

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Name and Address of Applicant

National Grid UK Limited
C/O Agent

Name and Address of Agent (if any)

Emily Davies
Avison Young
11 York Street
Manchester
M2 2AW

Part I – Particulars of Application

Planning Reference 25/00729/BNG

Application Site Land NE of ALDI Distribution Centre, Wood Road, Nailstone, Leicestershire

Proposal Application to discharge the biodiversity gain condition for application 25/00060/FUL

Part II – Summary of Decision

The details submitted are **ACCEPTABLE** and the condition is hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the Statutory Biodiversity Gain Condition.

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- Application Form (submitted: 21.07.2025)
- BNG Condition Assessment (submitted: 08.08.2025)
- BNG Metric (submitted: 19.08.2025)
- BNG Plan (submitted: 08.08.2025)
- C3, Cover letter to application (submitted: 21.07.2025)
- Site Safety, Health, Environment, Quality Plan (submitted: 21.07.2025)

Statutory Biodiversity Gain Condition

Clause 13(2) of Part 2 of Schedule 7A of the Town and Country Planning Act 1990 states that development may not begin unless a biodiversity gain plan has been submitted to the planning authority and the planning authority has approved the plan.

The submitted information has been assessed by Leicestershire County Council's Ecology Department who have confirmed that the calculations submitted Biodiversity Net Gain Plan and associated Biodiversity Net Gain Metric are correct. In conjunction with the professional advice of Leicestershire County Council's Ecology Department, the submitted details are considered to protect and enhance biodiversity in accordance with the statutory requirements for biodiversity net gain. As such, it is considered that the Statutory Biodiversity Gain Condition attached to planning permission 25/00060/FUL can be discharged in these site-specific circumstances.

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the Statutory Biodiversity Gain Condition.

Date: 22 December 2025



Christopher Brown MRTPI
Head of Planning