

Our ref: EH/Sheppard

25 June 2025

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

St Neots Office

The Fairways
Wyboston Lakes
Great North Road
Wyboston
Bedfordshire
MK44 3AL

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Dear Sir or Madam,

DISCHARGE OF CONDITION 7 (ACCESS), 8 (CONTAMINATION), CONDITION 11 (CEMP) AND CONDITION 16 (RAMMS) OF APPLICATION 24/00305/FUL- BASIN BRIDGE BUNGALOW, HINCKLEY LANE, HIGHAM ON THE HILL, NUNEATON, LEICESTERSHIRE

On behalf of our client Mr Peter Sheppard, we enclose a discharge of condition application in relation to Conditions 7, 8, 11 and 16 of application 24/00305/FUL at Basin Bridge Bungalow, Hinckley Lane, Higham on The Hill, Nuneaton, Leicestershire.

Condition 7 requires the following:

The new vehicular access hereby permitted shall not be used for a period of more than six months from being first brought into use unless any existing vehicular access on Hinckley Lane that became redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Document 22.106.K0002_P2 "Site Plan As Proposed Detail" and 22.106.K0006_P2 "Landscape and Ecological Management Plan" shows the details of reinstatement of the revised access.

Condition 8 requires the following:

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with.

Paragraph 6.1 of the submitted Phase II Geo-Environmental Assessment by EPS sets out that the strategy for remediation. This will be implemented in accordance with Condition 9 which states "The approved scheme shall be implemented in accordance with the agreed land contamination details and any remediation works so approved shall be carried out prior to the site first being occupied."

Additionally, it has been agreed with the client that EPS will be on site to supervise the initial groundworks. The purpose of this supervision will be to help accurately identify and differentiate between the various soil types present. This will ensure that each soil type is handled and removed appropriately, in line with project and environmental requirements.

If further contamination is found during the construction phase, then this will be dealt with as per Condition 10 which states "If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination

shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied."

Condition 11 requires the following:

Prior to commencement a Construction and Environmental Management Plan (CEMP) shall be submitted in writing to and approved by the Local Planning Authority, ensuring that there are no direct impacts on the site as a result of the construction phase. This shall include mitigation for pollution runoff (e.g. fuel spills, surface water/siltation and lighting). Protection measures for the single retained tree identified as having low bat roost potential shall be included with the CEMP.

A Construction & Environment Management Plan (CEMP) has been prepared by Brown&Co alongside a Construction Management to discharge this condition as well as a Dust Management Plan (DMP) prepared by EPS. The CEMP sets out that the requirements in the condition including mitigation for pollution runoff and protection measures for the single retained tree. The DMP provides an overview of potential impacts associated with dust during the demolition and construction phases of the development and identify recommended mitigation methods to minimise harmful air pollution to nearby sensitive receptors.

Condition 16 requires the following:

Prior to commencement of the hereby approved works a Reasonable Avoidance Measure Method Statement (RAMMS) shall be submitted in writing to and approved by the Local Planning Authority. The RAMMS shall detail appropriate mitigation, precautionary and best practice measures to ensure no harm comes to such species (otter, water vole, badger, hedgehog, reptiles and amphibians) as a result of the construction activities on site (e.g. entrapment). The RAMMS thereafter will be adhered to at all times during construction and a copy shall be made available to site workers and displayed on site at all times during site clearance.

The RAMMS produced by Brown&Co aims to discharge potential risks to the targeted species following the outputs of a Preliminary Ecological Appraisal undertaken on the site in March 2023, which noted potential for terrestrial mammals and reptiles to be impacted by the proposed works.

The following submitted plans and documents accompany this application:

- Planning application forms
- Condition 7 – 22.106.K0002_P2 & 22.106.K0006_P2 (Brown&Co)
- Condition 8 - Phase II Geo-Environmental Assessment (EPS)
- Condition 11 - Construction and Environmental Management Plan (CEMP), Construction Management Plan (CMP) (Brown&Co) and Dust Management Plan (EPS)
- Condition 16 - Reasonable Avoidance Measure Method Statement (RAMMS) (Brown&Co)

We hope that officers will support this application and look forward to hearing from you in due course.

Yours faithfully,



Erin Harcombe BSc (Hons)
Graduate - Planner

For and on behalf of Brown & Co -
Property and Business Consultants LLP

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