

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00422/DISCON
Applicant: Mr Gabe Knight
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Site: Land To The West Of Normandy Way Hinckley

**Application to discharge conditions 12 (Travel Plan), 13 (Public Transport Strategy)
attached to planning permission 23/00573/FUL**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 12

No part of the development hereby permitted shall be first occupied until an amended Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets (reflecting discussions between the applicant and the LHA) has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.

Evidence that the pre-occupation elements of the approved Travel Plan have been put in place shall be prepared, submitted to and approved in writing by the Local Planning Authority. The developer shall then enable the Highways Authority to implement, monitor and review the approved Travel Plan to the satisfaction of Local Planning Authority unless agreed in writing by the Local Planning Authority.

C12 & C13 REPORT - TP - May 2025 (Complete) [Phase 4+] Received 30 May 2025

Condition 13

Notwithstanding the details in the submitted Travel Plan and Transport Assessment, an updated Public Transport Strategy for a minimum duration of five years shall be submitted to and approved in writing by the Local Planning Authority to include full details of the proposed destinations, routes, days and hours of operation, frequency and duration of provision of daily bus service(s) to serve the development and arrangements for the periodic review of the above, prior to occupation of the first dwelling. The bus service(s) shall be provided thereafter in accordance with the approved Strategy.'

C12 & C13 REPORT - TP - May 2025 (Complete) [Phase 4+] Received 30 May 2025

Consultees / Assessed by:

Leicestershire County Council - Highways

Conclusion / Summary:

Condition 12

Application 23/00573/FUL is linked to Phase 4 of Hinckley West (15/800188/OUT) where it lies on the outer of Phase 4 and is known as Phase 4 extension under a standalone application. A Travel Plan May 2025 has been submitted to apply to discharge conditions 12 and 13. The Travel Plan has been assessed by the LHA who have accepted the plan for Phase 4 extension (which also was approved for Phase 4 of the outline). The plan details the existing and enhanced PRow's to the site along with a Travel Plan Co-Ordinator who is in place where surveys have been completed on Phases 1, 2 & 3. Surveys are to be repeated annually to enable information to be gained for future travels plans and phases still to be constructed together with targets and objectives. Travel Packs are to be provided to

new residents which outlines SMART travel available options to residents. The bus service is currently in use following the completion of phases 1, 2 and 3 and residents due to occupy Phase 4 extension will have access to those bus stops already in place which are nearby. The plan confirms that a looped bus route will be provided once phases 5,6 & 7 are underway but cannot be in place whilst construction work is underway on the site for Phase 4 and Phase 4 extension. The LPA are satisfied that the travel plan demonstrates how the developer is supporting sustainable transport objectives to help reduce single occupancy vehicular journeys and increase the use of public transport, walking, wheeling and cycling in accordance with Policy DM17 of the SADMP and the National Planning Policy Framework (December 2024).

Condition 13

Application 23/00573/FUL is linked to Phase 4 of Hinckley West (15/800188/OUT) where it lies on the outer of Phase 4 and is known as Phase 4 extension under a standalone application. A Travel Plan May 2025 has been submitted to apply to discharge conditions 12 and 13. The Travel Plan has been assessed by the LHA who have accepted the plan for Phase 4 extension (which also was approved for Phase 4 of the outline) as it includes a transport strategy within. The plan details destinations, routes, days and hours of operation, together with the frequency and duration of provision of daily bus service which will serve the development and arrangements for it to be reviewed and monitored. It confirms that the bus route loop will be part of future developments but at present is not feasible until other phases come forward. The bus service is already in operation and therefore in place in readiness for any new occupiers on this phase who will also be provided with a travel pack to enable new residents to be aware of alternative methods of transport to help reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with Policy DM17 of the SADMP and the National Planning Policy Framework (December 2024).

Officer Recommendations:

Condition 12 Travel Plan - Discharge

Condition 13 Public Transport Strategy - Discharge