

Hinckley & Bosworth Borough Council

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

Name and Address of Applicant

Mr G Warren
Invicta Universal Ltd
Valley View
Station Road
Desford
Leicestershire

Name and Address of Agent (if any)

Miss Sarah Mickowski
SMARTECH Design
15 Flint Drive
Ashfordby
Melton Mowbray
LE14 3UH

Part I – Particulars of Application

Planning Reference 25/001142/DISCON

Application Site Valley View, Station Road, Desford, Leicestershire

Proposal Application to discharge the Biodiversity Gain Plan for application 25/00175/FUL

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:

- Arboricultural Impact Assessment and Method Statement (submitted: 12.11.2025)
- Arboricultural Impact Plan, Drg No. AIP-25-01-01 Rev 2 (submitted: 12.11.2025)
- Biodiversity Gain Plan (Rev B) (submitted: 05.01.2026)
- BNG Metric (Rev B) (submitted: 05.01.2026)
- CEMP - Construction Ecological Management Plan (submitted: 12.11.2025)
- C3 & C4 Cover Email to Reb B BNG Plan & Metric (submitted: 05.01.2026)
- Habitat Management and Monitoring Plan (V1-1) (submitted: 12.01.2026)

- Preliminary Ecological Appraisal (submitted: 12.11.2025)
- Tree Constraints Plan, Drg No. TCP-24-09-01 (submitted: 12.11.2025)
- Tree Protection Plan, Drg No.DTPP-25-01-01 Rev 2 (submitted: 12.11.2025)
- Tree Survey (submitted: 12.11.2025)

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 the calculations submitted within the Biodiversity Net Gain Plan and associated Biodiversity Net Gain Metric are correct and acceptable. 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 25/00175/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: 23 January 2026



Christopher Brown MRTPI
Head of Planning