

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: 25/01074/FUL

Highway Reference Number: 2025/1074/04/H

Application Address: Gopsall Hall Farm Gopsall Estate Twycross Atherstone Leicestershire CV9 3QJ

Application Type: Full

Description of Application: Change of use of an existing building to indoor leisure and events space together with new car parking area (part retrospective)

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr M Lain

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Twycross

Road Classification: Class B

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 change of use of an existing building to indoor leisure and events space together with new car parking area. The site is located at Gopsall Hall Farm, Gopsall Estate, Twycross, Atherstone, Leicestershire and it is understood this is a part retrospective application.

The relevant site history is listed below:

- 18/00294/FUL - Conversion of existing barn to form leisure facilities and siting of 16 touring caravan pitches and 6 glamping pitches in association with the existing camping and caravanning site.
The LHA advised approval subject to conditions on 22 October 2018. The LPA granted planning permission subject to conditions on 26 October 2018.

- 24/01092/FUL - 10 glamping pods with external covered decking areas, new access and parking, installation of new private package treatment plant, soakaway, reinstatement of a former pond and associated works.

The LHA advised approval subject to conditions on 3 January 2025. The LPA granted planning permission subject to conditions on 27 January 2025.

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

- Planning Statement and Design & Access Statement ([D&AS] Authored by The Rural Planning Co.)
- The Rural Planning Co. drawing number J1008900-01 Rev. B (Survey – Location Plan)
- The Rural Planning Co. drawing number J1008900-02 Rev. B (Survey – Block Plan)
- Additional information email from Applicant dated 20 January 2026.

The D&AS states that the application seeks:

- Full planning permission for the change of use of 'Old Town Hall' to an indoor leisure and events space in connection with the established tourism and leisure facilities at Gopsall Hall Farm.
- Retrospective planning permission for the construction of a new parking area.

Based on the submitted application form, work on the car parking area started on 10th November 2024 and it is stated works have not been completed.

Site Access

The Applicant is proposing to utilise the existing access which is located approximately 1.75km to the north of the settlement of Little Twycross, along Ashby Road (B4116). Ashby Road at the location of the site access is an adopted, classified B road subject to the national speed limit.

The proposed site is located approximately 1.2km off a private road, which is single track with passing places.

The existing access to be used as part of this application was assessed as part of planning application 18/00294/FUL and the LHA is satisfied the access is acceptable for the scale of development.

Whilst the Applicant has not provided vehicular visibility splay drawings, these were also assessed as part of the 18/00294/FUL and found to accord with [Table 6](#) of the LHDG. The access arrangements were also demonstrated on the Road and Access Plan, drawing number 240219-02-06 as part of planning application 24/01092/FUL.

Given the above, the LHA finds the access acceptable in terms of the LHDG for the scale of development.

Highway Safety

Based on available records to the LHA, there have been four Personal Injury Collisions occurring within 500m either side of the site access within the last five years.

Two of the PIC's occurred to the north of the access, both of which were recorded as slight in severity. These occurred in February and September 2024. One of the PIC's involved a single vehicle, whilst the other involved a motorcycle and an HGV.

A serious PIC occurred in September 2023 at the site access. This involved a motorcycle and another vehicle, however there is no indication in the details provided to suggest this involved a turning vehicle.

Regrettably, a fatal PIC occurred at the junction of Wood Lane with Ashby Road in August 2023. This involved a single vehicle and there is no indication to suggest it involved turning manoeuvres.

The LHA have reviewed the PIC data and whilst any fatality is regrettable, after investigation the LHA are satisfied there are no patterns or trends that the proposals are likely to exacerbate.

Internal Layout/ Trip Generation

The Applicant states within the Planning Statement and Design & Access Statement that the Old Town Hall has recently been used for a mixture of agricultural storage and as a covered indoor events space. The total internal floorspace is approximately 275sqm, with the large hall consisting of approximately 155sqm.

Retrospective planning permission is sought for a car park within the site, which is highlighted on The Rural Planning Co. drawing number J1008900-02 Rev. B. The drawing lacks details to the parking area, however the submitted application form states 55 new parking spaces are proposed.

Notwithstanding the lack of detail on the drawing, the LHA accept that the proposals are unlikely to generate on-street parking in the area, given the substantial distance from the site to the adopted highway.

The Applicant has stated on the 'Additional Information' email that the proposal will be utilised by the existing visitors on site as well as external visitors and events at the Old Town Hall would be infrequent, anticipated to be no more than a few each month.

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

Transport Sustainability

The site is located in a remote, rural location and a considerable distance from bus stops/ pedestrian footways etc. While this means the site is not sustainable in transport terms, it is also accepted that the nature of the proposals typically occurs in such locations. The LHA is satisfied for the LPA to consider transport sustainability alongside its other sustainability considerations for the site.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access

arrangements shown on Road and Access Plan, drawing number 240219-02-06 from planning application 24/01092/FUL have been implemented in full.

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).

2. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with The Rural Planning Co. drawing number J1008900-02 Rev. B (Survey – Block Plan). Thereafter the onsite parking and turning provision shall be kept available for such use(s) 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)

Date Received **Case Officer**
10 November 2025 **Ben Dutton**

Reviewer
BD

Date issued
4 February 2026