

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

Mr Peter Sheppard
C/o Miss Erin Harcombe
Brown & Co
The Fairways
Wyboston Lakes
Great North Road
MK44 3AL

Details of Application:

Application Ref: 25/00670/DISCON

Proposal: Application to discharge C7 (Access Closure) C8 (Contamination) C11 (CEMP)
C16 (RAMMS) attached to planning permission 24/00305/FUL

Location: Basin Bridge Bungalow Hinckley Lane Higham On The Hill

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 7

The new vehicular access hereby permitted shall not be used for a period of more than six months from being first brought into use unless any existing vehicular access on Hinckley Lane that become redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Received 9 July 2025

C7, Proposed Site Plan, Drg No. 22 106 K0002 P2

C7, Landscape and Ecological Management Plan, Drg No. 22 106 K0006 P2

Condition 8

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with.

C8 Supporting Letter – Received 26 August 2025

C8, Phase II Geo-Environmental Assessment – Received 9 July 2025

Note to Applicant: Full validation/verification should be submitted to the LPA to complete their records

Condition 11

Prior to commencement a Construction and Environmental Management Plan (CEMP) shall be submitted in writing to and approved by the Local Planning Authority, ensuring that there are no direct impacts on the site as a result of the construction phase. This shall include mitigation for pollution runoff (e.g. fuel spills, surface water/siltation and lighting. Protection measures for the single retained tree identified as having low bat roost potential shall be included with the CEMP.

Received 9 July 2025

C11, Construction Management Plan, Drg No. 22 106 K0008 P1

C11, Construction Environment Management Plan

C11, Dust Management Plan

Condition 16

Prior to commencement of the hereby approved works a Reasonable Avoidance Measures Method Statement (RAMMS) shall be submitted in writing to and approved by the Local Planning Authority. The RAMMS shall detail appropriate mitigation, precautionary and best practise measures to ensure no harm comes to such species (otter, water vole, badger, hedgehog, reptiles and amphibians) as a result of the construction activities on site (e.g. entrapment). The RAMMS thereafter will be adhered to at all times during construction and a copy shall be made available to site workers and displayed on site at all times during site clearance.

C16, Reasonable Avoidance Measures Method Statement (RAMMS) – Received 9 July 2025

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the conditions.



Date: 15 September 2025

Christopher Brown MRTPI
Head of Planning