

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: 26/00017/P3CMA

Highway Reference Number: 2026/0017/04/H

Application Address: 104 Northfield Road Hinckley Leicestershire LE10 0LJ

Application Type: Change of Use

Description of Application: Notification to determine if prior approval is required for the change of use from a therapy room (Use Class E) to a flat (Use Class C3)

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Mrs Patricia Parkin

County Councillor: St Marys ED - Cllr Stuart Bray

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 consulted by the Local Planning Authority (LPA) on an application to determine if prior approval is required for the change of use from a therapy room (Use Class E) to a flat (Use Class C3) located at 104 Northfield Road Hinckley Leicestershire LE10 0LJ.

The LHA are aware of the relevant site history below:

- Ref. No: 13/00316/FUL – Change of use from residential to therapy rooms. The LPA granted planning permission on 6 June 2013.

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

- Application Form;
- Site Location Plan and
- First Floor Plans, drawn 7 January 2026.

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 Northfield Road which is a classified C road subject to a 30mph speed limit. There are no proposed changes to the existing access arrangements.

Highway Safety

There have been four reported Personal Injury Collisions within 500 metres in all directions of the site access in the previous five years. Two were recorded as being 'slight' in severity and two were recorded as 'serious' in severity. 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. 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.

Internal Layout / Trip Generation

The Applicant has stated on the Application Form that they wish the first floor therapy rooms to be converted back to residential use. The beauty salon business below will continue

The Applicant has demonstrated on the First Floor Plans drawing that the proposed flat will contain two bedrooms. In accordance with [Table 28](#) of the LHDG, a dwelling serving up to three bedrooms should have a minimum of two parking spaces. The Applicant has stated on the Application Form that;

'...the block of buildings has 34 shared parking spaces already existing for all the businesses / residents, and has access both from Northfield Road and Rosemary Way.'

No further information on parking provision has been provided. The LHA is aware that this is an existing situation and that the extant use of the first floor as a therapy room would produce trips in its own right and require customer parking spaces. The LHA also takes into account the previous residential use.

Taking into consideration the types of existing traffic accessing the site, the LHA is satisfied that this will not lead to an unacceptable impact on highway safety and the number of trips would not materially increase under the development proposal.

Transport Sustainability

The site is located within 800 metres of Hinckley Town Centre which has access to multiple shops and services, educational facilities and recreational facilities. Furthermore, the site is within 200 metres of bus stops with frequent services to Leicester and Nuneaton.

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
19 January 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
4 February 2026