

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: 25/00439/FUL

Highway Reference Number: 2025/0439/04/H

Application Address: Cold Comfort Farm Rogues Lane Hinckley Leicestershire LE10 3DX

Application Type: Full

Description of Application: Installation of 6 glamping pods for overnight guest use and associated works

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr McManus

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 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 installation of six glamping pods for overnight guest use and associated works at Cold Comfort Farm, Rogues Lane, Hinckley.

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

- Design & Access Statement authored by Glampitect;
- Glampitect drawing number 231154-01-02 (Proposed Layout Plan); and
- Glampitect drawing number 231154-01-06 (Road Access Plan)

Site Access

The site is accessed via Middleton Lane (unadopted public highway) and Rogues Lane (adopted highway). No amendments are proposed to the existing site access, which based on Glampitect drawing number 231154-01-06 measures 4.5m wide. Given the low level of traffic the proposals are likely to generate and noting application reference 18/00353/FUL which was for the retrospective change of use to a dog day care centre and uses the same site access, the LHA consider that further improvements could not be justified.

Highway Safety

Based on available records to the LHA, no Personal Injury Collisions have been recorded along Middlefield Lane, or within 500m on Rogues Lane either side of its junction with Middlefield Lane within the last five years up to the end of July 2025.

Internal Layout

Glampitect drawing number 231154-01-02 details that seven car parking spaces would be provided, including one electric vehicle space. The LHA consider the level of parking provision proposed to be acceptable and that there is sufficient space to turn and exit the site in a forward gear.

Transport Sustainability

The site is in a remote, rural location with no pedestrian footways, street lighting or public transport connections within the vicinity. Whilst this reduces the transport sustainability of the site in the view of the LHA, it is accepted that the location of the site is intended to be part of the appeal of the proposals to those who wish to stay at the site. Furthermore, kitchen facilities are provided within each pod which would enable guests to eat on-site and reduce the need to travel for meals.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Glampitect drawing number 231154-01-02. 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).

Informative

- It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
9 September 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
7 November 2025