

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00778/DISCON
Applicant: Welcome Break Group Limited
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land East Of Stretton Croft Wolvey Road

**Application to discharge C7 (Biodiversity CEMP) attached to planning permission
23/01023/HYB**

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

Condition 7

No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) Identification of potentially damaging construction activities
- b) identification of biodiversity protection zones
- c) practical measures and sensitive working practices to avoid or reduce impacts during construction
- d) timing of works to avoid harm to nesting birds
- e) responsible persons for overseeing sensitive works
- f) use of protective fencing where required

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

C7 CEMP Biodiversity (Updated) HB– Received 24 November 2025

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:

Condition

A construction environmental management plan was submitted that specifically relates to biodiversity. LCC Ecology have reviewed the initial document and found the content to be acceptable as it set out sufficient measures to ensure that the development site in the interests of biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 193 of the National Planning Policy Framework (2024) are protected during the construction period. During the application, the agent submitted a revised document where Warwickshire Ecology had asked for some additional information to be included or amendments made. The LPA have compared the documents, and the amendments bring additional security of relevant timings of clearance works, the assurance of an appointed supervisor to check protective fencing positions and scheduled regular site walk overs via an appointed SQE which are all enhancements to ensure that the site biodiversity is protected.

Officer Recommendations:

Condition 7 CEMP Biodiversity – Discharge