Hinckley & Bosworth Borough Council

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

Discharge of Condition Decision Notice
Condition Discharged

Mr J Imber
JMI Planning
62 Carter Street
Uttoxeter
ST14 8EU

Details of Application:

Application Ref: 25/00722/BNG
Proposal: Application to discharge the biodiversity gain condition for planning permission 24/00769/FUL
Location: Caterpillar UK, Peckleton Lane, Desford

The conditions and supporting details submitted to apply for the discharge of conditions:

Standard Biodiversity Gain Condition

The development is subject to the statutory "biodiversity gain condition". A Biodiversity Gain Plan needs to be submitted to and approved in writing by Hinckley and Bosworth Borough Council prior to commencement of development. Please note your planning application does not legally secure any new off-site habitats and therefore any off-site gains you plan to use will already need to have been legally secured and registered.

Information Submitted
C7, Biodiversity Enhancement Management Plan, received 21 October 2025
C7, Biodiversity Gain Plan, received 21 October 2025
C7, Habitat Management & Monitoring Plan, received 21 October 2025

Consultees:

LCC Ecology – 12th November 2025:

"A Habitat Management and Monitoring Plan has now been provided and adequately sets out the ways in which created habitats will be managed over 30 years to provide the necessary level of biodiversity gain. The Local Planning Authority should consider how best to secure delivery of the Habitat Management and Monitoring Plan for the required period of 30 years.

The submitted Ecological Statement clarifies that proposed tree planting is for the purpose of contributing to the delivery of biodiversity net gain and shows adequate consideration for the ecological impacts on the underlying grassland in relation to net gain habitat types and condition.
The updated Biodiversity Gain Plan now includes evidence of the purchase of 5.21 offsite habitat units from a registered gain site, which has been verified on the Register itself.

Although a clear post-development habitat map covering all of the on-site habitats has still not been provided, the information provided in the Biodiversity Net Gain Report, Habitat and Management Monitoring Report and the Biodiversity Enhancement and Management Plan when taken together are considered to provide the bare minimum information required to provide confidence in the delivery of required on site measures. The applicant and their ecologist are strongly encouraged to provide clear habitat management maps within their initial monitoring report.

Subject to implementation in full of the submitted details, we recommend discharge of the Condition."

Summary:

The submitted Biodiversity Enhancement Management Plan and Biodiversity Gain Plan demonstrate that the submitted information includes the detail required by this condition.

The information submitted therefore meets the requirements of the "Biodiversity Gain Condition" in the interests of protecting and enhancing biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016), Paragraph 187 of the National Planning Policy Framework (2024), and the statutory requirements regarding Biodiversity Gain.

The details submitted are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

C. Brown.

Date: 17 November 2025

Christopher Brown MRTPI
Head of Planning