

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: 25/00322/FUL

Highway Reference Number: 2025/0322/04/H

Application Address: Five Acres Rogues Lane Hinckley Leicestershire LE10 3DX

Application Type: Full

Description of Application: Extension to existing gypsy and traveller caravan site providing an additional 4 caravan pitches (Retrospective)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Alwyn Smith

County Councillor: Hollycroft ED - Ann Pendlebury CC

Parish:

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 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 consulted by Hinckley and Bosworth Borough Council as the Local Planning Authority (LPA) on a full, retrospective application for the extension to an existing gypsy and traveller caravan site providing an additional four caravan pitches. The site is located at Five Acres, Rogues Lane, Hinckley.

The LHA has reviewed the following documents submitted by the Applicant in support of the proposals:

- Application Form;
- Location Plan; and
- Layout Plan

Whilst the application is stated as being retrospective, the submitted application form states work is yet to commence.

Site Access

The LHA note the Location Plan and Layout Plan lack detail, however the submitted application form states that there are no new or altered access proposed to serve the site.

The LHA visited the site on 3rd June 2025 and noted that there are two access to the site.

The LHA has previously been consulted by the LPA on application reference 23/00499/CONDIT (Amendment for six additional pitches and the provision of a day room at a residential gypsy and traveller caravan site.) at the site. This was served by an access off Middlefield Lane whereby the Applicant for that proposal removed some of the existing brick wall to ensure visibility splays of 2.4 x 17m in each direction could be achieved onto Middlefield Lane. This was a condition of appeal reference APP/K2420/C/15/3132569.

The LHA note that since that application was reviewed, a new vehicular access appears to have been constructed immediately to the north. It is unclear which access the Applicant is proposing to use. The LHA suggest that there would be no reason for two points of access to the site and that the original access would be acceptable to serve the site. This should therefore be clarified by the Applicant. The LHA advise that the new access could be removed and re-instated as hedgerow.

In the event the new access was to remain, details should be provided in respect of width, visibility and surfacing. Furthermore, it would need to be confirmed that the existing gates would open inwards only.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions along Middlefield Lane or its junction with Rogues Lane within the last five years.

Internal Layout

Whilst the LHA is confident sufficient parking and turning provision could be provided within the site, the drawings lack sufficient detail which demonstrates parking and turning facilities. This should therefore be provided on a revised drawing.

Transport Sustainability

The site is in a remote, rural location with residents likely to rely on the use of the private car. Nevertheless, the LHA is satisfied for the LPA to consider transport sustainability for the site alongside its other sustainability considerations.

Date Received
29 May 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
30 June 2025