

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: 26/00593/FUL

Highway Reference Number: 2026/0593/04/H

Application Address: 22 Station Road Hinckley Leicestershire LE10 1AW

Application Type: Full

Description of Application: Change of use from sui generis to class E including new entrance and shop front.

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mr Oliver McLoughlin

County Councillor: St Marys ED - Cllr Stuart Bray

Parish:

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) has been consulted by the Local Planning Authority (LPA) on an application seeking the change of use from sui generis to class E including new entrance and shop front located at 22 Station Road, Hinckley, Leicestershire, LE10 1AW.

The LHA is aware of the relevant site history below:

- *Ref. No: 22/00652/FUL - Creation of additional access to the delivery office from George Street and associated highway works at Hinckley Delivery Office.
The LHA advised approval subject to conditions on 2 September 2022.
The LPA approved subject to conditions on 20 September 2022.*

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

- Application Form;
- Location Plan;
- Design & Access Statement;
- Proposed Ground Floor Plan, drawing number 25-69-PT3-03a Rev A;
- Proposed First Floor Plan, drawing number 25-69-PT3-04;
- Ground Floor Plan, dated Aug 2025;
- Elevations, dated August 2025; and
- Proposed Elevations, drawing number 25-69-PT3-05a Rev A.

Site Access

The LHA understands the site address is 22 Station Road but the building being considered as part of this planning application is situated on Lancaster Road which is an adopted, classified C-road subject to a 30mph speed limit.

The building was originally parking for the Post Office on the ground floor and the sorting office on the first floor. The Applicant is proposing a change of use to create two self-contained commercial units to be rented out privately.

The Applicant is proposing to close the existing vehicular access and replace it with new glazed frontages and pedestrian accesses to the proposed commercial units.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been no recorded collisions along the length of Lancaster Road. Therefore, the LHA has no pre-existing highway safety concerns at this location.

Internal Layout / Transport Sustainability

The total internal floorspace equates to 588sqm. The Applicant has stated that there is no existing parking provision except for the existing vehicular access for the Post Office parking and no parking proposed.

The removal of the vehicular access removes the associated existing trips. The LHA will require the Applicant to reinstate full height kerbs. This can be secured by way of condition below.

The site is located within Hinckley town centre which has access to multiple shops and services, educational facilities and recreational facilities. There is bus stops located within 200 metres of the site with regular services to Leicester, Nuneaton and Burbage.

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.

The LHA has considered the above and given the town centre location, public car parks in close proximity and Traffic Regulation Orders (such as double and single yellow lines) on the surrounding

roads that would discourage inconsiderate parking, it would therefore be unreasonable for the LHA to seek to resist the application on this basis.

Condition

1. Prior to first use of the development hereby permitted the existing vehicular access on Lancaster Road that becomes redundant because of this proposal shall be closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2024).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. 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. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/>
- The applicant should be advised to contact Leicestershire County Council's Network Management team at the earliest opportunity to discuss access to the road network to carry out works. The team can be contacted at: networkmanagement@leics.gov.uk

Date Received
7 July 2026

Case Officer
Emma Peacock

Reviewer
DH

Date issued
27 July 2026