



Active
Travel
England

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Your Ref: 24/00914/OUT
Our Ref: ATE/24/01346/OUT
Date: 07 July 2025

Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: Hinckley and Bosworth Borough Council

Application Ref: 24/00914/OUT

Site Address: BURROUGHS ROAD RECREATION GROUND,
BURROUGHS ROAD, RATBY, LE6 0XZ

Description of development: New: Outline planning application (with all matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) and provision of 1FE primary school (Use Class F1) and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway. (Old description: Outline planning application (with all four matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.)

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- a. ~~**No Objection:** ATE has undertaken a detailed assessment of this application and is content with the submission.~~
- b. ~~**Conditional approval:** ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.~~
- c. **Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.

- d. **Refusal:** ~~ATE recommends that the application be refused for the reasons set out in this response.~~

1.0 Response

Thank you for consulting Active Travel England (ATE) on the amended description of this application to clarify that the focus of the development has switched to class C3 dwellings and the description amended to remove the housing with care/extra care element. We note that this is accompanied with a revised site masterplan to allow for 470 dwellings, with the land formally for housing with care amended to now include the residential notation. No further physical changes are made and the access points and internal illustrative layout are otherwise unchanged.

It is noted that the original transport assessment was commissioned to support both options in the first description including the amended wording now proposed. No update to this transport work has been submitted.

In our last response dated 25 March 2025 ATE made comments raising concerns regarding the lack of understanding of the quality of active travel onward routing outside the site to key destinations. Secondly that the transport work does not yet reflect the requirement for a vision led approach. Further analysis and trip assignment would be helpful to understand the design of access infrastructure, particularly at the Burrough lane and Desford access points to ensure they prioritise active movements including wheelers and the movement hierarchy. The Framework Travel Plan should also be updated as a consequence. ATE would reiterate that these comments should still stand at the time of this latest consultation.

At this stage Active Travel England continue to recommend that any decision on this application be deferred until more information is provided. We would be very happy to discuss our comments in more detail.