

Planning Statement

Proposal: Change of use of land to provide secure caravan storage (retrospective) and proposed wildlife pond.

Site: Mythe Farm, Pinwall Lane, Sheepy Magna, CV9 3PF

Date: 1st September 2025

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1	Touring pitches
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1 INTRODUCTION

- 1.1 This planning statement is submitted in support of the planning application made to Hinckley and Bosworth Borough Council for retrospective planning permission for a change of use of land to provide a secure caravan storage facility and associated infrastructure together with the formation of a newly proposed wildlife pond at Mythe Farm, Pinwall Lane, Sheepy Magna, CV9 3PF. The application is made on behalf of Mr and Mrs J Garland.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 SITE AND SURROUNDING AREA

- 2.1 The application site is identified on the Google image below as land edged red. The caravan storage site and proposed wildlife pond are both located at Mythe Farm which is a working arable and livestock farm. Mythe Farm has previously diversified with a well-established wedding venue and bed and breakfast business. The farm is located approximately two kilometres south of the Leicestershire village of Sheepy Magna and two kilometres north of the market town of Atherstone.



- 2.2 The caravan storage site is situated on land to the north west of the farmstead. The caravan storage area has been laid to permeable gravel and there is a landscaped earth bund (0.5 – 1.5m high, 5m wide) extending around the perimeter of the caravan storage facility. To the south of the caravan

storage site is an existing pond. Surrounding the application site on all sides is agricultural land owned by the applicants'. Vehicular access to the caravan site is provided via a private driveway extending from Pinwall Lane.



- 2.3 The proposed wildlife pond is situated within the north western corner of an arable field forming part of the wider established agricultural holding. Atherstone Road is located to the west, a mature wooded area lies to the north and to the east and south is arable land within the applicants' ownership. There is an existing point of access serving the arable field off Atherstone Road.



- 2.4 The application site(s) are not within a designated Conservation Area boundary and there are no designated heritage assets within the Mythe Farm site. The nearest designated asset is at Fieldon Bridge (Grade II) located on Atherstone Road.
- 2.5 As identified on the Environment Agency's flood maps for planning, the caravan storage site is within a Flood Zone 1 and the proposed wildlife pond is within a Flood Zone 2.

3 RELEVANT PLANNING HISTORY

- 25/00007/AGDO | Prior Notification General Agricultural Building | Refused
- 23/00387/DISCON | Discharge of condition 7 22/00031/FUL | Discharged
- 22/01046/EAS | Installation of ground mounted solar farm, associated infrastructure and landscaping | Scoping Opinion Issued
- 22/00031/FUL | Use of site for tipi events venue include ceremony tipi, toilet block and parking | Permission
- 20/00826/AGDO | General Agricultural Building | GDO
- 11/00072/CONDIT | Variation of conditions 5,16 and 18 of 10/00470/FUL for the change of use of agricultural buildings to form wedding venue and bed and breakfast accommodation | Permission
- 10/00470/FUL | Change of use of agricultural buildings to form wedding venue and bed and breakfast accommodation | Permission
- 05/00088/GDO | Erection of an agricultural building | GDO.

4 THE APPLICATION

- 4.1 The application is submitted as a full detailed planning submission. There are two elements to the proposals; one is retrospective and the second is newly proposed. These are:
1. Retrospective planning permission for the change of use of land (including the excavation of top soil, laying of gravel surface and formation of grassed perimeter earth bund) to provide a secure caravan storage site with perimeter security fencing and siting of portable office; and,
 2. Formation of a new proposed wildlife pond (biodiversity enhancement area).
- 4.2 In addition to this planning statement the application includes:
- Survey plans of the existing caravan storage facility site
 - Site and cross section plans of the proposed wildlife pond
 - Preliminary Ecological Survey_Ecoloyia Ltd
 - Great Crested Newt Survey & Recommendation Report_ Ecoloyia Ltd
 - Flood Risk Assessment_RAB

5 PLANNING POLICY CONTEXT

- 5.1 The development plan relevant to the determination of the application is comprised of the adopted Hinckley and Bosworth Core Strategy 2009, the Site Allocations and Development Management Policies DPD 2016 and the Made Sheepy Magna Neighbourhood Plan. The NPPF is a material planning consideration in the context of decision making.

