

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: 25/00872/FUL

Highway Reference Number: 2025/0872/04/H

Application Address: 83A Mount Road Hinckley Leicestershire LE10 1AE

Application Type: Full

Description of Application: Change of use from light industrial unit (Class B1) to two dwelling houses (Class C3)

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Mr Nigel Paget

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA) on a planning application for the change of use from light industrial unit (Class B1) to two dwelling houses (Class C3) located at 83A Mount Road, Hinckley, Leicestershire, LE10 1AE.

The relevant planning history of the site is stated below:

- Ref. No: 20/00248/P3CPA - Prior notification for change of use of a building from light industrial (B1c) to five flats (C3). Decision - Prior Approval Not Required.

The following submitted documents have been reviewed as part of this application:

- Application Form;
- Location Plan and Site Plan, drawing number 259/P3;
- Existing Plan and Elevations, drawing number 259/P1; and

- Proposed Plan and Elevations, drawing number 259/P2.

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/ Internal Layout

The site is located on Mount Road which is an adopted, unclassified road subject to a 30mph speed limit.

The Applicant is proposing the change of use of buildings previously used for light industrial use to two, two-bed dwellings located in the yard to the rear of the site. There are no proposed changes to the existing access arrangements.

The yard is served by an existing driveway approximately 2.4m in width and is physically constrained in its width and height. The existing yard is able to provide parking for up to 2 vehicles with on-site turning, albeit constrained. Therefore, improvements to the access and parking are not possible.

Whilst the existing access and parking is substandard to serve the proposed number of dwellings in accordance with [**Table 13**](#) and [**Table 28**](#). When considering the extant use of the site as B1 the LHA consider that the development proposal would not represent an intensification in use of the site access.

Therefore, in the site-specific circumstances it is not considered that this development proposal would lead to a severe or unacceptable highway impact in the context of the NPPF and as such the LHA would not seek to resist this application.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been four recorded collisions within 500m of the proposed site access. All of these were classed 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.

Transport Sustainability

The site is located in Hinckley town centre which has access to multiple shops and key services, educational facilities, recreational facilities and transport links.

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.

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
3 October 2025

Case Officer
Emma Peacock

Reviewer
VV

Date issued
23 October 2025