

Hinckley & Bosworth Borough Council

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

DoC Decision Notice Conditions Discharged

C/o Miss Emma Smail
Trent Rivers Trust
Second Floor
The Middle Mill
Darley Abbey Mills
Darley Abbey
DE22 1DZ

Details of Application:

Application Ref: 25/00663/DISCON
Proposal: Application to discharge conditions 4 (CEMP: Biodiversity), 6 (Badger Survey) and
7 (Otter survey) attached to planning permission 25/00164/FUL
Location: Culloden Farm Ashby Road Twycross

The details submitted with the following conditions are acceptable and the conditions are hereby discharged.

Condition 4

No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details: A. Identification of potentially damaging construction activities, B. practical measures and sensitive working practices to avoid or reduce impacts during construction on amphibians, bats, reptiles, and badgers, C. timing of works to avoid harm to nesting birds, D. responsible persons for overseeing sensitive works, E. use of protective fencing where required to safeguard hedges and trees The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA.

Received 4 July 2025 C4, Construction Ecological Management Plan

Condition 6

No development shall take place (including ground works or vegetation clearance) until an updated badger survey (or an email from a licensed ecologist confirming that there have been no changes from the previous badger survey) has been submitted to and approved in writing by the Local Planning Authority. This survey is to be carried out within 3 months of the likely commencement of works on site. It is to include details on mitigation measures for badgers if necessary (such as badger gates). All works are to proceed strictly in accordance with the approved document.

Received 4 July 2025 C6 & C7 Badger & Otter Report

Condition 7

No development shall take place (including ground works or vegetation clearance) until an updated otter survey (or an email from a licensed ecologist confirming that there have been no changes from the previous otter survey) has been submitted to and approved in writing by the Local Planning Authority. This survey is to be carried out before commencement of works on site. It is to include details on mitigation measures for otters if necessary. All works are to proceed strictly in accordance with the approved document.

Received 4 July 2025
C6 & C7 Badger & Otter Report

The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.



Christopher Brown MRTPI
Head of Planning

Date: 15 August 2025