

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: 26/00031/FUL

Highway Reference Number: 2026/0031/04/H

Application Address: All Cars Repaired 2 - 4 Queens Road Hinckley Leicestershire LE10 1EF

Application Type: Full

Description of Application: Demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr Neil Munton

County Councillor: St Marys ED - Cllr Stuart Bray

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) has been consulted by the Local Planning Authority (LPA) on a full application for the demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping located at All Cars Repaired, 2 - 4 Queens Road, Hinckley, Leicestershire, LE10 1EF.

The LHA has reviewed the following documents as part of this response:

- Application Form;
- Location and Block Plan, drawing number 3374/1;
- Existing Site Layout, drawing number 3374/2;
- Proposed Site Layout, drawing number 3374/3;
- Proposed Floor Plans, drawing number 3374/4;
- Proposed Elevations, drawing number 3374/5;

- Planning, Design and Access Statement, dated December 2025; and
- Highways and Car Parking Statement, dated December 2025.

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.

Site Access

The site is located on Queens Road which is an adopted unclassified road subject to a 30mph speed limit with Traffic Regulation Orders (such as double and single yellow lines) on the surrounding roads. The existing access is located on The Lawns which is an adopted unclassified cul-de-sac subject to a 30mph speed limit. The Applicant is proposing to re-locate the site access to the far side of The Lawns next to the entrance to Queens Park.

The Applicant has not submitted any information regarding the width of the new access but it should be designed in accordance with [Table 13](#) of the LHDG whereby the minimum effective width should measure 4.8m consisting of eight dropped kerbs measuring 7.3m.

Ordinarily, visibility splays should be in accordance with [Table 6](#) of the LHDG. Whilst visibility splays have not been demonstrated by the Applicant, the LHA is satisfied that due to the nature of The Lawns and the likelihood that vehicles would be travelling well-below the 30mph speed limit, vehicles egressing from the proposed access will have the maximum available visibility from the proposed access towards Queens Road.

As stated above, the proposed access is situated at the end of the cul-de-sac on The Lawns next to pedestrian access to Queens Park. The Applicant should ensure that pedestrian visibility splays of 2m by 2m are in place at the new access point in accordance with [Table 13](#) of the LHDG. This can be secured by way of condition.

Should planning permission be granted, the Applicant would still need to apply to the LHA for a vehicle crossover (dropped kerb) permit. Further details of the requirements can be found at: <https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>. The Applicant should note that the approval of planning permission does not guarantee permission for the required works permit.

The LHA would remind the Applicant that it is an offence under Section 184 of the Highways Act 1980 to drive a vehicle across the kerb and footway in order to gain access to a property unless a properly constructed dropped kerb crossover is in place.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been 13 reported Personal Injury Collision within 500 metres in all directions of the site access. Eight of these were recorded as 'slight' in severity and five were recorded at 'serious' in severity. However, only one of these PICs occurred along the length of Queens Road and was recorded as 'slight' in severity.

The LHA has considered the circumstances of the above PICs and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring as there is no correlation between collisions and that the number of trips would not materially increase under the development proposal. In addition, it is noted that the development is located within the

town centre, therefore it is usually expected to see a higher number of PICs due to the higher level of pedestrian footfall and vehicular traffic.

Trip Generation

The Applicant has not submitted any trip generation information. Taking into consideration the types of existing traffic accessing the site as a car repair garage, and any possible additional trips associated with the proposed development, the LHA is satisfied that this will not lead to an unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.

Internal Layout / Transport Sustainability

The Applicant is proposing a total of 11 parking spaces to the rear of the development to serve the 14, one-bed flats. In accordance with [Table 28](#) of the LHDG, the LHA would ordinarily seek two parking spaces per dwelling with up to three bedrooms. Spaces should measure a minimum of 2.4m by 5.5m with an additional 0.5m strip for each side bound by a wall/ hedge/ fence etc.

The LHA has reviewed the Proposed Site Layout, drawing number 3374/3 and find that the parking spaces are less than 5.5m in length. However, the LHA is satisfied that there is room within the site to accommodate the proposed parking spaces and space for turning to enable vehicles to enter and egress the site in a forward gear.

The Applicant is also proposing a secure cycle store but has not stated for how many cycles. This should be in accordance with [Table 27](#) of the LHDG with one space for every bedroom, to be under cover and secure and designed in accordance with [Figure 43](#) of the LHDG.

The development is located within 300m of Hinckley Town centre which has access to multiple shops and services, educational facilities and recreational facilities. There are regular bus services to Nuneaton, Lutterworth and Leicester and Hinckley train station is within 600m of the proposed development.

Taking into consideration the above and the Traffic Regulation Orders on the surrounding roads that would discourage inconsiderate parking, the LHA is satisfied with the proposed parking provision and considers the site to be in a sustainable location in transport terms. The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Conditions

1. Notwithstanding the submitted plans, the proposed access shall have a width of a minimum of 4.8 metres for a distance of at least 5 metres behind the highway boundary and shall be surfaced in a bound material with a 7.8 metre dropped crossing. The access once provided shall be so maintained at all times.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Layout, drawing number 3374/3. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

4. The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing vehicular access on The Lawns that becomes redundant as a result of this proposal has been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2024).

5. 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 in perpetuity.

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

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
22 January 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
10 February 2026