



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

G

Surname

Warren

Company Name

Invicta Universal Ltd

Address

Address line 1

Valley View Station Road

Address line 2

Address line 3

Town/City

Desford

County

Leicestershire

Country

Postcode

LE9 9QX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed erection of dwelling with detached garage, landscaping and associated works including the demolition of existing outbuildings

Reference number

25/00175/FUL

Date of decision (date must be pre-application submission)

17/07/2025

Please state the condition number(s) to which this application relates

Condition number(s)

This is to support the Statutory Requirement for Biodiversity Gain within the Notes to Applicant, Note number 2, The approval notice states:

Your attention is drawn to the Biodiversity Net Gain note within the Decision Notice. The development is subject to the Biodiversity Gain Condition. A Biodiversity Gain Plan needs to be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development.

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Following discussions with Lesley Keal, we have been asked to submit the Biodiversity Gain Plan via a discharge of condition application. This information has already been submitted to support planning approval 25/00175/FUL and conditions 3 & 4 of the approval notice. The application includes the following information which collectively provides all required information for Biodiversity Net Gain and the Gain Plan.

0125_Biodiversity Gain Plan_Rev A_SM (which includes the Governments Gain Plan application form)

0125_BNG_Development Plans_Rev A _SM

0125_BNG_Metric_Rev A_SM

0125_Preliminary Ecological Appraisal

0125_SPTC Arboricultural Impact Assessment and Method Statement

0125_SPTC Arboricultural Impact Plan

0125_SPTC Tree Constraints Plan

0125_SPTC Tree Protection Plan

0125_SPTC Tree Survey

0125_HMMP 39 Station Rd Desford (currently being revised to satisfy condition 4)

0125_CEMP 39 Station Road Desford

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RE: 25/00935/DISCON - Ecology Response

Date (must be pre-application submission)

29/10/2025

1. Emails dated 29-10-2025 - Lesley Keal, Sarah Mickowski, Emma Baumber
2. Emails dated 30.10.2025 - Lesley Keal, Sarah Mickowski, Emma Baumber
3. Emails dated 05.11.2025 - Lesley Keal, Sarah Mickowski, Emma Baumber
4. Emails dated 06.11.2025 - Lesley Keal, Sarah Mickowski, Emma Baumber
5. Telephone Conversation with Lesley Keal dated 05.11.2025
6. Telephone conversation with Lesley Keal dated 06.11.2025

The ecology department did not respond after numerous requests for guidance and clarification. All information attached to this application had been submitted and approved previously (with the exception of the HMMP which is currently being updated), therefore it was queried why this needed to be submitted a second time, with yet another fee to pay.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sarah Mickowski

Date

07/11/2025