

Hinckley & Bosworth Borough Council

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

Name and Address of Applicant

Mr & Mrs Pearson
143 The Park
Market Bosworth
Leicestershire
CV13 0LP

Name and Address of Agent (if any)

Mrs Philippa Lurcock
Eaves Home
26 Hill Rise
Woodhouse Eaves
Loughborough
LE12 8GX

Part I – Particulars of Application

Planning Reference 25/01040/DISCON

Application Site 143 The Park, Market Bosworth, Nuneaton, Leicestershire, CV13 0LP

Proposal Application to discharge condition 3 (Biodiversity Enhancement Scheme) attached to planning permission 24/01147/HOU

Part II – Summary of Decision

The details submitted with the following conditions are **ACCEPTABLE** and the conditions are hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the conditions:

Condition 3 (Biodiversity Enhancement Scheme)

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- C3, Application Form (submitted: 27.10.2025)
- C3, Biodiversity Enhancement Scheme (submitted: 27.10.2025)

Condition 3 (Biodiversity Enhancement Scheme)

“Prior to any works above slab level a Biodiversity Enhancement Scheme has been submitted to, and approved in writing by, the Local Planning Authority. Enhancements should include, but is not limited to, bat boxes, and their make/model and locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme prior to the first use of the scheme.

Reason: *In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the recommendations within the Bat Emergence and Re-Entry Surveys (submitted: 04.08.2025).”*

This information has been assessed by Leicestershire County Council's Ecology Department, who have confirmed that the proposed location of two Eco Kent Bat boxes on the western elevation of the property is appropriate and positioned at a suitable height for roosting bats. The Ecology Department have stated that the proposed bat boxes should remain in perpetuity as confirmed at Page 4 of the submitted Biodiversity Enhancement Scheme. The proposed precautionary working methods during construction were also considered to acceptable to Leicestershire County Council.

Given the above, and in conjunction with Leicestershire County Council's Ecology Department, it is considered that sufficient has been provided to protect and enhance wildlife species and their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). Therefore, it is considered that Condition 03 of planning permission 24/01147/HOU can be discharged.

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 condition.

Date: 22 December 2025



Christopher Brown MRTPI
Head of Planning