

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00670/DISCON
Applicant: Mr Peter Sheppard
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Basin Bridge Bungalow Hinckley Lane Higham On The Hill

Application to discharge C7 (Access Closure) C8 (Contamination) C11 (CEMP) C16 (RAMMS) attached to planning permission 24/00305/FUL

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

Condition 7

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 become 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.

Received 9 July 2025

C7, Proposed Site Plan, Drg No. 22 106 K0002 P2

C7, Landscape and Ecological Management Plan, Drg No. 22 106 K0006 P2

Condition 8

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.

C8 Supporting Letter – Received 26 August 2025

C8, Phase II Geo-Environmental Assessment – Received 9 July 2025

Condition 11

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.

Received 9 July 2025

C11, Construction Management Plan, Drg No. 22 106 K0008 P1

C11, Construction Environment Management Plan

C11, Dust Management Plan

Condition 16

Prior to commencement of the hereby approved works a Reasonable Avoidance Measures 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 practise 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.

C16, Reasonable Avoidance Measures Method Statement (RAMMS) – Received 9 July 2025

Consultees / Assessed by:

LCC Ecology
LCC Highways
Environmental Services

Conclusion / Summary:

Condition 7

The details submitted in support of condition 7 have been assessed by the Local Highway Authority who have advised that the plans detail that the access will revert back to a grass verge. Given this would conform with the existing grass verges in the area the LHA finds this acceptable and this is in the interests of highway and pedestrian safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2023).

Condition 8

A Phase II investigation has been completed together with a supporting letter which both outlines mitigation measures and the approach to be implemented which the Councils Environmental Services Officer is in acceptance of as it demonstrates how the developer will ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The developer should submit the verification report to the Local Planning Authority so that they have on record the full details of the watching brief and validation of the measures put in place.

Condition 11

LCC Ecology are satisfied that the Environmental Management Plan, Construction Plan and Dust Management Plan provide mitigation measures to ensure that biodiversity, ecological and geological interests are protected in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 16

LCC Ecology are satisfied that the Reasonable Avoidance Measures Method Statement (RAMMS) completed by Brown & Co in March 2025 provides acceptable measures to ensure that biodiversity, ecological and geological interests are protected in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 7 Access Closure – Discharge

Condition 8 Contamination – Discharge

Condition 11 Construction Environmental Management Plan – Discharge

Condition 16 Reasonable Avoidance Measures Method Statement (RAMMS) – Discharge