

**Substantive response of the Local Highway
Authority to a planning consultation received
under The Development Management Order.**

Response provided under the delegated authority of the Director of Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 25/01054/DISCON

Highway Reference Number: 2025/1054/04/HDis21/R3

Application Address: Land Off Desford Lane Ratby Leicestershire

Application Type: Discharge of Condition

Description of Application: Re-consultation. Application to discharge condition 21 (Travel Plan) on Appeal Decision APP/K2420/W/23/3330774 relating to planning application 21/01295/OUT

GENERAL DETAILS

Planning Case Officer: Lesley Keal

Applicant: Mrs Amy Gilliver

County Councillor: Groby & Ratby ED - Cllr Ozzy O'Shea

Parish: Ratby

Road Classification: Class C

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Objection

Objection to Discharge of Condition 21.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA) on a discharge of condition application relating to outline planning permission 21/01295/OUT (allowed at Appeal under reference APP/K2420/W/23/3330774). 21/01295/OUT sought the erection of up to 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point. All matters reserved except for means of access. This is located at land off Desford Lane, Ratby, Leicestershire.

Condition 21

Condition 21 is replicated below for clarity:

'Prior to occupation of the development a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall be implemented in accordance with the approved details.'

Highways Comments:

The LHA previously responded on 4 December 2025, 9 January 2026 and 3 June 2026 which should be read in conjunction with this response.

The LHA has reviewed the Travel Plan (TP) revised on 4 June 2026 and would like to thank the developer for considering the previous comments and amending the TP accordingly. The LHA would like to specify to the developer that providing measures to encourage or incentivise sustainable travel needs to be added in order to be approved.

It is noted that the developer has taken the updated comments into consideration as per the section below:

It is noted that the development will provide new bus stops which will be located adjacent to the site entrance on Desford Lane and a new pedestrian crossing point, with a central refuge, will be provided as part of the development highway improvements, to enable safe access to the new bus stops. However, it must be highlighted that the Arriva services 27 and 28 do not currently operate along Desford Lane and will therefore not serve these new stops. On this basis, it is suggested that the proposed bus stops still be implemented, in case a bus service operates along Desford Lane in the future. It is also suggested that the new bus stops on Desford Lane be equipped with a pole, flag, timetable case, raised kerb and road markings. In order to encourage public transport usage, it is noted that the developer has committed to a bus pass contribution via S106.

The TP states that the developer is committed to providing free bus passes for residents on Arriva bus services, these have been secured as part of the S106 agreement.

This TP has a lot of good elements; however, the LHA require that the below points are addressed before it can be approved:

- It is suggested that the new bus stops on Desford Lane be equipped with a pole, flag, timetable case, raised kerb and road markings.
- The LHA would request the developer to look into further measures and initiatives that can be used to encourage sustainable travel. Below is a list of suggested activities that could be incorporated:
 - Walking: Organised led walks to show leisure routes, provision of walking maps and other materials and signposting to websites such as Choose How You Move and The Ramblers.
 - Cycling: Learn to ride session for adults, Dr Bike checks and Bicycle User Groups (BUGs).
 - Public Transport: Provision of public transport information in local hubs, on the development website as well as in Welcome Packs.
- The action plan should be updated to include measures and provide monitoring methods.

For the reasons set out above, the LHA object to the discharge of condition 21 at this time.

Date Received
11 June 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
22 June 2026