

Hinckley & Bosworth Borough Council

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

CONDITIONS DISCHARGED

Name and Address of Applicant

Mr Gabe Knight
Bloor Homes
First Floor Wheatfield Way
Hinckley
Leicestershire
LE10 1YG

Name and Address of Agent (if any)

Part I – Particulars of Application

Planning Reference: 26/0003/DISCON

Application Site: Land North East Of Triumph Motorcycles Ltd Normandy Way Hinckley

Proposal: Phase 7 Application to re-discharge conditions 14 (Water Vole Mitigation) 19 (Ecology Updated Assessment) 20 Ecology updated Assessment) relating to outline permission 15/00188/OUT

Part II – Summary of Decision

CONDITIONS RE-DISCHARGED – Phase 7

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 14 Vole Mitigation Strategy

C14,19 & C20 12714 Site Ecology Re-Assessment Tech Note (20.04.26 (Submitted 20/04/26)

C14, C19 & C20 Phase 3 & 7 Ecology Report (submitted 5/01/26)

Condition 19 Ecology Updated Assessment

C14,19 & C20 12714 Site Ecology Re-Assessment Tech Note (20.04.26 (Submitted 20/04/26)

C14, C19 & C20 Phase 3 & 7 Ecology Report (submitted 5/01/26)

Condition 20 Ecology Updated Assessment

C14,19 & C20 12714 Site Ecology Re-Assessment Tech Note (20.04.26 (Submitted 20/04/26)

C14, C19 & C20 Phase 3 & 7 Ecology Report (submitted 5/01/26)

The development must be carried out in strict accordance with the above approved documents and the full terms of the conditions.

Date: 30 June 2026



Christopher Brown MRTPI
Head of Planning

Part III – Particulars of Decision

Condition 14:

“No development shall commence on site until a Water Vole Mitigation Strategy, based on the principles outlined on the Water Vole Habitat Strategy Plan Dwg No DE155_006, has been submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include a phased programme of mitigation works relative to the build programme of the development. The development shall be carried out in accordance with the approved scheme.

Condition 19

No development shall commence, in any phase, unless and until a schedule of re-survey and/or re-assessment of ecological plans and assessment for that phase is submitted to and agreed in writing by the Local Planning Authority.

Condition 20

No development shall commence, in any phase, unless and until such time as the re-survey and/or re-assessment of ecological plans and assessment as identified in condition 19 are submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved survey/assessments and any identified mitigation measures.

Consultees

LCC Ecology

Assessment Summary:

A revised layout for Phase 7 required a re-discharge of conditions, as the original approvals were based on an earlier scheme. An initial report covering Phases 3 and 7 was submitted; however, due to the time lapse, LCC Ecology requested an updated ecological assessment. FPCR subsequently carried out a reassessment and submitted a technical note on 20 April 2026.

LCC Ecology has confirmed that the updated information adequately addresses the relevant conditions and identifies no additional ecological constraints. As such, the mitigation measures and works schedule set out in the original Phases 3 and 7 discharge (Conditions 14, 19 and 20, Ecology Solutions, March 2022) remain appropriate to manage ecological risks for Phase 7, in line with DM6 of the Site Allocations and Development Management Policies (2016) and the NPPF

Informatives:

1. This approval relates solely to the discharge of the conditions listed in this notice.
2. All other conditions attached to the original planning permission remain in full force and effect.
3. Any connections to existing sewers are subject to separate approval through the relevant water body
4. Any highways works undertaken are subject to the relevant Highway Approval