

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: 26/00380/FUL

Highway Reference Number: 2026/0380/04/H/R1

Application Address: The Limes Derby Road Hinckley Leicestershire LE10 1QF

Application Type: Full

Description of Application: Re-consultation. Proposed change of use from a House in Multiple Occupation (Sui Generis) to a Residential Care Home (Use Class C2).

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Davie Vive-Kananda

County Councillor: Cllr Michael Mullaney

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA) on an application seeking the change of use from a House of Multiple Occupation (Sui Generis) to a Residential Care Home (Use Class C2) located at The Limes, Derby Road, Hinckley, Leicestershire, LE10 1QF.

The LHA issued a response dated 2 July 2026 requesting further information from the Applicant regarding how many members of staff would be on site; the transport impact and parking arrangements.

In response to this request, the Applicant has submitted a document detailing the proposed number of staff and parking provision.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway

Design Guide (LHDG) within this report. These are identified in bold, underlined and in blue text. The LHDG is available for reference at the following link:
<https://www.leicestershirehighwaydesignguide.uk/highway-development-management>.

Highway Comments

As stated in the previous response, the existing building consists of 40 bedrooms and 23 parking spaces. The Applicant is not proposing any changes to the building or parking arrangements.

In accordance with [Table 28](#) of the LHDG, parking for the existing HMO should be one per resident, requiring 40 parking spaces. This results in an existing shortfall of 17 spaces.

Under the proposals, one parking space per four bedrooms plus one parking space per staff member would be required in accordance with [Table 29\(b\)](#) of the LHDG. A total of ten parking spaces would be required for the 40 bedrooms.

The Applicant has since confirmed that there would be a total of six members of staff on site at any one time with a brief overlap during shift handovers working to the shift pattern below:

Morning Shift: 6 staff

Afternoon/Evening Shift: 6 staff

Night Shift: 3 staff

The total number of parking spaces required for the proposals would be 16.

The LHA is satisfied that there is sufficient parking provision to accommodate the requirements as set out in the LHDG plus any additional parking during shift handovers.

Date Received
6 July 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
13 July 2026