2.1 of the TAA that an updated Stage 1 Road Safety Audit will be submitted in due course. This is required by the LHA to enable further consideration of the proposed off-site works.
- The raw data for all traffic counts included within the Applicants study junctions
- Junction modelling files to enable these to be checked by the LHA
- The PRTM forecasting report, as this has not been included within the TAA.

Whilst the LHA has started reviewing some information, such as the revised Framework Travel Plan, a more detailed review can commence once all the above has been provided.

Date Received
23 June 2026

Case Officer
Ben Dutton

Reviewer
DH

Date issued
1 July 2026