CORE STRATEGY 2009

- 5.2 The Core Strategy provides the over-arching strategy and long term vision for Hinckley & Bosworth, whilst other Development Plan Documents implement the strategy and vision contained within the Core Strategy.

- **Policy 14:** Rural Areas
- **Policy 20:** Green Infrastructure
- **Policy 23:** Tourism Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICES DPD 2016

- 5.3
- **Policy DM1:** Presumption in Favour of Sustainable Development
 - **Policy DM4:** Safeguarding the Countryside and Settlement Separation
 - **Policy DM6:** Enhancement of Biodiversity and Geological Interest
 - **Policy DM7:** Preventing Pollution and Flooding
 - **Policy DM10:** Development and Design
 - **Policy DM17:** Highways and Transportation
 - **Policy DM18:** Vehicle Parking Standards
 - **Policy DM24:** Cultural and Tourism Facilities

SHEEPY MAGNA NEIGHBOURHOOD PLAN 2022

- **Policy S1:** Countryside
- **Policy S8:** Design
- **Policy S17:** Rural Economy

OTHER MATERIAL PLANNING CONSIDERATIONS:

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF identifies the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three overarching objectives are economic, environmental and social.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (**paragraph 11**). For decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

When decision taking, **paragraph 38** advises local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Supporting a prosperous rural economy

Paragraph 88 of the Framework states planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 89 of the Framework advises planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

Promoting sustainable transport

Paragraph 110 of the Framework advises the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios (**Paragraph 116**).

6 POLICY ASSESSMENT

6.1.1 THE PRINCIPLE OF DEVELOPMENT

Caravan Storage – Farm Diversification:

UK farming faces considerable challenges ranging from unpredictable weather, climate and market conditions, fluctuating fuel and fertiliser costs and shortage of labour supply. Supporting a prosperous rural economy is embedded in the NPPF which includes support for the diversification of agricultural and land-based rural businesses (**paragraph 88**).

- 6.1.2 Rural diversification is the development of income generation that are either in addition to, or instead of, traditional rural income sources such as farming. Farm diversification is encouraged as a way to help spread the risks for farming and to create additional revenue streams to support long term sustainability.
- 6.1.3 **Policy DM4** of the SADMP relates to development in the countryside. In recognition of the need to support rural communities and in line with national policy, proposals which assist the diversification of the rural economy will be supported in principle. Rural enterprise can entail a variety of activities which can all contribute to job creation and economic growth, including but not exclusively, uses related to agriculture, tourism, business and community uses (paragraph 13.8). To deliver these strategic objectives, **Policy DM4 (c)** provides support for proposals which: “*significantly contributes to economic growth, job creation and/or diversification of rural businesses.*”
- 6.1.4 **Policy S1 (D)** of the Sheepy Magna Neighbourhood Plan (NDP) supports the development and diversification of agricultural and other land-based rural businesses, which accords with the NPPF.

