

Hinckley & Bosworth Borough Council

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

Name and Address of Applicant

Mr John Price
Pinehollow Barn
Stoke Lane
Higham on the Hill
Nuneaton
Leicestershire
CV13 6ES

Name and Address of Agent (if any)

Mr Jack Evans
Four Counties Architecture
12 Amersham Way
Measham
DE12 7PD

Part I – Particulars of Application

Planning Reference 26/00358/DISCON

Application Site Pinehollow Barn, Stoke Lane, Higham on the Hill

Proposal Application to discharge C6 (HMMP), C7 (Biodiversity Enhancement Plan) attached to planning permission 25/00902/FUL

Part II – Summary of Decision

The details submitted with the following conditions are **ACCEPTABLE** and the conditions are hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the conditions:

Condition 07 (Biodiversity Enhancement Plan)

The following condition is hereby **PARTIALLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the condition and the submission of the necessary Habitat Management and Monitoring Plan reports in years 1, 2, 5, 10, 15, 20, 25, and 30.

Condition 06 (Habitat Management and Monitoring Plan)

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- Application Form (submitted: 16.04.2026)
- Beaumaris Bat Box Specification (submitted: 05.08.2026)
- Biodiversity Enhancement Plan (V1-2) (submitted: 05.08.2026)
- Biodiversity Gain Plan (submitted: 07.05.2026)
- Ecology Plan (PHB-02B) (submitted: 05.08.2026)
- Habitat Management and Monitoring Plan (V1-2) (submitted: 25.06.2026)

Condition 06 (Habitat Management and Monitoring Plan)

“Prior to the stationing of more than two caravans on the site, a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by, the Local Planning Authority. The HMMP shall be submitted concurrently and in accordance with the Biodiversity Gain Plan. The HMMP shall include, but shall not be limited to, the following details:

- (a) a non-technical summary; and*
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP; and*
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan; and*
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and*
- (f) details of the content of monitoring reports to be submitted to the Local Planning Authority including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.*

Notice in writing shall be given to the Council when the:

- (i) Initial enhancements, as set in the HMMP, have been implemented; and*
- (ii) Habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Local Planning Authority, in accordance with the methodology specified in the approved HMMP.

The Council shall only issue approval of habitat creation and enhancement works when:

- *the habitat creation and enhancement works set out in the approved HMMP have been completed; and*
- *a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by, the Local Planning Authority.”*

This information has been assessed by the County Council's Ecology Department, who confirmed that the submitted details were sufficient to enable to the partial discharge of the condition. To fully discharge the planning condition, the Ecology Department require the submission of the Habitat Management and Monitoring Plan reports in years 1, 2, 5, 10, 15, 20, 25, and 30. The submitted details are therefore considered to enhance protected and priority species and habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are ACCEPTABLE and the condition is hereby PARTIALLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition and the submission of the necessary Habitat Management and Monitoring Plan reports in years 1, 2, 5, 10, 15, 20, 25, and 30.

Condition 07 (Biodiversity Enhancement Plan)

“Prior to the stationing of more than two caravans on the site, a Biodiversity Enhancement Layout, including any proposed hard and soft landscaping works for the site, shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the Biodiversity Enhancement Layout shall include the following:

- (a) *Detailed designs or production description for biodiversity enhancements; and*
- (b) *Locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The development shall be carried out in full accordance with the approved enhancement measures, and any planting shall be undertaken in the first planting and seasons following the stationing of more than two caravans on site. All features shall be retained thereafter in accordance with the Habitat Management and Monitoring Plan within Condition 4 of this permission.”

This information has been assessed by the County Council's Ecology Department, who considered the submitted details to be sufficient to discharge the planning condition. Therefore, it is considered that the submitted details ensure that protected wildlife species and their habitats that are known to exist on site are protected in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

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 condition.

Date: 03 September 2026

C. Brown.

Christopher Brown MRTPI
Assistant Director Planning & Regeneration