

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00143/DISCON
Applicant: Mrs Amy Gilliver
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: Land Off Desford Lane Ratby

Application to discharge condition 11 (Biodiversity Net Gain Plan) on Appeal Decision APP/K2420/W/3330774 relating to planning application 21/01295/OUT

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

Condition 11

Prior to the commencement of development, a biodiversity net gain plan ensuring a net gain in biodiversity of at least 10% shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of baseline habitat data, habitat creation and/or enhancement, a timetable for implementation, a habitat management and monitoring plan with measures for remediation if required, and if necessary, details of biodiversity off-setting and its long-term management and monitoring. The plan shall be implemented in accordance with the approved details.

C11 Desford Lane Biodiversity Net Gain Plan (BNG) 7/04/2025

C11 BNG Plan Rev A 11/08/2025

C11 BNG Metric Calculations Appendix C 11/08/2025

C11 Implementation Timetable Received 5/11/2025

Consultees / Assessed by:

LCC Ecology

Conclusion / Summary:

Condition 11

The details submitted have been assessed by LCC Ecology and whilst the application was submitted prior to 12 February 2024 when securing BNG was not mandatory they have taken this into consideration and have found the details acceptable as the plan demonstrates that a 10% biodiversity net gain can be achieved. The plan details a 30-year period management and monitoring strategy and a timetable is also provided when it is to be implemented following 75% occupation of the dwellings on site. The LPA is of the opinion that the details ensure that the development provide biodiversity enhancements in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 11 Biodiversity Net Gain Plan – Discharge