- 6.1.5 Mythe Farm is a well-established working farm. The site has previously diversified with a wedding venue business and bed and breakfast. The caravan storage facility which this application seeks to regularise was initially introduced to the site in response to the Covid-19 pandemic as a means to secure much needed additional income for the farm. The Site has proven to be successful ever since and there is clear demand for the facility as it has been at capacity ever since and with a waiting list for new customers. The applicants employ an additional member of staff on a part time basis to assist with managing the caravan storage facility. The principle of providing the caravan storage facility as a means of diversification and source of additional revenue for an established farm is acceptable as a matter of principle in accordance with Policy DM4 (c) of the SADMP, Policy S1(D) of the NDP and paragraph 88 of the NPPF .
- 6.1.6 The type of diversification proposed is also supported in the development plan with reference to tourism. Whilst the site is for caravan storage use (B8) only, there is a number of touring caravan and motorhome sites existing within 5 miles of the application site with pitches for overnight stays. Examples include; Bosworth Caravan Park (touring park), Bosworth Lakeside Lodges (touring site), Bradshaw Farm, Stapleton (touring site), Gopsall Hall Farm (touring site). A location plan is provided at Appendix 1 of this statement.
- 6.1.7 Tourism is one of the key growth areas for economic development. The borough has a range of very attractive and distinctive landscapes with several significant visitor attractions and areas of historic importance, including Mallory Park, Twycross Zoo and Bosworth Battlefield. The strategic policies in the adopted Core Strategy acknowledge the importance of tourism development for the borough (**Policy 23**). **Policies S1 (G)** and **S17** of the NDP also provide policy support for recreation and tourism development. The provision of a secure caravan storage facility within the area encourages visitors to frequent the nearby overnight touring pitches and local attractions the borough has to offer for short stays and on that basis also aligns with the strategic objectives of the development plan with regard to promoting tourism within the borough.
- 6.1.8 The principle of development is considered to be acceptable, meeting with the objectives of the development plan and NPPF with reference to supporting the rural economy, farm diversification and tourism.
- 6.1.9 ***The wildlife pond – biodiversity enhancement area:***
Policy DM6 of the SADMP relates to the enhancement of biodiversity and features of nature conservation. Proposals where the primary objective is to conserve or enhance biodiversity interest will be permitted where they comply with other relevant policies in the plan.

6.1.10 The application includes the provision of a new wildlife pond which is proposed as a biodiversity enhancement measure for the Great Crested Newt population within the wider environment. The application includes a Great Crested Newt Survey & Recommendation Report identify a natural decline in the population between surveys undertaken in 2010 and those undertaken in 2024. The pond is designed to provide opportunity for population recovery through enhancement measures.

6.1.11 With the primary objective of enhancing biodiversity interest the proposals meet with the objective of DM6 of the SADMP as a matter of principle.

6.2.1 LANDSCAPE AND CHARACTER OF THE AREA

Policy DM4 of SADMP sets out a number of criteria (i-v) which development in the countryside has to meet in order to ensure the proposal is acceptable in landscape terms. These are dealt with in turn below:

i) *It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside;*

The caravan storage site is located in proximity to the existing farmstead and complex of buildings. The landscaped earth bund defines and visually contains the site in both short and long distance views. There are no public rights of way through the site and the caravan storage site is not visible from the public highway. Due to its siting and with the use of the landscaped bund the development is well screened and inconspicuous within the landscape.

The wildlife pond is located on the edge of an arable field and is set adjacent to an established mature wooded area. Located on the edge of the field and in proximity to the existing woodland the pond would not appear out of character or have an adverse visual impact on the landscape.

ii) *It does not undermine the physical and perceived separation and open character between settlements;*

The application site relates to a farm which is surrounded by arable fields within the countryside. The site is not situated between or within close proximity to neighbouring settlements and as such does not encroach on the separation between settlements.

iii) *It does not create or exacerbate ribbon development;*

The proposal does not constitute ribbon development and therefore this criterion is not applicable.

iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9;

The application site is not located within a Green Wedge and therefore this criterion is not applicable.

v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

The application site is not located within the National Forest and therefore this criterion is not applicable.

6.2.2 **Policy DM10** of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and includes a high standard of landscaping where this would add to the quality of the design and siting.

6.2.3 **Policy S8** of the NDP requires development to be designed with care to respond positively to the character of the area, setting and important local features.

6.2.4 For the reasons already set out above with reference to the criteria under Policy DM4 and the proposals impact on the intrinsic value, beauty, open character and landscape character of the countryside, it is submitted that the proposals do not cause conflict with the policy objectives of Policy DM10 of the SADMP and S8 of the NDP.

6.3.1 RESIDENTIAL AMENITY

Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings and that the amenity of the future occupiers of proposed development would not be adversely affected by activities in the vicinity of the site. **Policy S8 (F)** of the NDP requires development to show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.

6.3.2 The application site occupies an isolated rural location with the nearest residential properties (other than Mythe Farm itself) separated from the site by some distance. There is therefore no concern for loss of residential amenity through overlooking or loss of privacy. In terms of operational impacts, the type of facility means user activity is infrequent. The parking and collection of caravans is not the type of activity to give rise to concern for noise or light pollution.

