



Green 4 Planning

The Barn
Hopwell Hall
Ockbrook
Derbyshire
DE72 3RW

Emma Baumber
Hinckley & Bosworth
Sent via email

2nd September 2025

Dear Emma

**Land Adjacent Hinckley Leisure Centre 25/00354/FUL
Response to Highways Comments**

Further to our meeting last week I write to provide further justification as to the s106 requirements as set out in the latest Highways response.

We are pleased that the Local Highways Authority (Highways) now support our scheme, and there are no remaining objections.

The applicant is fully committed to the financial requirements for the TRO and the monitoring of the submitted Travel Plan, which Highways confirm is acceptable. However as discussed, the applicant will not commit to supplying each employee with a travel pack or a bus pass.

The application site is an extremely sustainable brownfield site in the centre of Hinckley. Tanglewood are committed to employing local people and the majority of the staff live within a 3-4 mile radius. The location of the site provides excellent accessibility by sustainable modes, with several bus stops located immediately adjacent to or within walking distance of the site. The town bus station is located within 100m at The Crescent. Additionally, there is suitable provision of cycle infrastructure on the local highway network, such as on B4666 Coventry Road, creating a safe environment for cyclists.

There are numerous pedestrian infrastructure and public rights of way to and from the site providing safe walking routes. In addition, Tanglewood have committed at their own expense to re-installing the footpath that currently links Coventry Road through to Trinity Vicarage Road car park, and gifting this land to the Council, despite this not being a public right of way and there being no policy requirement for them to do.



The proposed development includes cycle parking spaces within a cycle store on site, with changing rooms, lockers and showers proposed for staff.

The applicant has submitted a Travel Plan which sets out the measures to promote walking, cycling, the use of public transport and car sharing. The applicant is committed to implementing and monitoring the Travel Plan.

This is exactly the sort of brownfield site where development should be encouraged. There is a wide choice of modes of transport to reach the proposed care home, facilities on site to support staff to explore different modes of transport, and measures will be put in place via the travel plan, to encourage and support employees to use methods other than the car. Further financial incentives are not required.

In addition, Tanglewood are an equal opportunities employer and regardless of which care home an employee works, they are offered exactly the same employment package and benefits. If Tanglewood were to offer bus passes at the Hinckley site, they would need to offer bus passes to every site, which encompasses 1500 staff. This is simply not viable. It also draws attention to the fact that no other care home built and operated by Tanglewood has had to provide travel packs or bus passes through the planning process.

In summary this is an extremely sustainable brownfield site in the centre of Hinckley, which is within the top tier of the settlement hierarchy and where development is encouraged. The proposal supports and encourages sustainable modes of transport with the provision of cycle storage and showers and with its location next to bus stops, the bus and train station. The applicant at extra cost, is installing a public footpath through the site and gifting land, which would otherwise form part of resident's amenity area, to the Council to address their desire for wider pedestrian accessibility.

The applicant will not be supplying travel packs or bus passes to every member of staff but would be happy to purchase one pack and make sure this is the subject of a session within the 2 week induction programme. The local highways authority are very welcome to come to the care home and deliver the session if they choose.

Yours sincerely,

Tamsin Cottle BA(Hons) MTP MRTPI
Director
Green 4 Planning