

**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.

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**APPLICATION DETAILS**

Planning Application Number: 25/01229/FUL

Highway Reference Number: 2025/1229/04/H

Application Address: Land South Of Lindley Wood Fenn Lanes Fenny Drayton Leicestershire

Application Type: Full

Description of Application: Proposed change of use from residential (Class C3) to a self storage facility (Sui generis). To include 240 self-storage containers and caravan self-storage; removal of one set of entrance gates and replacement of other entrance gates; provision of soft landscaping and sustainable drainage infrastructure.

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**GENERAL DETAILS**

Planning Case Officer: Christine Zacharia

Applicant: Mr Shaan Chaudry

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Witherley

Road Classification: Class C

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**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 (LHA) would advise the Local Planning Authority (LPA) that whilst the analysis has commenced formal observations are still forthcoming, a site visit is also required to be undertaken. As a result, the LHA would request that the LPA do not determine the application before the LHA has had the opportunity to establish whether the residual cumulative impact of development would not be contrary with paragraph 116 of the NPPF (2024). The LHA are continuing to review the proposals will be able to provide a further response by 2 March 2026.

The LHA would also seek clarification on the points below:

The Applicant has stated that the fallback position is based upon the consented application 15/00037/OUT for 11 dwellings. However, was this application implemented?

The Applicant has indicated that no trip generation has been provided for the proposed caravan storage. The LHA note that the caravan storage area is large, as such the Applicant should provide information as to how many caravans can be stored on the site and the expected level of trips so the LHA can provide informed observations to the LPA. This can be either via TRICS© or a First Principles approach.

**Date Received**  
**13 January 2026**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**BD**

**Date issued**  
**10 February 2026**