6.3.3 The proposed development would not result in any adverse impacts of neighbouring residential amenity with regard to excessive noise, light pollution, overlooking or loss of privacy and would therefore comply with Policy DM10 of the SADMP and S8 of the NDP.

6.4.1 HIGHWAY SAFETY AND ACCESS

Para 116 of the Framework indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.4.2 **Paragraph 110** of the Framework advises the planning system should actively manage patterns of growth. Opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

6.4.3 **Paragraph 89** of the Framework advises planning policies and decisions should recognise that sites to meet local business in rural areas may have to be found beyond existing settlements, and in locations that are not well served by public transport.

6.4.4 **Policy DM17** of the adopted SADMP supports development that would seek to maximise the use of sustainable transport modes to access services and facilities, be located where the need to travel can be minimised and would not result in any significant adverse impacts on highway safety. **Policy DM18** requires new development to provide an appropriate level of parking provision.

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.

6.5.1 ECOLOGY AND BIODIVERSITY

Policy DM6 of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.

6.5.2 The application includes a Preliminary Ecological Appraisal and a Great Crested Newt Survey & Recommendation Report.

6.5.3 The application includes the provision of a new wildlife pond, proposed as a biodiversity enhancement measure, providing opportunity for GCN population recovery in the wider environment.

6.5.4 With reference to BNG requirements, Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to a number of exemptions. The exemptions include:

1. Applications for retrospective planning permission
2. Biodiversity gain sites

6.5.5 The application comprises two elements: one is retrospective planning permission for the caravan storage site which is development exempt from BNG. The other element provides a new wildlife pond which is proposed and submitted as a biodiversity enhancement measure for Great Crested Newt habitat and population in the wider environment. It is concluded that the application is exempt from BNG on that basis.

6.5.6 It is concluded that the development can proceed in compliance with the objectives of Policy DM6.

6.6.1 DRAINAGE

Policy DM7 of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.

6.6.2 The caravan site is located within a Flood Zone 1 on the Environment Agency's Flood Risk Maps and the new wildlife pond is located in a Flood Zone 2. A wildlife pond is a water compatible land use. The application is supported by a Flood Risk Assessment and there are no reasons relating to flood risk or drainage to preclude the grant of planning permission.

7 **OVERALL CONCLUSIONS**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is located within the countryside. The NPPF, SADMP and NDP each support farm diversification. No adverse impacts from the development have been identified with regard to landscape character, residential amenity, highway safety, ecology and biodiversity and flood risk.

For the reasons set out in this statement, the application meets with the overarching objectives of the development and NPPF and planning permission can therefore be supported.

APPENDIX 1



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Campervan ✕

Map

Campervan: Motorhome campsites in Market Bosworth, Leicestershire

14 bookable campsites with motorhome pitches within 15 miles of Market Bosworth

Sort by: Distance ▾

All distances are calculated "as the crow flies".



Bosworth Caravan Park

8.5
(73)

📍 0.9 mi Nuneaton, Warwickshire, England

- Warwickshire touring park with serviced pitches across five acres
- A mile from Market Bosworth; 10 mins' drive from Bosworth Battlefield
- A short walk from walks and wildlife in Market Bosworth Country Park



Fully-serviced hardstanding and grass touring pitch

From **£45**
1 night, 2 adults



Bosworth Lakeside Lodges

8.9
(299)

📍 1 mi Market Bosworth, Leicestershire, England

- Large touring site in Warwickshire, with 20 acres of lakes
- Twycross Zoo 10 minutes' drive; National Space Centre 35 minutes
- Lake beaches for sailing, paddleboarding, fishing and windsurfing



Non-electric grass touring pitch

From **£19**
1 night, 2 adults



Electric grass touring pitch

From **£29**
1 night, 2 adults



Electric hardstanding and grass touring pitch

From **£29**
1 night, 2 adults



Fully-serviced gravel touring pitch (waterside)

