

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: 26/00548/FUL

Highway Reference Number: 2026/0548/04/H

Application Address: 317 Coventry Road Hinckley Leicestershire LE10 0NE

Application Type: Full

Description of Application: Change of use from a carpet shop to education facility for pupils aged 16+

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Tim Payne

County Councillor: Hollycroft ED - Ann Pendlebury CC

Parish:

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 the Local Planning Authority (LPA) on an application seeking the change of use from a carpet shop to education facility for pupils aged 16+ located at 317 Coventry Road, Hinckley, Leicestershire, LE10 0NE.

The LHA has produced these highway observations having reviewed the following accompanying documents:

- Application Form;
- Location Plan;
- Design and Access and Planning Statement;
- Existing Plans and Elevations, drawing number 01-2621;
- Existing and Proposed Block Plan, drawing number 02-2621_00; and

- Proposed Plans and Elevations, drawing number 02-2621.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](https://www.leicestershirehighwaydesignguide.uk/highway-development-management)) within this report. These are identified in bold, underlined and in blue text. The LHDG is available for reference at the following link:
<https://www.leicestershirehighwaydesignguide.uk/highway-development-management>.

Site Access

The site is located on Coventry Road which is an adopted, classified B-road subject to a 30mph speed limit. The Applicant is proposing to utilise the existing access with no changes proposed.

The LHA conducted a site visit on 30 June 2026 and measured the access to be 12 metres wide which is excess of the requirements set out within [Table 15](#) of the LHDG.

The LHA measured visibility splays of 2.4 metres by 180 metres in both directions which is in excess of the requirements set out within [Table 6](#) of the LHDG.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been 10 recorded collisions along the length of Coventry Road. Seven of these were classed as 'slight' in severity and three were recorded as 'serious'. The 'serious' PICs occurred approximately 260 metres west and beyond from the site access and involved vehicles turning into the path of a motorbike and cyclists.

While the PICs are regrettable, the LHA are satisfied that there are no patterns in the data which could be exacerbated by the proposed development.

Internal Layout

The Applicant is proposing to change the use from a carpet shop to an education facility for pupils aged 16+. The ground floor is to be changed from display and storage to workshops and the first floor from storage to classrooms.

The Existing and Proposed Block Plan, drawing number 02-2621_00 demonstrates four parking spaces to the front of the building. The Design and Access and Planning Statement states that the total gross floorspace is 445sqm. In accordance with [Table 29\(d\)](#) of the LHDG, a building with up to 2,500sqm floorspace should provide 1 parking space per staff member and 1 space per 15 students. In an email from the LPA dated 4 August 2026, the Applicant has confirmed that there will be three members of staff and a maximum of 10 students at the site. Therefore, the LHA is satisfied with the quantum of parking spaces proposed.

Transport Sustainability

The site is located near to Hinckley town centre which has access to multiple shops and services, educational facilities and recreational facilities. There is a bus stop located within 50 metres of the site with Stagecoach 148 providing a regular service to Nuneaton, Bedworth and Coventry and the Arriva 158 providing a regular service to Leicester, Earl Shilton, Barwell and Nuneaton.

Therefore, the LHA considers the site to be in a sustainable location in transport terms. The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Existing and Proposed Block Plan, drawing number 02-2621_00. Thereafter the onsite parking provision shall be kept available for such use 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
23 June 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
7 August 2026