

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: 25/00963/FUL

Highway Reference Number: 2025/0963/04/H

Application Address: 14 Wood Street Earl Shilton Leicester Leicestershire LE9 7ND

Application Type: Full

Description of Application: Change of use from an office (Class E) to residential use (Class C3)

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: C/O Agent

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the change of use from an office (Class E) to residential use (Class C3) at 14 Wood Street Earl Shilton.

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

- Rinoh Architecture drawing number EL-100 (Existing Plans – Ground Floor Plan);
- Rinoh Architecture drawing number PL-100 Rev. A (Proposed Plans – Ground Floor Plan);
- Rinoh Architecture drawing number EL-101 (Existing Plans – First Floor Plan);
- Rinoh Architecture drawing number PL-101 Rev. A (Proposed Plans – First Floor Plan); and
- Drawing Number A-EL-001 (Existing Site Location Plan).

Site Access

Based on the submitted information, there would be no new access created as a result of the proposals and no amendments made to any existing access. This is accepted by the LHA.

Highway Safety

Based on available records to the LHA, five Personal Injury Collisions (PIC's) have occurred within 500m either side of the site Along Wood Street/ Hinckley Road/ The Hollow/ High Street within the last five years up to late October 2025. These were all recorded as slight.

The LHA advise that there does not appear to be any specific pattern/ cause of any of the PIC's and that the proposals are unlikely to exacerbate the existing situation.

Internal Layout/ Transport Sustainability

The proposals would result in one office area remaining to the front of the building, while all other areas would be converted to one bed flats. The Application form details that there is currently no parking provision within the site and that no new parking provision is proposed. Given the existing building is used for offices and the sustainable, town centre location of the site which is a 200m walking distance from regular bus services between Leicester and Nuneaton/ Coventry and in close proximity to a number of amenities, the LHA consider it would not object to the absence of off-street parking provision in the site specific circumstances.

Furthermore, there is a package of Traffic Regulation Orders through the centre of Earl Shilton including double yellow lines and time limited parking spaces, which should prevent inappropriate parking within the highway. In addition, there are public car parks within walking distance of the site.

The LHA would usually require cycle parking to accompany such a proposal, which would need to be secure and undercover, however the red line boundary of the site only appears to cover the building and it is therefore unclear where this could be provided or conditioned. The LHA would however strongly encourage the Applicant to provide cycle parking facilities within the site to cater for the three flats if possible.

Date Received
2 December 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
17 December 2025