

Hinckley & Bosworth Borough Council

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

DECISION NOTICE

Name and Address of Applicant

Mrs Amy Gilliver
Bellway Homes Ltd (East Midlands)
3 Romulus Court
Meridian Business Park
Meridian East
Leicester
LE19 1YG

Name and Address of Agent

Part I – Particulars of Application

Planning Reference: 25/01054/DISCON

Application Site: Land Off Desford Lane Ratby

Proposal: Application to discharge condition 21 (Travel Plan) on Appeal Decision
APP/K2420/W/23/3330774 relating to planning application 21/01295/OUT

Part II – Summary of Decision

CONDITIONS DISCHARGED

I

Condition 21 Travel Plan

C21 Desford Lane Travel Plan (revised 04.06.26) – Received 4/6/26

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: 24 September 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 21 Travel Plan

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.

Consultees – LCC Highways

Assessment:

An original Travel Plan was submitted and assessed by the Local Highway Authority (LHA), which subsequently requested further information to satisfy the requirements of the condition. Revised Travel Plans were then submitted on 9 December 2025 and 6 June 2026, as the version received on 9 December 2025 did not fully address all matters raised by the Highway Officers.

The Travel Plan submitted on 6 June 2026 also omitted some of the details requested by the Travel Team. The developer therefore asked the Local Planning Authority (LPA) to intervene, as it was considered that some of the requirements being sought extended beyond those necessary to discharge the condition.

Following a review of the outstanding matters, the LPA agreed that the provision of bus stop infrastructure and associated furniture could be secured through the Section 278 Highway Agreement. Furthermore, the developer confirmed its commitment to delivering a Sustainable Travel Day initiative, which has proven effective on other developments.

The LPA presented this position to the LHA and provided the Travel Team with an opportunity to respond. No further comments or objections were received. In the absence of any additional concerns, it was concluded that the LHA shared the LPA's view that Travel Plan Revision 4 (dated 6 June 2026) was acceptable and sufficient to discharge the condition.

The submitted Travel Plan contains appropriate measures to encourage sustainable travel choices, reduce reliance on single-occupancy vehicle journeys, and promote the use of alternative modes of transport, in accordance with the requirements of the relevant development plan policies DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2026).

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.