From **£34**
1 night, 2 adults



NEW

Bradshaw Farm

8.5
(91)

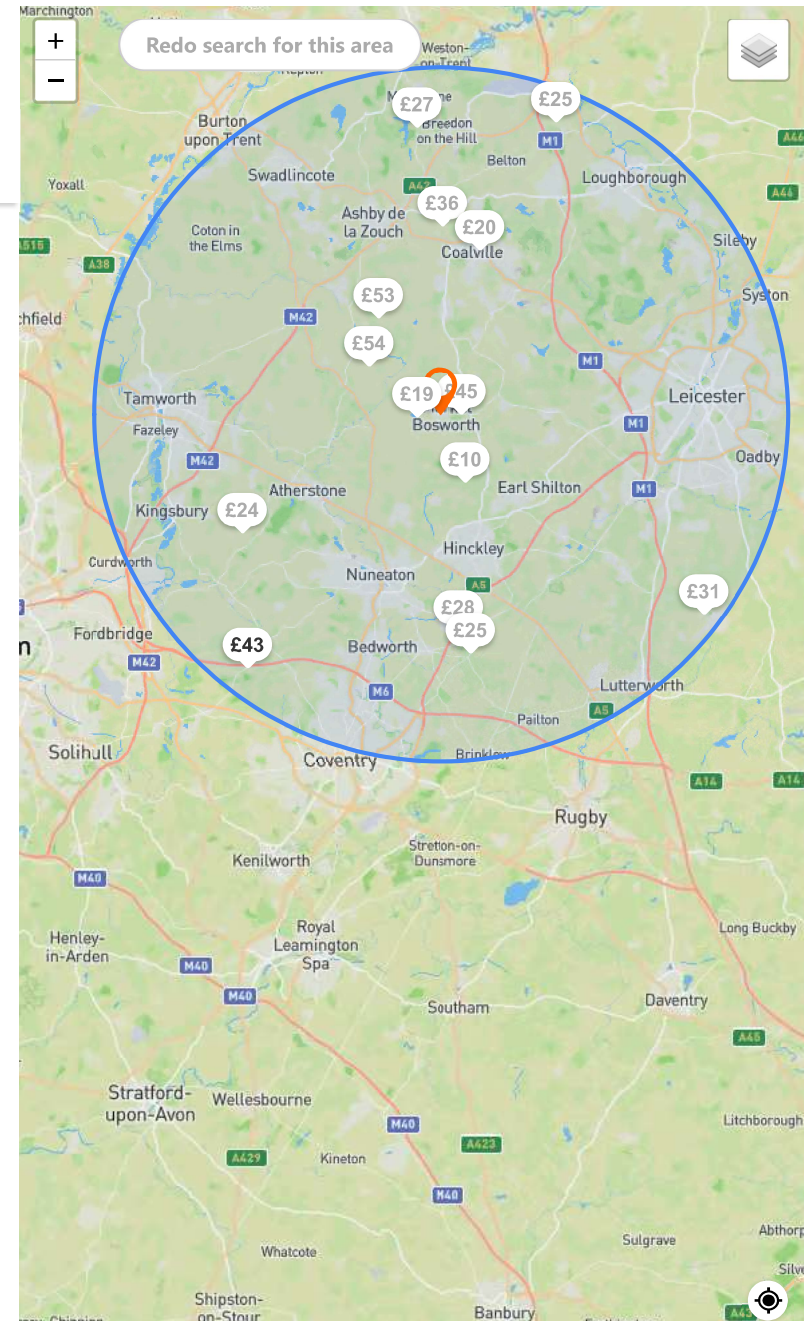
📍 3.1 mi Stapleton, Leicestershire, England

- Quiet site on a Leicestershire field 10 minutes' drive from Hinckley
- Mallory Park or Bosworth Battlefield Heritage Centre 10 minutes' drive
- Seasonal produce in the farm shop; breakfast and lunch available



Non-electric grass pitch (pet friendly)

From **£10**
1 night, 2 adults





Gopsall Hall Farm

9.6
(72)

3.8 mi Atherstone, Warwickshire, England

- Cosy Warwickshire farm site
- A couple of minutes' drive from Twycross Zoo
- Dogs and barbecues allowed



No. 30 electric grass pitch

From **£54**

2 nights, 2 adults



No. 31 electric grass pitch

From **£54**

2 nights, 2 adults



No. 32 electric grass pitch

From **£54**

2 nights, 2 adults



From **£54**

See more...



