

**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: 25/00909/FUL

Highway Reference Number: 2025/0909/04/H

Application Address: 9 - 11 Market Place Market Bosworth Nuneaton Leicestershire CV13 0LF

Application Type: Full

Description of Application: Change the use from retail (Class E) to a piano bar (Sui Generis)

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**GENERAL DETAILS**

Planning Case Officer: Sophie Iliffe

Applicant: Mrs Denise Sherwin

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Market Bosworth

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 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).

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Change the use from retail (Class E) to a piano bar (Sui Generis).’

The proposals are at 9 - 11 Market Place, Market Bosworth, Leicestershire, CV13 0LF.

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.

The LHA have reviewed the following documents as part of this report:

- Application Form;
- Site Location Plan;
- Design and Access Statement;
- Proposed Parking - Provision Plan;
- Proposed Front Elevation;
- Existing Front Elevation;
- Proposed Site Block Plan;
- Proposed Ground Floor Plan; and
- Proposed First Floor Plan.

## **Proposals**

The site is located within the centre of Market Bosworth at 9-11 Market Place. The Applicant has indicated the site has no off-street parking provision.

The Applicants are proposing the change of use from retail to sui generis. The LHA notes that parking requirements for this type of proposal can be found in [Table 29\(e\)](#) of the LHDG. This states one customer space per 3sqm public area plus one staff space for each residential member of staff plus one staff space per 40sqm for non-residential for the use class.

Based upon an approximate public 'Gross Internal Floor (GIF)' area of 149sqms (excluding toilet blocks, reception/ staff areas, store rooms etc), and that the Applicant has stated within the 'Application Form' that there would be four full-time staff and eight part-time staff, the LHA would normally request 58 off-street parking spaces.

The Applicant has stated that the proposals would act as a complement to existing restaurants and pubs, encouraging visitors to come earlier for a pre-dinner drink and to stay later for a relaxed post-dining experience, rather than a destination location itself.

The LHA have also taken into account the existing public parking arrangements within town centre location. Also, the extensive traffic management works recently undertaken within the area this includes additional time restricted parking and a raft of Traffic Regulation Orders (TROs) in the form of yellow lines in order to discourage inconsiderate parking on and around junctions.

It is also noted there is a 27 space pay and display public car park within the location.

Given the above, the LHA consider it would be difficult to demonstrate that the proposals would have a severe impact on the public highway contrary to the National Planning Policy Framework (NPPF) 2024 in these site-specific circumstances.

As such, the LHA would not seek to resist the proposals in these site-specific circumstances.

**Date Received**  
**3 October 2025**

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

**Reviewer**  
**BD**

**Date issued**  
**4 November 2025**