

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: 25/01185/FUL

Highway Reference Number: 2025/1185/04/H

Application Address: 231 Shaw Lane Markfield Leicestershire LE67 9PW

Application Type: Full

Description of Application: Demolition of existing buildings and the erection of a replacement building (Use Class B2)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Andrew Pickup

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

Parish: Markfield

Road Classification:

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) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the demolition of existing buildings and the erection of a replacement building (Use Class B2) at 231 Shaw Lane Markfield.

The LHA has reviewed the submitted application form and Design and Access Statement dated 9th December 2025. The existing building footprints within the site cover 148 square metres, whereas the replacement building would cover 87 square metres, resulting in a reduction of 61 square metres of internal floorspace. No amendments are proposed to the existing site access.

Given the above, the LHA are satisfied the proposals are unlikely to generate a material increase in the level of traffic generated at the site and advise it would have no objection to the proposals.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Henderson Planning & Design drawing titled Proposed Floor Plan and Site dated 29.10.25. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received **Case Officer**
17 December 2025 **Ben Dutton**

Reviewer
DH

Date issued
7 January 2026