Fire and Stars Woodland Camping

9.7
(24)

5 mi Newton Burgoland, Leicestershire, England

- Almost-wild camping pitches in 47 acres of the National Forest
- Twycross Zoo 10 minutes' drive away; pub across the road
- Income from pitches supports the preservation of the natural habitat



Non-electric gravel campervan pitch (woodland)

From **£52.50**
1 night, 2 adults



The Victoria - Bikers Pub

7.4
(33)

7.3 mi Coalville, Leicestershire, England

- Rock music pub near Coalville, with basic pitches for over-21s only
- Useful location for events at Donington Park and Mallory
- Regular live music events at the pub; bring your takeaway in



Electric optional hardstanding touring pitch

From **£20**
1 night, 2 adults



Non-electric hardstanding touring pitch

From **£20**
1 night, 2 adults

5 mi

© Mapbox © OpenStreetMap



Kingsmoor Retreat

7.9
(50)

8.1 mi Coalville, Leicestershire, England

- Quiet site at the rear of a Leicestershire country pub
- Calke Abbey Estate and Donington Park Circuit both 15 minutes' drive
- Family-friendly restaurant with a bar and beer garden



Makins Lakes

8.5
(439)

9.4 mi Bramcote, Warwickshire, England

- Fully serviced pitches with access to paid fishing lakes
- Around 30 minutes' drive from Warwick, Birmingham and Leicester
- Café, wheelchair accessible facilities, parent and baby washroom



From **£28**
1 night, 2 adults



Nightingales Rustic Camping

9
(219)

10 mi Bentley Atherstone, Warwickshire, England

- Back to basics rural site in a peaceful Warwickshire meadow
- Birmingham, Tamworth and Drayton Manor within half an hour's drive
- A few minutes' walk from a farm shop



From **£24**
1 night, 2 adults



Electric grass and gravel
touring pitch

From **£36**
1 night, 2 adults

Electric grass pitch



Electric hardstanding
touring pitch

From **£28**
1 night, 2 adults

Field stay non-electric
grass and earth touring
pitch (large)



NEW



5 Ways Lakes

7.5

(36)

📍 10.4 mi Wolvey, Warwickshire, England

- Family-run 25-acre site 10 minutes' walk from the village of Wolvey
- Coventry, Leicester and Warwick Castle within a half-hour drive
- Café with a garden; fishing (for an additional fee) at two large lakes



Non-electric grass pitch

From **£25**
1 night, 2 adults



Electric grass pitch

From **£37**
1 night, 2 adults



Springwood Fisheries

7.5

(68)

📍 12.4 mi Melbourne, Derbyshire, England

- Coarse fishery, camping and glamping in the National Forest
- A short drive from Donington Park
- Less than a mile from Calke Abbey



Non-electric grass touring
pitch

From **£27**
1 night, 2 adults



Electric grass touring pitch

From **£32**
1 night, 2 adults



Fully-serviced gravel and
hardstanding touring
pitch

From **£34**
1 night, 2 adults



Electric hardstanding

From **£34**

See more...



Camping at Manor Organic Farm

9.4

(26)

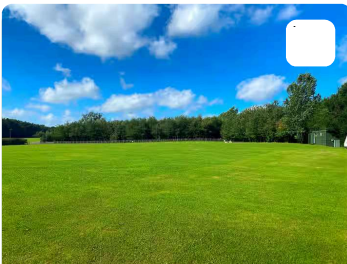
📍 13.5 mi Loughborough, Leicestershire, England

- Small, quiet Leicestershire site 15 minutes' drive from Loughborough
- Donington Park Circuit 10 minutes' drive; Twycross Zoo 25 minutes
- Dog-friendly pitches on a farm with a shop and canine-exercise area



