

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: 26/00030/FUL

Highway Reference Number: 2026/0030/04/H

Application Address: Lord Nelson Inn Wood Street Earl Shilton Leicester Leicestershire LE9 7ND

Application Type: Full

Description of Application: Change of use to create a 5 bed HMO to the first floor and self-contained flat to second floor. To include two storey rear extension, loft conversion with front and rear dormers and the addition of solar panels and a single storey rear extension to pub to provide additional seating with new staircase access.

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr Hurd

County Councillor: Earl Shilton ED - Martin Richard England CC

Parish: Earl Shilton

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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted by the Local Planning Authority (LPA) on proposed change of use to create a 5 bed HMO to the first floor and self-contained flat to second floor at Lord Nelson Inn Wood Street Earl Shilton Leicester Leicestershire LE9 7ND. This will include a two-storey rear extension, loft conversion with front and rear dormers and the addition of solar panels and a single storey rear extension to pub to provide additional seating with new staircase access.

The development follows the principles established under a previously approved planning application (Ref: 21/01291/FUL) and has been designed to meet or exceed all relevant national and local planning policy requirements, including minimum space standards.

The LHA has reviewed the following submitted documents as part of this response:

- *Location Plan – drawing no. PP-14619972 v1*
- *Proposed Plan – D101*
- *Existing Plan – D101*
- *Design Statement from Practical Planning Company, dated 13/01/26*

Site Access

The LHA understand that access to the site is via pedestrian access only with the site situated on Wood Street which is a classified 'C' road subject to a 20mph speed limit imposed by TRO.

The Applicant proposes no changes to the existing access arrangements, however a new external steel staircase will provide independent access to the proposed residential units.

Trip Generation

The LHA note that the existing site comprises of an existing public house alongside a 3-bed flat.

The LHA notes from the Design Statement the proposal is for mixed-use, retaining the existing public house as the primary ground floor use, then introducing residential accommodation comprising of a double storey rear extension to move the flat to the second floor, only providing 2-bedrooms (which was previously approved under 21/01291/FUL) and will change the existing 3-bed flat to a new, 5-bed HMO on the first floor.

The LHA note that from the submitted Application Form that an additional 13sqm will be provided within the pub and that that existing staff (which includes 4 full time and 3 part time) will be retained.

With due regard to the above, the LHA do not consider that the proposed development will result in a significant increase in two-way trips during the standard network AM (08:00-09:00) and PM (17:00-18:00) peak periods.

Internal Layout

In accordance with Table 28 of the Leicestershire Highway Design Guide (LHDG), available at <https://www.leicestershirehighwaydesignguide.uk/>, a HMO up to 6 residents would typically require a minimum of 3 parking spaces whilst the existing 3-bed flat would require 2 parking spaces.

The proposed development would therefore result in an additional shortfall of 1 parking space.

The LHA would not seek to resist this site on the basis of a shortfall of 1 parking spaces and note that there are public car parking facilities within the site's immediate vicinity alongside frequently served bus stops as expanded upon within the Transport Sustainability section below.

Transport Sustainability

From the site visit conducted on 29th January 2026, the LHA note that there are public carparking facilities to the rear of the site which can be accessed via Wood Street and off Kings Walk.

The site is located within 500 metres of Earl Shilton Town Centre which has access to multiple shops, services, and recreational facilities all in close proximity. Furthermore, there is a bus stop on Mountfield Road which is a 2-minute walk from the site with frequent services ran by Arriva 158 and Stagecoach 148 running between Leicester to Coventry via Nuneaton, which run every 20 minutes.

Highway Safety

The LHA note that there have been five personal injury collisions (PICs) recorded within close proximity (500m) within the most recent five-year period. Of the five PICs all were regarded as slight and only one occurred on Wood Street.

Therefore, the LHA is satisfied that there are no patterns/trends within the collision data which would be exacerbated by proposed development.

Date Received
22 January 2026

Case Officer
Emily Holmes

Reviewer
DG

Date issued
11 February 2026