

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: 25/00915/FUL

Highway Reference Number: 2025/0915/04/H/R1

Application Address: Mythe Farm Pinwall Lane Pinwall Atherstone Leicestershire CV9 3PF

Application Type: Full

Description of Application: Re-consultation. Retrospective change of use of land to provide secure caravan storage and associated infrastructure and creation of a new wildlife pond

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr And Mrs Garland

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Sheepy

Road Classification: Class C

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 re-consulted by the Local Planning Authority (LPA) on a planning application for the retrospective change of use of land to provide secure caravan storage and associated infrastructure and creation of a new wildlife pond. This is located at Mythe Farm, Pinwall Lane, Pinwall, Atherstone, Leicestershire, CV9 3PF.

The relevant site history is listed below:

Ref: 22/00031/FUL - Use of site for tipi events venue including event tipi, ceremony tipi, toilet block and associated parking. The LHA advised approval subject to conditions on 14 September 2022, and the LPA granted Planning Permission on 20 September 2022.

Ref: 22/01046/EAS – Proposed Installation of a ground mounted solar farm, associated infrastructure and landscaping. Status: Opinion Issued (Scoping). The LHA was not consulted.

Ref: 25/00007/AGDO - Prior notification for the erection of a general purpose agricultural building.
Status: GDO Prior Approval Refused. The LHA was not consulted.

The LHA has reviewed the following submitted documents as part of this response:

- Application Form;
- Site Location Plan;
- Planning Statement, dated 1 September 2025;
- Caravan & Motorhome Parking Land, drawing number 24-042-02; and
- Additional information from the Agent, email dated 12 January 2026.

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.

Site Access

The site is access from an existing access on Pinwall Lane, which is a classified C road subject to the National Speed Limit. The Applicant is not proposing any amendments to the current access arrangements.

The site access also serves Mythe Barn wedding venue and had access improvements made under application 22/00031/FUL which sought the use of the site for tipi events venue including event tipi, ceremony tipi, toilet block and associated parking. Visibility splays of 2.4m by 120m were also advised by way of condition for this planning application.

The Applicant has stated within the submitted Planning Statement, under Highway Safety and Access;

'6.4.5. The caravan storage site utilises the existing vehicular access and private driveway serving Mythe Farm. Access to the Farm is via a single track (c 2 – 3m wide) with passing bays, approximately 500m length, leading to a simple priority junction onto Pinwall Lane. In association with highway improvements undertaken for the now established wedding venue, on the immediate approach to Pinwall Lane the access was widened to allow 2-way vehicles movements over circa 20m. The visibility splays were also increased as agreed with the local highway authority (LHA) under the previous permissions. No additional improvements are proposed to the access as part of this application.'

The LHA is satisfied that the improvements to the access arrangements made under planning application 22/00031/FUL can serve the additional requirements of the caravan storage.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there has been one recorded collision within 500m of the proposed site access. This was classed as slight in severity. The LHA is satisfied that there are no patterns in the data which could be exacerbated by the proposed development.

Trip Generation/ Internal Layout

The Applicant has stated on the email dated 12 January 2026 that there will be a maximum of 100 caravans stored on site. Clients can attend the site at any time between 08:00 and 18:00 and activity to the caravan storage is low and infrequent.

The LHA are aware that it would be unlikely for these trips to take place during the typical weekday peak hours of 8am and 9am and 5pm and 6pm.

Taking into consideration the types of existing traffic accessing the site, and any possible additional trips associated with the proposed development, the LHA is satisfied that this will not lead to an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would not be severe.

Date Received
21 January 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
3 February 2026