

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00522/DISCON
Applicant: Mr Mitesh Rathod
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Land North East Of Triumph Motorcycles Ltd Normandy Way

Application to discharge Conditions for Phase 8 (22/01091/REM / 24/00116/REM) - 6 (Construction Management Plan), 7 (Travel Plan), 10 (Public Transport Strategy), Condition 11 (Boundary Treatments Plan), Condition 12 (Levels), Condition 13 (Materials), Condition 14 (Water Vole mitigation), Condition 17 (Bats), Condition 19 (Ecological Survey schedule), Condition 20 (Ecology Survey), Condition 25 (Surface Water Drainage), Condition 26 (Waste and recycling), Condition 29 (Land Contamination), Condition 31 (Landfill gas), Condition 32 (Air Quality Assessment) Condition 33 (Noise), Condition 34 (Street Lighting) relating to outline planning permission 15/00188/OUT

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

Condition 6

No development shall take place within each phase of development, until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the overall strategies for:

- a) The means of access and routing for demolition/ ground work and construction traffic
- b) The parking of vehicles of site operatives and visitors
- c) Loading and unloading of plant and materials
- d) Storage of plant and materials used in constructing the development
- e) Location of Contractor compound(s)
- f) Wheel washing facilities
- g) Management of surface water run-off including details of any temporary localised flooding management system and a scheme to treat and remove suspended solids from surface water run-off during construction
- h) Temporary highway works
- i) Prevention of impact to existing and proposed residents from dust, odour, noise, smoke, light and land contamination during construction
- j) Details of how the above will be monitored and a procedure for the investigation of complaints.

The approved CEMP shall be adhered to throughout the construction period for that phase of development to which it relates.

Received 11 September 2024

C6 HIN02_Construction Management Plan REV A (incorporating surface water drainage during construction)

C6 Jelson Supporting Response

Condition 7

In accordance with the Phasing Plan, prior to the occupation of each phase a Residential Travel Plan, in accordance with the Framework Travel Plan, shall be submitted to and agreed in writing by the LPA. The measures approved shall thereafter be provided.

C7 Travel Plan Received 22 May 2024

C7 & C10 Technical Note Phase 8 Received 30 July 2024

Condition 10

Notwithstanding the details in the submitted Framework Travel Plan and Transport Assessment, and in accordance with an agreed Phasing Programme, a Public Transport Strategy 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.

C10 Public Transport Strategy – Received 22 May 2024 C7 & C10 Technical Note Phase 8 Received 30 July 2024

Condition 11

No development shall commence, in any phase, unless and until details of all proposed walls, fences, railings and gates for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details and no building shall first be occupied until the boundary treatments associated with that building have been installed, unless otherwise agreed in writing with the Local Planning Authority.

C11 12591 Hinckley - Boundary Treatments REV A – Received 3 February 2025

Condition 12

No development shall commence, in any phase, unless and until such time as the existing and proposed ground levels of the site, and proposed finished floor levels for that phase have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with approved details.

C12 Existing & Proposed Levels (HIN02_03_020_02B EXTERNAL WORKS PRIVATE DRAINAGE REV B) – Received 3 February 2025

Condition 13

No development shall commence, in any phase, unless and until such time as representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings/buildings for that phase have been deposited with and approved in writing by the local planning authority. The development shall be implemented in accordance with those approved materials.

C13 Hinckley - Materials Layout - Rev D – Received 4 April 2025

Condition 14

No development shall commence on site until a Water Vole Mitigation Strategy, based on the principles outlined on the Water Vole Habitat Strategy Plan Dwg No DE155_006, has been submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include a phased programme of mitigation works relative to the build programme of the development. The development shall be carried out in accordance with the approved scheme.

C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 17

No development shall commence, in any phase, unless and until such time as a scheme identifying the provision of bat boxes on properties adjacent to wildlife corridors of hedgerow

or watercourse for that phase is submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 19

No development shall commence, in any phase, unless and until a schedule of re-survey and/or re-assessment of ecological plans and assessment for that phase is submitted to and agreed in writing by the Local Planning Authority.

C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 20

No development shall commence, in any phase, unless and until such time as the re-survey and/or re-assessment of ecological plans and assessment as identified in condition 19 are submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved survey/assessments and any identified mitigation measures.

C14, C17, C19, C20 Ecological Assessment – Received 22 May 2025

Condition 25

No development of each Phase shall take place until the detailed design of a surface water drainage scheme and a foul drainage scheme for that Phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage scheme information should demonstrate the surface water run-off generated up to and including the 100 year plus 30% (for climate change) critical rainstorm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Received 18 August 2025

C25 Drainage Calcs - 2025-08-15 SW ROAD 3

C25, Drainage Calcs, 2025-08-15 SW ROAD 2 & 5

C25, Proposed External Works, HIN02_03_020_02 Rev G

Received 13 June 2025

C25 2025-05-28 SW BLOORS MODEL WITH JELSONS AREAS ADDED

Received 2 June 2025

C25 Flood Routing Plan HN.01.070.06

C25 Hinckley - Planning Layout HIN02-09-020-0010 Rev D

C25 MI100-EN-724A (PHASE 7 - Pond Sections PH7A & PH7B

C25 Section 104 Layout

C25 Section 104

Condition 26

No development shall commence, in any phase, unless and until such time as a scheme that makes provision for waste and recycling storage and collection for that phase has been submitted to and approved in writing to the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary.

