

Hinckley & Bosworth Borough Council

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

CONDITION DISCHARGED

Name and Address of Applicant

Mr Junchen Ye
Auklogis UK Ltd
Apartment 5 The Anchorage
15 Anchorage Road
Sutton Coldfield
B74 2PJ

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 26/00296/DISCON
Application Site: Griffin Park Desford, Peckleton Lane, Desford
Proposal: Application to discharge condition 42 (Travel Plan) of planning permission 21/00619/FUL (as amended by non-material amendment 25/00514/NMA).

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 42 (Travel Plan)

- C42 – Revised Travel Plan

The details submitted are **ACCEPTABLE** and the condition is **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

Date: 19 August 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 42 (Travel Plan):

No individual unit hereby permitted shall be first brought in to use until a framework Travel Plan, which sets out actions and measures with quantifiable outputs and outcome targets (including the offer of a Six-month bus pass for all employees) for that unit has been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.

Consultee responses:

Leicestershire County Council Highways Authority:

“No objection to the discharge of Condition 42 (Travel Plan Unit 2) attached to planning permission 21/00619/FUL (as amended by non-material amendment 25/00514/NMA).

The LHA notes that the Applicant has addressed several issues raised within the LHAs previous observations provided to the LPA on 8 May 2026.

The LHA raised issues as part of application number 25/00101/DISCON which sought to discharge the condition for unit 1 which stated:

‘The LHA have reviewed the amended Travel Plan and make the following comments. It is again noted that the closest served bus stops to the site entrance are approximately 900m away and served by Arriva 153 which operates on an hourly frequency connecting to Market Bosworth and Leicester, this is above the desired minimum walking distance. However, there is a unilateral undertaking which requires a bus stop contribution. The LHA are also aware that there are ongoing conversations between Leicestershire County Council (LCC), the LPA and the Applicant. Because this provision is contained within a legal agreement in the form of the unilateral undertaking, the LHA are satisfied this matter should not be a reason to prevent the discharge of the condition.’

This matter would also appear to be the case with this application for unit 2. Despite the above, once talks have concluded, the following points will still need to be addressed

- An action plan, showing a timeline for the initiatives to be implemented.*
- The Travel Plan Coordinator for the site will need to liaise with local bus operators to establish any changes in services and the network. The TP Coordinator will also need to provide a timeline for measuring the indicators in table 6.1.*

Whilst the LHA are satisfied with the Travel Plan as submitted given the on-going discussions, the LHA are satisfied that this application can be partially discharged until the outcome of the discussions have concluded.

Assessment:

The submitted revised Travel Plan, in conjunction with the comments received by LCC Highways have confirmed that the condition can be partially discharged for Unit 2 subject to

subsequent submission of clarity on ongoing discussions between the applicant and the Highways authority.

However, as there is no trigger point to subsequently fully discharge the condition, and in line with the decision made under 25/00101/DISCON, which discharged the travel plan for Unit 1, due to an outstanding unilateral undertaking which secures bus stop contributions. It is considered that the condition can be discharged, and discussions with the Highways authority would continue in their own right, but not in direct conjunction with C42.

Note to Applicant:

- Where conditions are not discharged, the applicant has the right to appeal the decision via the Planning Inspectorate. Details of how to appeal can be found at:
www.gov.uk/appeal-planning-decision
Alternatively, the applicant may submit a new application, together with the relevant fee and supporting documentation addressing the outstanding requirements.
- Where conditions have been partially discharged, the applicant is required to submit a new application to fully discharge the condition together with the relevant fee and supporting documentation addressing the outstanding requirements.