

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: 26/00079/FUL

Highway Reference Number: 2026/0079/04/H

Application Address: 148 Factory Road Hinckley Leicestershire LE10 0DS

Application Type: Full

Description of Application: Change of use from a 6no. bed HMO (C4) to 9no. bed HMO (Sui Generis)

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Daniel Green

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Adopted Unclassified

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 a full application for the '*Change of use from a 6no. bed HMO (C4) to 9no. bed HMO (Sui Generis)*'. The proposals are located at 148 Factory Road Hinckley Leicestershire LE10 0DS.

The LHA have reviewed the following documents that have been submitted by the Applicant in support of the proposals:

- Application Form.
- Vista Planning – Planning Statement. Document Reference 25. 199/CEH.
- Uddin Design Existing/Proposed Plans. Drawing Number 25/144/P0.

The LHA note the following relevant planning history at the site:

- 25/01154/CLP | Certificate of proposed lawful development for the change of use from a dwelling house (C3) to HMO (C4) | 148 Factory Road Hinckley Leicestershire LE10 0DS.

Site Access

Access to the site is from Factory Road, which is an unclassified road subject to a 30mph speed limit. The Application Form indicates that no alterations are proposed to the existing access arrangements. The site is pedestrian access only.

Highway Safety

There have been twelve Personal Injury Collisions (PICs) that have been recorded within 500m (either direction) of the site within the most recent five-year period for which data is available. Seven of which were classified as slight in severity and five were recorded as serious in severity.

The LHA has considered the circumstances of each of the above PICs, noting the town centre location, and are satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

Internal Layout

The LHA note that there is no vehicular parking to be associated with this development. Ordinarily, as to be in accordance with [Table 28](#) of the Leicestershire Highway Design Guide, (LHDG) the HMO would require a minimum of nine spaces.

Given the site's location, within a town centre where local facilities can be reached by sustainable transport modes as per the below, and given the site has no vehicular access, the LHA consider it would be unreasonable to seek to resist the proposals on a lack of vehicular parking.

The Applicant has stated they intend to provide cycle parking for nine cycles which is welcomed by the LHA to encourage the use of sustainable transport as it provides one cycle parking space per room. The LHA will seek to secure cycle parking by way of planning condition.

Transport Sustainability

The site is located in the town of Hinckley. Which offers access to some key services such as shops, schools, restaurants and opportunities for leisure.

There are various car parks in close proximity to the site and there are bus stops approximately 200m from site offering regular services to Coventry, Nuneaton and Leicester. There is also a train station in Hinckley, with regular services to Leicester and Birmingham.

The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Condition

1. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Date Received
10 February 2026

Case Officer
Amy Stone

Reviewer
DH

Date issued
20 February 2026