

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

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

Application Type: Full

Description of Application: 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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been 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 is aware of the site history listed below:

- 22/00611/FUL - Change of use of premises from a care home (Use Class C2) to 23-bed HMO (sui generis) with associated works for the provision of staff accommodation for senior care home employees.

The LHA advised approval subject to conditions on 22 July 2022.

The LPA granted planning permission subject to conditions on 22 December 2022.

- 23/00625/FUL - Increase the number of occupants from 23-bed HMO (sui generis) to 40-bed HMO (sui generis) with associated works.
The LHA advised approval subject to conditions on 30 August 2023.
The LPA granted planning permission subject to conditions on 8 September 2023.

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 Derby Road which is an adopted classified C road subject to a 30mph speed limit. The LHA is aware of a disused second access point from Charnwood Road that has been closed off with concrete bollards. The Applicant is not proposing any changes to the existing access arrangements.

The LHA conducted a site visit on 30 June 2026 and measured the access to be 13 metres wide where it meets the carriageway with recorded visibility splays of 2.4 metres by 57 metres northwest and 2.4 metres by 64 metres southeast. This is in excess of the minimum requirements as stated within [Table 6](#) of the LHDG. Therefore, the LHA is satisfied with the existing access arrangements for the proposed development.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been two recorded collisions along Derby Road. One was classed as slight and one was classed as serious where a vehicle collided with a cyclist at the junction with Leicester Road to the south of the site.

While the PICs are regrettable, the LHA is satisfied that there are no patterns in the data which could be exacerbated by the proposed development.

Internal Layout / Trip Generation

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. Ten parking spaces would be required for the 40 bedrooms but the Applicant has not stated how many members of staff would be on site.

Due to the limited information submitted, the LHA request the Applicant submits a short Technical Note to include the information below:

- Compare the existing transport impact to that of the proposed development (e.g. number of trips and parking arrangements)
- How the care home will operate:

- Total number of staff
- The maximum number of staff on site at any one time
- Details on shift patterns and how staff changeovers will operate
- Proposed parking arrangements (should be in accordance with [Table 29\(b\)](#) of the LHDG) including ambulance and minibus parking.

Transport Sustainability

The site is located within Hinckley town centre which has access to multiple shops and services, educational facilities, recreational facilities and transport links. Bus services 148 and 158 run jointly by Arriva and Stagecoach offer frequent services between Nuneaton, Hinckley and Leicester.

Therefore, the LHA 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.

Date Received
22 June 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
2 July 2026