



Mrs Lesley Keal
Hinckley & Bosworth Borough Council
The Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR

Planning Portal Ref: PP-14880846

24 April 2026

Dear Lesley,

Application to Discharge Condition 5 of Application 21/00619/FUL– Land North Of Neovia Logistics Services (UK) Ltd Peckleton Lane Desford Leicester Leicestershire

I write on behalf of the applicant, Gulf Ventures 7 Ltd, in relation to planning permission ref: 21/00619/FUL to inform you that an application for approval of details reserved by a condition has been submitted via the planning portal (ref: PP-14880846).

Condition 5 – B2/B8 Use Split

‘Prior to occupation of each hereby approved building a plan shall be submitted to and approved in writing by the Council providing confirmation of the amount of floor space provided for B8 and B2 use within that building. The use of the building shall thereafter accord with the approved details.’

This submission confirms that Unit 2 will be occupied on a 100% Class B8 (storage and distribution) basis, in accordance with the planning permission for the wider Griffen Park site.

The unit has a commercial operator ready to occupy the premises, and it is important that the use is regularised promptly to enable occupation to proceed. The proposed B8 use aligns with the established employment character of Griffen Park and reflects the use of nearby units within the wider estate. The occupation of Unit 2 will support local employment opportunities and deliver economic benefits to Desford and the surrounding area through business activity, job creation, and continued investment in the site. No physical alterations are proposed as part of this discharge, and the use will operate fully within the parameters of the approved development.

The proposed 100% B8 occupation will ensure the unit is brought into active use without delay, avoiding further vacancy and supporting the effective operation of the wider Griffen Park employment site. The use is entirely consistent with the scale, layout, and access arrangements of Unit 2, and no external changes or intensification of the approved development are proposed. The B8 occupation can be accommodated within the existing highway and servicing arrangements



already approved as part of the development, and the proposal raises no amenity or operational concerns.

We understand that a separate application will be submitted by the occupier to discharge condition 42 relating to the Travel Plan.

Conclusion

In conclusion, this submission provides confirmation that Unit 2 will be occupied on a 100% B8 basis, fully complying with the requirements of Condition 5. The proposed use accords with the established employment function of the site, supports economic activity in Desford, and does not give rise to any adverse planning impacts.

The submitted information is considered to fully address the requirements of Conditions 5. We therefore respectfully request that the Local Planning Authority confirms the discharge of the condition in writing at its earliest convenience.

We trust that the information submitted is sufficient to discharge the condition, and we look forward to confirmation that the application has been validated.

Please do not hesitate to get in contact if you have any queries or require any further information.

Yours faithfully

Owen Hughes

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