

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00663/DISCON
Applicant: Mrs Emma Smail
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Culloden Farm Ashby Road Twycross

Application to discharge conditions 4 (CEMP: Biodiversity), 6 (Badger Survey) and 7 (Otter survey) attached to planning permission 25/00164/FUL

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

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:**Condition 4**

A Biodiversity Construction Ecological Management Plan has been submitted and reviewed by LCC Ecology. The plan identifies areas where construction activities may pose a risk to biodiversity and outlines mitigation strategies to address these impacts. It includes practical measures and sensitive working practices designed to avoid or minimise harm to protected species during the construction phase. This includes scheduling works to avoid the bird nesting season and assigning responsibility for overseeing the implementation and monitoring of mitigation measures throughout the construction period.

The plan also details the roles and responsibilities of personnel on site and incorporates updated Badger and Otter survey reports. Overall, the submission satisfactorily demonstrates how biodiversity will be protected and enhanced in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the National Planning Policy Framework (NPPF), and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.

Condition 6 & Condition 7

A survey has been completed by Pioneer Environment Group Limited where a site visit was been undertaken on 11 June to satisfy the pre-commencement requirements of Condition 6 and 7 of the planning permission. The areas within the site boundary were surveyed and the surrounding landscaping within 30m of the site, in particular to establish any current badger and otter activity. The results from the survey identified that through good practice measures and mitigation measure detailed in the CEMP (Biodiversity) that they were not considered a constraint to the proposed works. LCC Ecology are satisfied with the updated survey and proposed measures are put in place and that works commence within 3 months of the survey which ensure the protection and enhancement of biodiversity is achieved in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.

Officer Recommendations:

Condition 4 Construction Ecological Management Plan (Biodiversity) – Discharge

Condition 6 Updated Badger Survey – Discharge

Condition 7 Updated Otter Survey – Discharge