



RE: Ref. 26/00380/FUL - The Limes

From Development Strathmore Care <development@strathmorecare.com>

Date Fri 03/07/2026 2:52 PM

To Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Hi Ashleigh,

Care Home Operation and Parking

The proposed care home will operate on a shift basis, with staffing levels structured to meet residents' care needs while ensuring efficient use of the existing on-site parking provision.

The maximum staffing levels are as follows:

Morning Shift: 6 staff

Afternoon/Evening Shift: 6 staff

Night Shift: 3 staff

There will be no more than 6 members of staff on site at any one time during normal operation, with only a brief overlap during shift handovers. This is substantially below the parking capacity available.

In accordance with the Leicestershire Highway Design Guide, a 40-bedroom care home requires 10 parking spaces for residents (one space per four bedrooms). With 23 existing on-site parking spaces, this leaves capacity for up to 13 staff parking spaces. As the maximum operational staffing level is only 6 staff at any one time, there is ample parking provision remaining for visitors, healthcare professionals, deliveries, management, and other operational vehicles. The proposal therefore comfortably complies with the available parking provision and is not expected to result in any overspill parking on the surrounding highway.

Site Maintenance and Landscaping

Since acquiring the property, significant improvements have been undertaken to the external appearance and maintenance of the site. Overgrown shrubs and vegetation have been cleared, the lawn has been reinstated and is now regularly maintained, and the overall landscaping has been improved to create a well-presented environment. These works have enhanced the visual appearance of the property and demonstrate the applicant's commitment to maintaining the site to a high standard, contributing positively to the character of the surrounding area.

Regards,

Armin Suljic BA MSc

Property Development Manager

Strathmore Care

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Essex County Care Ltd | Leicestershire County Care Ltd | Netto Care Ltd

From: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Sent: 03 July 2026 13:23