

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00425/FUL

Highway Reference Number: 2026/0425/04/H

Application Address: Linton Farm Merrylees Road Thornton Coalville Leicestershire LE67 1AN

Application Type: Full

Description of Application: Change of use of agricultural land to caravan storage for up to 20 Caravans

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Andrew Pickup

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

Parish: Bagworth & Thornton

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) is in receipt of application 26/00425/FUL which seeks permission for a change of use of agricultural land to be used for storage of up to 20 caravans. The proposals are located at Linton Farm, Merrylees Road, Thornton. The LHA conducted a site visit 1st June 2026.

The LHA has reviewed the following documentation submitted in support of the proposals.

- Planning Application Form, submitted to the Local Planning Authority (LPA) 11th May 2026;
- Henderson Planning & Design, 'Existing Site', created 18th March 2026;
- Henderson Planning & Design, 'Proposed Site', created 18th March 2026; and
- Andrew Large, 'Design and Access Statement', created 9th April 2026.

The LHA understand the site is currently used for the storage of 70 caravans. Permission for this has been obtained through application 20/01389/FUL and application 21/01261/FUL.

Site Access/ Trip Generation

No changes are proposed to the existing site access which leads on to Merrylees Road, an adopted, 'C' classified road subject to the national speed limit. The LHA acknowledge that vehicles towing caravans currently utilise the access and from on site observations, the LHA consider vehicles travelling in the vicinity of the site do so at speeds below the national speed limit.

The site was previously used as a pig rearing unit, permission for which was obtained through planning application 19/01174/FUL and 19/01175/FUL. Whilst the current application site is contained outside of the area previously used for pig rearing it is understood the pig rearing unit generated 636 two-way movements annually. Available satellite imagery shows that the application site is currently a field and is therefore, in isolation, unlikely to generate a significant number of vehicular movements in its current form.

The submitted Design and Access Statement advises that the storage of 90 caravans is likely to generate 600 two-way trips annually. This represents a reduction in the number of trips passing through the site access when compared to movements generated through the pig rearing unit.

The LHA is satisfied that the proposals do not represent an intensification in the use of the site access through which towed caravans currently pass. Therefore, the LHA do not seek to challenge the proposals.

The Applicant is however advised that should any future expansion be proposed then the LHA will likely require demonstration that the site access provides vehicular visibility splays in accordance with Table 6 of the Leicestershire Highway Design Guide which can be accessed via www.leicestershirehighwaydesignguide.uk/. It is important to note that Table 6 is based on measured 85th percentile speeds and not maximum permitted speeds.

Highway Safety

There has been no recorded Personal Injury Collisions within 500.0m of the site access in the previous five years whereby data is currently available for up until April 2026. Therefore, the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

Whilst the LHA do not have any specific parking standards for caravans, the LHA is satisfied there is sufficient parking and onsite turning for 20 caravans and towing vehicles to access and egress the site in a forward gear.

Date Received
19 May 2026

Case Officer
Simon Herbert

Reviewer
DH

Date issued
9 June 2026