

Hinckley & Bosworth Borough Council

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

Name and Address of Applicant

Mr Christopher McManus
Cold Comfort Farm
Rogues Lane
Hinckley
Leicestershire
LE10 3DX

Name and Address of Agent (if any)

Mr Joseph White
HSSP Architects Limited
Pera Business Park
Nottingham Road
Nottingham Road
Melton Mowbray
LE13 0PB

Part I – Particulars of Application

Planning Reference 25/00829/BNG

Application Site Pond Barn, Cold Comfort Farm, Rogues Lane, Hinckley, Leicestershire

Proposal Application to discharge the biodiversity gain condition for application 24/00551/FUL

Part II – Summary of Decision

The details submitted with the following conditions 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 Statutory Biodiversity Gain Condition.

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- Application Form (submitted: 04.09.2025)
- BNG Conditions Assessment (V1-1) (submitted: 06.02.2026)
- BNG Metric (V1-2) (submitted: 11.12.2025)
- BNG Plan (V1-1) (submitted: 11.12.2025)
- BNG Proposed Enhancements (0003 PL1) (submitted: 04.09.2025)

- BNG Technical Note (submitted: 11.12.2025)
- HMMP (V1-1) (submitted: 06.02.2026)
- Post Development Map (V2) (submitted: 03.03.2026)
- Site Location Plan (0001 PL3) (submitted: 04.09.2025)

Statutory Biodiversity Gain Condition

Clause 13(2) of Part 2 of Schedule 7A of the Town and Country Planning Act 1990 states that development may not begin unless a biodiversity gain plan has been submitted to the planning authority and the planning authority has approved the plan.

The submitted information has been assessed by Leicestershire County Council's Ecology Department who have confirmed that the calculations submitted within the Biodiversity Net Gain Plan and associated Biodiversity Net Gain Metric are correct and acceptable. In conjunction with the professional advice of Leicestershire County Council's Ecology Department, the submitted details are considered to protect and enhance biodiversity in accordance with the statutory requirements for biodiversity net gain. As such, it is considered that the Statutory Biodiversity Gain Condition attached to planning permission 24/00551/FUL can be discharged in these site-specific circumstances.

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 Statutory Biodiversity Gain Condition

Date: 23 April 2026



Christopher Brown MRTPI
Head of Planning