

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 26/00418/BNG

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

Proposal Application to discharge the Biodiversity Gain Plan for application 25/00902FUL

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:

- Biodiversity Enhancement Plan (V1-1) (submitted: 25.06.2026)
- Biodiversity Enhancement Layout (PHB 02B) (submitted: 25.06.2026)
- Biodiversity Gain Plan (submitted: 08.05.2026)
- BNG Metric (OE401) (v2) (submitted: 08.05.2026)
- Habitat Management and Monitoring Plan (V1-2) (submitted: 25.06.2026)

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, based on the submitted documents, 10% measurable biodiversity net gain could be achieved, and sufficient information has been provided to discharge the statutory Biodiversity Gain Condition.

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 25/00902/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: 03 September 2026



Christopher Brown MRTPI
Assistant Director Planning & Regeneration