C26 Planning Layout - Received 22 May 2025

Condition 29

No development shall commence, in any phase, unless and until such time as a scheme for the investigation of any potential land contamination on that phase has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details, and any remediation works so approved shall be carried out prior to the site first being occupied.

C29 & C31 Phase II Exploratory Investigation Report – Received 22 May 2024

Condition 31

No development shall commence, in any phase, unless and until such time as a scheme for the monitoring of landfill gas for that phase has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

C29 & C31 Phase II Exploratory Investigation Report – Received 22 May 2024

Condition 32

No development shall commence, in any phase, unless and until such time as an Air Quality Assessment has been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with any mitigation measures identified.

C32 Air Quality Assessment – Received 22 May 2024

Condition 33

No development shall commence, in any phase, unless and until such time as a scheme for protecting the proposed dwellings and/or school and for that phase from noise associated with road traffic and the proposed convenience retail has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

C33 Acoustic Site Appraisal – Received 22 May 2024

Condition 34

No development shall commence, in any phase, unless and until such time as details of any external lighting of the development other than street lighting for that phase is submitted to, and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

C34 Street Lighting Plan - Received 22 May 2024

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council
Drainage Officer
LCC Ecology
Compliance & Monitoring Officer
LCC Highways
LCC Ecology
Environmental Services

Conclusion / Summary:

Condition 6

The construction management plan is provided for Phase 8 of a wider development. Phase 8 is being construction by Jelson Homes and will use the new main access to Hollycroft Grange which directly leads to this phase. The main road leads immediately into the site where there is welfare compound, employee / visitor's car parking together with a materials storage area. Mandatory wheel wash is positioned at the access/exit to the site alongside a mandatory wheel wash at the end of Road 3 for the construction period for construction vehicles using this access. The plan details how dust, noise and vibration will be managed on site and to ensure surface water run-off from the site is dealt with so as not to contaminate waters or flooding. The plan has been assessed by the Local Highway Authority and the Councils Environmental Services where they are satisfied that sufficient and appropriate mitigation will be put in place to minimise disruption during the construction phase to local residents which reflect the scale and nature of development in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 7

The travel plan has been provided that details the current bus provision in place to enable residents of Phase 8 to access the local town centre, together with essential public rights of way and cycle plan to encourage and support sustainable measure of transport for the development. A Travel Plan Co-Ordinator is appointed via Bloor Homes to manage and monitor the sites sustainable transport measures through each phase of the development. Welcome packs are to be provided by LCC for new residents with a 6 monthly reminder of the travel methods available for the site to existing residents. The plan details the Bus map and guide which will be in the Welcome Packs. A technical note has been provided for the discharge of Phase 8 as the developer for this Phase is Jelson Homes and is reliant on Bloor Homes to provide the details to support the discharge of conditions that related to each part of the site. Notwithstanding this the LHA are satisfied with the details provided and the technical note to support the discharge for Phase 8 which ensures that adequate steps are taken to achieve and maintain reduced travel, traffic and parking impacts and to promote the use of more sustainable transport choices to and from the site in order to relieve traffic and parking congestion, promote safety, improve air quality or increase accessibility in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and Section 9: 'Promoting Sustainable Transport' of the NPPF 2024.

Condition 10

A Public Transport Strategy and Technical Note has been submitted and assessed by the Local Highway Authority. The Strategy consists of services currently in operation through the site inclusive of Phase 8 and the technical note as Bloor Homes are responsible for the proposed strategy site wide. The LHA are satisfied that the details are acceptable to enable Phase Condition 10 to be discharged as it demonstrates a quality frequent public transport choice for all new residents from early occupation to encourage modal shift in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11

Boundary Treatments Plan Rev A details 1.8 walls to predominant corner plots to the whole of the development with internal or less visual boundary treatments being 1.8mn close board fencing. Knee high rail fencing is submitted along private drives to the North, South and to the West of Phase 8 to mitigate / limit and protect open space areas of any off-street parking. Black hooped estate railings are proposed around the public open space within the site which replicates estate railing in other phases. The visible boundary treatments will ensure that the development overall has a high quality of design, is consistent with other

phases of the development in accordance with the design and access statement together with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 12

Existing, proposed and finished floor levels of the site have been submitted and desk assessment and visual assessment has been made by the Compliance and Monitoring Officer. The proposed site levels have been designed to closely reflect the existing topography, ensuring continuity with established datum points such as the existing access road and the adjacent school building. This approach avoids any adverse impact on surrounding infrastructure and supports a visually coherent and contextually appropriate development to ensure that Phase 8 has a satisfactory external appearance to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 13

