

**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.

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**APPLICATION DETAILS**

Planning Application Number: 25/00591/FUL

Highway Reference Number: 2025/0591/04/H

Application Address: The New Baron 5 - 7 Regent Street Hinckley Leicestershire LE10 0AZ

Application Type: Full

Description of Application: Conversion of upper floors to create 4 flats and associated works

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**GENERAL DETAILS**

Planning Case Officer: Ashleigh Gade

Applicant: Mr Solanki

County Councillor: St Marys ED - Cllr Stuart Bray

Parish:

Road Classification: Adopted Unclassified

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**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) has been consulted by the Local Planning Authority (LPA) on an application for the '*Conversion of upper floors to create 4 flats and associated works*' at The New Baron 5 – 7 Regent Street, Hinckley, Leicestershire, LE10 0AZ.

The LHA have reviewed the following documents in support of their observations:

- Application form
- Design and Access statement
- Proposed Block, Site Location Plan, Drawing No. 25-010-MOD-DR-2001

## **Site Access**

The site is located on Regent Street which is an unclassified road subject to a 20mph speed limit. The Applicant is proposing no alterations to the sites current access arrangements. The LHA is under the assumption the current use is used as a pub, with the upper floors containing the kitchen, toilets and storage with the proposal to convert the upper floors to create 4 flats and associated works.

## **Highway Safety**

There have been twenty recorded Personal Injury Collisions (PICs) within 500m in either direction of the site access, these have been formulated in the table below:

<b>Severity</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Slight</b>	0	0	1	6	3	2
<b>Serious</b>	0	2	0	2	2	2
<b>Fatal</b>	0	0	0	0	0	0

Following a thorough review of the above-mentioned PICs, it is acknowledged that no PICs which were recorded as in direct connection with the existing site access. In addition the site-specific town centre location is noted whereby the B4666 Coventry Road is subject to high levels of traffic therefore, higher levels of PICs are to be expected.

Given the specific nature of the proposal of this application which the LHA do not consider would significantly intensify the use of the site access, the LHA advise it considers the proposal is unlikely to exacerbate the existing situation therefore, no further assessment is required.

## **Internal Layout**

As outlined above, the Applicant is proposing no parking arrangements.

Notwithstanding this, the LHA note that the proposed development lies within Hinckley town centre where sustainable transport modes are available. In addition, there are public car parks available within a 250m walkable distance from the site and the nearest bus stops are located along the length of Regent Street.

Given the presence of waiting and parking restrictions surrounding the site, the LHA is satisfied that the proposals would not lead to unacceptable or undesirable parking on the public highway and would therefore not seek to resist the application on this basis.

**Date Received**  
27 June 2025

**Case Officer**  
Taron Aujla

**Reviewer**  
BD

**Date issued**  
18 July 2025