

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

DECISION NOTICE

Name and Address of Applicant

Mr Jack Evans
Bloor Homes
1 Wheatfield Way
Hinckley
Leicestershire
LE10 1YG

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 26/00081/DISCON

Application Site: Land North East Of Triumph Motorcycles Ltd Normandy Way Hinckley

Proposal: Application to discharge C5 (Drainage) C7 (PRoW) attached to planning permission 25/00543/REM (Phase 7)

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 5 Drainage

Submitted 17/04/26

C5 MI100-EN-724C (PHASE 7 - Fitchett Pond Sections PH7A & PH7B)

C5 MI100-EN-716N (PHASE 7 - Fitchett External Levels and Drainage Sheet 3 + Plots 296 - 356)

C5 MI100-EN-715N (PHASE 7 - Fitchett External Levels and Drainage Sheet 2 + Plots 277-295 & 357-377)

C5 MIMI100-EN-714U (PHASE 7 - Fitchett External Levels and Drainage Sheet 1 + Plots 261-276&378-387)

C5 MI100-EN-710 (PHASE 7 - Drainage construction details)

C5 MI100-EN-708B (PHASE 7 - Fitchett Impermeable Areas)

C5 MI100-EN-707M (PHASE 7 - Fitchett Manhole Schedule)

C5 MI100-EN-706B (PHASE 7 - Fitchett Road and Sewer profiles Sheet 5 + RD70 & 74)

C5 MI100-EN-705E (PHASE 7 - Road & Sewer profiles sheet 4 + RD1 5 72&73)

C5 MI100-EN-704D (PHASE 7 - Fitchett Road and Sewer profiles Sheet 3 RD28&30)

C5 MI100-EN-703B (PHASE 7 - Road & Sewer profiles sheet 2 + RD25-27)

C5 MI100-EN-702G (PHASE 7 - Fitchett Road and Sewer profiles Sheet 1 + RD22)

C5 MI100-EN-700R (PHASE 7 - Fitchett S104 Adoption plan SHEET 1)

C5 MI100-EN-701 F (PHASE 7 - Fitchett S104 Adoption plan SHEET 2)

Submitted 9/04/26

C5 PH7A Storm Fitchet All. 09.04.26

C5 PH7A Storm Fitchet Critical 09.04.26

C5 PH7B Storm Fitchet All. 09.04.26

C5 PH7B Storm Fitchet Critical 09.04.26

Submitted 26/03/26

C5 & C7 EM100-LS-025i - (Site Landscaping PH7 - Fitchett)

C5 & C7 EM100-LS-026i - (Site Landscaping PH7 - Fitchett)

C5 & C7 EM100-LS-027i - (Site Landscaping PH7 - Fitchett)

C5 & C7 EM100-LS-028i - (Site Landscaping PH7 - Fitchett)

C5 & C7 EM100-LS-029j - (Site Landscaping PH7 - Fitchett)

C5 & C7 MI100-EN-720G (PHASE 7 - Fitchett Kerbing Plan Part 2)

C5 & C7 PRoW EM136-SL-003P (Surface Materials) (Submitted 19/05/2026)

Condition 7 Public Right Of Way

C7 PRoW T53 Plan No. 2648 (submitted 28/01/26)

C7 PRoW Layout Drg No. MI100-EN-118 (Submitted 28/01/26)

C7 PRoW EM136-PD-021Y (Site Layout) – (Submitted 19/05/2026)

C5 & C7 PRoW EM136-SL-003P (Surface Materials) (Submitted 19/05/2026)

C7, Footpath T53 Closure Plan (Submitted 28/01/26)

The details submitted are ACCEPTABLE and conditions 5 & 7 are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.

Date: 3 June 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 5:

"No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained"

Condition 7

"Notwithstanding the submitted plans, no development shall take place until a scheme for the treatment of the Public Right(s) of Way has been submitted to and approved in writing by the Local Planning Authority. A scheme shall include management during construction (including proposed temporary route(s)); ensuring plans reflect the correct legally recorded PRoW alignments, or any legal processes to ensure they do so in future; and any new construction works. Physical construction should address width, surfacing, drainage, structures, signage, land barriers and impacts of any landscaping and boundary treatments in accordance with the principles set out in the Leicestershire Highway Design Guide on Development and Public Rights of Way. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable."

Consultees

LLFA & HBBC's Drainage Officer , LCC Highways

Assessment Summary:

Condition 5

Condition 5 was imposed to ensure the prevention of water draining onto the public highway. The Councils Drainage Officer, the LLFA and the LHA are all satisfied that the drainage scheme proposed with supporting calculations will ensure that surface water is adequately managed on Phase 7. The scheme will therefore adequately mitigate the possibility of surface water from the site being deposited in the highway causing

dangers to road users in accordance with Policy DM17 and DM18 of DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (December 2024).

Condition 7

Phase 7 of the application site includes the existing public right of way U6 along the full length of the western boundary which is proposed to be enhanced with a breedon gravel path and through the north of Phase 7. The PRow path T53 will be tarmac to match the designated route of the PRow in Phase 2 of the development providing consistency of materials through the site. The scheme includes waymark and finger post signs with barriers in relevant locations to enable pedestrians through and deter being used by other forms of transport. The LHA are satisfied that the details provided represent the legally recorded path and together with hard surfaced paths and adequate signage will significantly enhance the existing Public Rights of Way and access in accordance with Paragraph 105 of the National Planning Policy Framework (December 2024).

Informatives:

1. This approval relates solely to the discharge of the conditions listed in this notice.
2. All other conditions attached to the original planning permission remain in full force and effect.
3. Any connections to existing sewers are subject to separate approval through a Section 278 with the relevant water body
4. All highways works undertaken are subject to the relevant Highway Approval