Materials Layout D proposes three brick types for Phase 8, along with a contrasting brick and off-white roughcast render for selected plots. Two of the bricks share a dark red tone but differ in texture and detailing—one features a speckled grey contrast on a lighter orange base, while the other is smoother with darker, randomly discoloured bricks. The third brick introduces a lighter orange-red mix with subtle grey/silver speckling, adding visual contrast to the phase. Roof tiles include two grey options and one traditional dark red, complemented by four front door colours: red, black, blue, and green. The materials are distributed evenly across the site, creating variety without distinguishing specific property types. The LPA considers the proposed palette to give Phase 8 a distinct identity while harmonising with the wider development, resulting in a satisfactory external appearance to accord with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 14 Water Voles, 17 Bats, 19 Ecological Schedule & 20 Ecological Survey
LCC Ecology are satisfied with the updated ecological assessment undertaken by fpcr for Phase 8 of the development site. The survey covers all protected species and identifies that no conclusive evidence was obtained of badger activity on the site. Additional bat boxes are proposed to be provided on the site which will help mitigate the small branch socket cavities that are in T1 & T2 which can only accommodate small number of bats. Amphibian fencing along the west site boundary which has been in place since work first commenced on site is still in a good state of repair which will continue to protect the great crested newts. Due to the extent of bare ground on Phase 8 it is reported that it would be unlikely that reptiles would habitat in this area. Tree Protection measures are to be in place to protect T1 & T2 which are to be retained which will protect nesting birds. Water voles that were previously recorded on the site in the adjacent stream approx. 320m from Phase 8 and given the nature of the habitats in Phase 8 it is not necessary to provide any further assessment. Overall, fpcr have made some recommendations in the updated report which are supported by LCC Ecology and should be adhered to. The mitigation measures will help in the protection of species found on the site in accordance with DM6 of the Site Allocations and Development Management Policies (2016) and Paragraph 187 of the NPPF.

Condition 25

Drainage detailed plans and supporting calculations have been provided that demonstrate how surface water will be managed on Phase 8 and in connection with the wider phases of the site. The LLFA and the Councils Drainage Officer are satisfied that the supporting calculations demonstrate that the proposed drainage scheme will be adequate to assist in the prevention of increased risk of flooding, both on and off site in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 26

A Planning Layout has been provided where bin storage points and bin collection points have been provided where residents will be located on a private driveway, all roads are indicated to be adopted by LCC and therefore the Waste and Recycling Officers are satisfied that they will be able to provide bin collections for the residents on Phase 8. The plan also demonstrates that there will be adequate storage facilities within residential curtilage with bin collection points only where roads are to be adopted and are situated opposite to residential properties and therefore acceptable in the interests of visual amenity and good design, in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 29 & 31

A Phase II Exploratory Investigation has been submitted where investigations have taken place on Phase 8 which resulted in no landfill gas or land contamination found above acceptable levels, therefore no mitigation measures are required and the conditions are eligible for discharge as advised by the Council Environmental Services Officer. The report demonstrates adequate investigations have taken place to ensure future users of the land are protected from land contamination in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 32

The Air Quality Assessment has been assessed by the Councils Environmental Services Officer who is satisfied that the report demonstrates the air quality is at acceptable levels and does not require any future mitigation which ensure that future users of the land from contamination in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 33

An Acoustic Appraisal has been undertaken by Stantec for Phase 8 which has assessed the impact of the nearby farm, Normandy Way Road traffic and the nearby amenity area Phase 3a potential noise levels. The report advises that standard external constructions would be adequate and given that the development surrounding Phase 8 has not yet been completed which would create further screening and result in lower noise levels than currently predicted. The appraisal and results have been assessed by the Councils Environmental Services Officer whom are satisfied that adequate investigations have taken place to ensure the protection of future residents on Phase 8 from noise pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 34

A lighting plan has been submitted that shows lanterns on 6m columns across the site to subject to LCC Standards and Section 38 Agreement. No other lighting is proposed therefore the development will have no other lighting other than street lighting, so no appropriate mitigation measures are required at this time to protect existing and future residents from light pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Phase 8

Condition 6 Construction Management Plan -Discharge

Condition 7 Travel Plan- Discharge

Condition 10 Public Transport Strategy - Discharge

Condition 11 Boundary Treatments Plan - Discharge

Condition 12 Levels - Discharge
Condition 13 Materials- Discharge
Condition 14 Water Vole mitigation - Discharge
Condition 17 Bats - Discharge
Condition 19 Ecological Survey schedule - Discharge
Condition 20 Ecology Survey - - Discharge
Condition 25 Surface Water Drainage - Discharge
Condition 26 Waste and recycling - - Discharge
Condition 29 Land Contamination - Discharge
Condition 31 Landfill gas - - Discharge
Condition 32 Air Quality Assessment - Discharge
Condition 33 Noise – Discharge
Condition 34 Street Lighting - Discharge