Non-electric grass
motorhome pitch

From **£25**
1 night, 2 adults

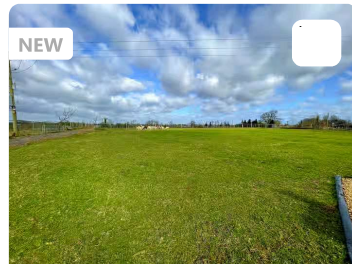


Heart of England Events Centre

6.6

(21)

📍 13.8 mi Coventry, West Midlands, England



NEW

Pine Tree Glamping Retreat

8

(4)

📍 14.3 mi Lutterworth, Leicestershire, England

- Set in 160 acres of countryside with a fishing lake and woods
- A 10-minute drive from Birmingham's NEC and 15 minutes from Coventry
- On-site bar, restaurant/grill and smokehouse



Non-electric grass and
outhouse pitch

From
£42.50
1 night, 2 adults

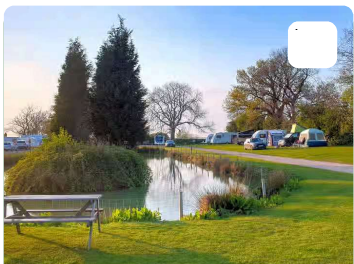
- Friendly adults-only site on a farm with alpacas and other animals
- In Leicestershire countryside, 20 minutes' drive from Foxton Locks
- A short walk from a pub and fishing ponds; on-site barbecue facilities




Electric optional grass
pitch

From **£25**
1 night, 2 adults
plus taxes or fees **£6**

The following campsites have no availability at present on Pitchup.com...

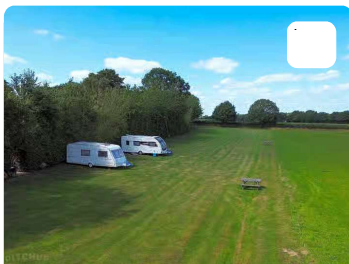


New Forest View **9.1**
(318)

📍 5.1 mi Snarestone, Leicestershire, England

- Small site with fishing lake next to an 18th-century coaching inn
- Within a half-hour drive of Drayton Manor, Snowdome and Twycross Zoo
- A 40-minute drive from Birmingham's Cadbury World and Science Museum

  
No availability at present on Pitchup.com



Sealwood Estate

📍 10.9 mi Swadlincote, Derbyshire, England

Tranquil caravan, camping and motorhome site at the heart of the nation

  
No availability at present on Pitchup.com



Barley Fields Holidays **9.2**
(125)

📍 12.5 mi Breedon on the Hill, Leicestershire, England

- Quiet, rural adults-only site on the Leicestershire-Derbyshire border
- Donington Park Circuit and the Cloud Trail both five minutes' drive
- Countryside views; 10 minutes' walk from the village pub

  
No availability at present on Pitchup.com

The following campsites and holiday parks aren't bookable through Pitchup.com...

Upton Barn

📍 3.3 mi Nuneaton, Warwickshire, England

Pinewood Lodge

📍 3.9 mi Ibstock, Leicestershire, England

Trout Ponds Farm

📍 4.7 mi Atherstone, Warwickshire, England

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Popular Motorhome pitches locations

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Other popular destinations in Leicestershire

[Market Harborough Motorhome campsites](#), [Coalville Motorhome campsites](#), [Lutterworth Motorhome campsites](#), [Belvoir Motorhome campsites](#), [Breedon on the Hill Motorhome campsites](#), [Houghton on the Hill Motorhome campsites](#),
[Home](#) > [Motorhome pitches](#) > [England](#) (1707) > [Central England](#) (449) > [Leicestershire](#) (16) > Market Bosworth

Recently viewed sites

Makins Lakes

8.5

Bramcote, Warwickshire

Viewed 5 minutes ago

Bosworth Lakeside Lodges

8.9

Market Bosworth, Leicestershire

Viewed 5 minutes ago

5 Ways Lakes

7.5

Wolvey, Warwickshire

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Language
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Currency
British Pound



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