

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00780/DISCON
Applicant: Welcome Break Group Limited
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land East Of Stretton Croft Wolvey Road

Application to discharge C24 (Biodiversity Net Gain) attached to planning permission 23/01023/HYB

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 24

Prior to the commencement of development details of how a Biodiversity Net Gain on baseline conditions shall be achieved and maintained on the site shall be submitted to and agreed in writing by the Local Planning Authority. The site shall be maintained and managed in accordance with the approved details thereafter.

Received 15/08/2025

**C24 Landscape and Ecology Management Plan (Rachel Hacking Ecology, Aug 2025)
C24 Ecological Appraisal & Reptile Survey (Rachel Hacking Ecology, Oct 2023)**

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:

Condition 24

The development is cross boundary application with Rugby Borough Council. LCC Ecology have advised that the submitted landscape ecology management plan sets out an appropriate approach to habitat creation and management on site such that there is certainty that the on-site biodiversity value can be delivered over a period of 30 years. Where the delivery of net gain in biodiversity is set out in the Ecological and Reptile survey where there is a net loss than that calculated in the original 2011 application where an agreed sum was paid in compensation. Overall LCC Ecology are satisfied that documents demonstrate that the development provides a suitable management and maintenance routine which will ensure the enhancement of biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

Note: LCC ecology requested that the condition be partially discharged the condition with a view to fully discharging when implemented over a period of 30 years as set out in the LEMP. Unfortunately, the wording of the condition does not allow the LPA to fulfil this request and therefore the condition is recommended for discharge

Officer Recommendations:

Condition 24 Biodiversity Net Gain – Discharge