

Hinckley & Bosworth Borough Council

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

CONDITIONS DISCHARGED

Name and Address of Agent

C/o Mr James Godwin
2012 Partnership Homes Ltd
51 Friargate
Derby
DE1 1DF

Name and Address of Applicant)

Part I – Particulars of Application

Planning Reference: 26/00178/DISCON

Application Site: Land Adjacent Home Farm Bradgate Hill Groby

Proposal: Application to discharge condition 10 (Biodiversity Enhancements) and 11 (External Lighting- Biodiversity) attached to planning permission 25/00374/OUT

Part II – Summary of Decision

CONDITIONS DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted in relation to the following conditions:

Condition 10 Biodiversity Enhancements

C10 Ecology Enhancement Locations Site Plan C010 Rev A [22.06.26]
C10 Biodiversity Statement [20.2.26]

Condition 11 External Lighting – Biodiversity

C11 Light Spill, C11 - Light Project Report, C11 Light Details [10.3.26]
C11 Site Plan Light Locations, C11 Lighting Statement [20.02.26]

The details submitted are **ACCEPTABLE** and the conditions are **DISCHARGED**. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s).

Date: 28 July 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 10

Prior to any works above floor plate level for each plot, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Wildlife Consultants Limited, March 2025) report for that plot, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of the plot to which it relates, and all features shall be retained in that manner thereafter.

Condition 11

Prior to the installation of any external lighting a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority for the plot to which it relates.

The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Consultees: LCC Ecology

Assessment:

Condition 10

The appraisal undertaken by Green Park One Ltd confirms that the site currently has a low ecological value, as detailed within the Biodiversity Enhancement Layout Report. The assessment identifies several measures to enhance biodiversity across the site, including the implementation of sensitive lighting and the installation of bat, bee and swift bricks within the development. The proposed enhancements are clearly shown on the submitted plans, which identify their locations and the report confirms the types to be installed and that they will be retained as permanent features of the development. Leicestershire County Council Ecology is satisfied that the proposed measures will provide meaningful biodiversity enhancements and additional habitat opportunities for protected and priority species. As such, the proposals are

considered acceptable and will assist the Local Planning Authority in meeting its duties under the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended), and Development Plan Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11

The submitted lighting scheme proposes a warm colour temperature of between 2700K and 3000K, which is considered appropriate to minimise disturbance to foraging and commuting bats. The scheme also demonstrates that light spill onto boundary vegetation, including the western site boundary, will not exceed 1 lux.

Leicestershire County Council Ecology has reviewed the proposals and is satisfied that the lighting design will adequately safeguard ecological interests on the site. The proposals therefore accord with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended), and Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016). Accordingly, the condition can be discharged.
