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: 26/00617/FUL

Highway Reference Number: 2026/0617/04/H

Application Address: 4 Druid Street Hinckley Leicestershire LE10 1QH

Application Type: Full

Description of Application: First floor extension to provide classrooms and WC (amended scheme 26/00033/FUL)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Tim Payne

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Class B

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 Policy TR6(4) of the National Planning Policy Framework (2026), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted by the Local Planning Authority (LPA) on a full application for a 'First floor extension to provide classrooms and WC' located at 4 Druid Street, Hinckley, Leicestershire, LE10 1QH.

The Applicant has stated that this is a resubmission of 26/00033/FUL for the same proposals with the amendment of a *'hipped roof to be replaced with a flat roof for simpler construction to meet short construction programme.'* The LHA responded to application 26/00033/FUL on 19 February 2026 advising approval subject to a parking condition. The LPA granted planning permission subject to conditions on 7 July 2026.

The LHA note the following relevant planning history at the site:

- 25/00886/FUL | Change of use from residential (Use Class C3) to education (Use Class F1) – planning permission was granted by the LPA on 9 January 2026.

The LHA has produced these highway observations having reviewed the following accompanying documents:

- Application Form;
- Location Plan;
- Design and Access and Planning Statement;
- Existing and Proposed Block Plan, drawing no. 02-2523_00;
- Existing Plans and Elevations, drawing no. 03-2523BR; and
- Proposed Plans and Elevations, drawing no. 04-2523BR, Rev B.

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.

Site Access

Access to the site is from Druid Street, which is an unclassified road subject to a 30mph speed limit. A one-way system is already in place on Druid Street, with vehicles permitted to travel southbound only past the site. No amendments are proposed to the existing site access arrangements. Given the scale of development proposed, this is acceptable to the LHA.

Highway Safety

The LHA have reviewed Personnel Injury Collision (PIC) data along the entirety of Druid Street; there has been one recorded PIC which was classified as slight in severity.

The LHA do not believe the proposals, if permitted, will exacerbate the likelihood of further incidents from occurring.

Internal Layout / Transport Sustainability

No additional parking is proposed than that agreed to be acceptable under 25/00886/FUL. **Table 29(d)** of the LHDG requires parking provision based on staff numbers. It is unclear whether this school will be for higher education or primary/secondary education. However, based on the four full-time employees proposed, at least four spaces would be required. The proposals therefore represent a shortfall of at least one parking space. The LHA note that no further staff are proposed than permitted under 25/00886/FUL.

The LHA ascertain that it would not be justifiable to consider the shortfall in parking to be severe in the context of Paragraph 116 of the National Planning Policy Framework (2026).

Bus stops are located approximately 150m from the site, offering regular services to Leicester, Coalville, Coventry and the surrounding villages. There is also evidence of existing on- street parking within the vicinity of the site.

Given the above and noting opportunities for sustainable travel and the availability of on-street

parking, the LHA considers the proposed extension will not represent a significant intensification of use of the site. Therefore, the LHA is satisfied that the proposed development would not have an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe in the context of the National Planning Policy Framework (2026).

Condition

The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Existing and Proposed Block Plan, drawing no. 02-2523_00Thereafter the onsite parking (and turning) provision shall be kept available for such use 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 (2026).

Date Received	Case Officer	Reviewer	Date issued
18 September 2026	Emma Peacock	BD	2 October 2026