

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: 25/00800/FUL

Highway Reference Number: 2025/0800/04/H/R1

Application Address: Lodge Farm Broad Lane Stanton Under Bardon Markfield Leicestershire LE67 9TB

Application Type: Full

Description of Application: Re-consultation. Change of use from agricultural land to alternative education provision, erection of a mobile classroom and associated infrastructure (retrospective)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: E N Milner

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

Parish: Bagworth & Thornton

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 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been re-consulted on the change of use from agricultural land to alternative education provision, erection of a mobile classroom and associated infrastructure (retrospective) at Lodge Farm, Broad Lane, Stanton Under Bardon, Markfield, Leicestershire, LE67 9TB.

In the LHA's previous observations dated 2nd October 2025 further information was required to confirm the access arrangements with gates present behind the access off Broad Lane.

The LHA has now received further information from the Applicant via the Local Planning Authority (LPA) in an email dated 9th October 2025 which confirms that access will be limited with pupils arriving via a minibus, or a taxi. The Applicant states there is sufficient room for up to three vehicles to wait clear of the highway whilst waiting for the gate to open. Notwithstanding the point that the LHA consider two vehicles waiting clear of the public highway more realistic, given the low overall

number of trips due to pupils sharing, the LHA consider the proposed arrangements to be acceptable.

Visibility has been demonstrated on the Visibility Splay Plan submitted the LPA on 9th October 2025. The LHA will however condition the achievable visibility it measured on site on 25th September 2025.

The LHA will condition the access arrangements in the conditions provided below.

Conditions

1. 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 new 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 (2024).

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Visibility Splays drawing submitted to the Local Planning Authority on 9th October 2025 and visibility splays of 2.4 metres by 165 metres north and 2.4 metres by 105 metres west of the access have been provided. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

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 (2024).

Date Received
20 October 2025

Case Officer
Michael Biggin

Reviewer
GG

Date issued
03 November 2025