

**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: 25/00886/FUL

Highway Reference Number: 2025/0886/04/H

Application Address: 4 Druid Street Hinckley Leicestershire LE10 1QH

Application Type: Full

Description of Application: Change of use from residential (C3) to education (Class F1)

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**GENERAL DETAILS**

Planning Case Officer: Sullivan Archer

Applicant: Mr Tim Payne

County Councillor: Cllr Michael Mullaney

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

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) are in receipt of a consultation from Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) for a full application for the change of use from residential (C3) to education (Class F1) at 4 Druid Street, Hinckley.

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

- Planning Statement (Reference 2523\_Planning Statement, dated 7<sup>th</sup> September 2023);
- Stuarth drawing number 01-2523\_00 (Location Plan);
- Stuarth drawing number 02-2523 (Proposed Plans and Elevations); and
- Stuarth drawing number 02-2523\_00 (Existing and Proposed Block Plan).

The LHA note the planning history at the site, including application reference 07/00575/COU which was for the change of use from use class B1A to use class D1 with minor alterations. D1 use now falls under F1 and F2 uses.

### **Site Access**

The existing parking spaces are accessed via a dropped kerb on Druid Street, an unclassified road subject to a 30mph speed limit. A one-way system is already in place on Druid Street, with vehicles permitted to travel southbound only passed the site. No amendments are proposed to the existing site access arrangements, which is accepted by the LHA.

### **Highway Safety**

Based on available records to the LHA, one Personal Injury Collision (PIC) has occurred along the full length of Druid Street within the last five years up to the end of July 2025. This occurred approximately 140m north of the site and involved a rear end shunt between two vehicles, one of which is stated to be a police vehicle.

The LHA considers the single PIC would not demonstrate a pattern or trend in incidents which could reasonably be expected to be exacerbated by the proposals.

### **Internal Layout**

Based on the submitted application form, the proposals could result in three full time and two part time members of staff being employed. No information as to the number of students/ pupils has been provided.

The Applicant has stated that there are three car parking spaces within the site. The Applicant has not clarified specifically what type of education use would be provided at the site, however, based on [Table 29\(d\)](#) of the Leicestershire Highway Design Guide (available at: <https://www.leicestershirehighwaydesignguide.uk/>), for both higher and further education use as well as primary school use, one car parking space is required per member of staff. In addition, one space per 15 students is required for higher/ further education and an additional three spaces are required for primary school education. In addition, in addition sufficient space is required off-highway for dropping off/ picking up/ servicing and deliveries.

Notwithstanding the above, the LHA considers that it would not be able to demonstrate the level of parking at the site is insufficient, due to the following:

- The sustainable location of the site close to Hinckley town centre;
- The level of parking provided being identical to that when the site was previously used for education purposes;
- The on-street parking controls in the form of double and single yellow lines; and
- The presence of public car parks within proximity to the site

### **Transport Sustainability**

The site is located close to Hinckley town centre and within an approximate 200m walk to bus stops served by frequent bus services to Nuneaton/ Coventry and Leicester.

### **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 Sturch drawing number 02-2523\_00 (Existing and Proposed Block Plan). 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (2024)

**Date Received**      **Case Officer**  
**30 September 2025** **Ben Dutton**

**Reviewer**  
**DH**

**Date issued**  
**30 October 2025**