



Bellway Homes

East Midlands

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Braunstone

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LE19 1YG

F.A.O Planning Department
Hinckley and Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley,
LE10 0FR

12th March 2026

Dear Sirs,

Application to vary the wording of condition 18 (Off-site highway works) on application 21/01295/OUT on Land off Desford Lane, Ratby.

Please find enclosed an application for the variation of planning condition 18 (Off-site highway works as required under Outline approval 21/01295/OUT.

The application has been submitted and paid for via the planning portal, under reference number **PP-14776247**.

The proposed variation is to amend the wording of the condition to allow a phased approach to be taken in relation to the required off-site highway works.

A phased approach is being taken with regards to the s278 Agreement with highways, to allow the road alignment, bus stops and gateway feature to be undertaken in one set o works, and the second set of works to include the footway and pedestrian crossing point.

The existing condition wording reads as follows:

"Prior to occupation of the development the offsite highway works detailed on approved plan 1726/16 Rev E including the shared use footway/cycleway along Desford Lane, realignment of part of Desford Lane, bus laybys, pedestrian refuge and gateway feature but excluding the pedestrian crossing north of the site on Desford Lane in the vicinity of the health centre, shall be implemented in full."

It is proposed that the condition be re-worded to allow for the phasing plan to be incorporated, as follows:

"Prior to occupation of the development the offsite highway works shown in blue on Section 278 Phasing Plan ref BELL-SK-001 shall be implemented in full, and shall include the realignment of part of Desford Lane, bus laybys, pedestrian refuge and gateway feature. The area shown in red on Section 278 Phasing Plan ref BELL-SK-001 shall be implemented prior to the 50th Occupation and shall include the shared use footway/cycleway and the pedestrian crossing north of the site on Desford Lane. The works shall be implemented in full"

If there is anything in relation to the above that you wish to seek clarification on, please don't hesitate to contact me.

I look forward to hearing from you,

Kind Regards,

Amy Gilliver
Senior Planning Manager



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

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