

Hinckley & Bosworth Borough Council

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

Discharge of Condition Decision Notice Condition Discharged

Andrew Large Surveyors Ltd
The Estate Office
Staunton Harold Hall
Melbourne Road
Ashby de la Zouch
LE65 1RT

Details of Application:

Application Ref: 25/00551/DISCON
Proposal: Application to discharge condition 7 (Habitat Monitoring and Management Plan)
attached to planning permission 25/00180/FUL
Location: Heather Close Farm, Markfield Lane, Botcheston, LE9 9FH

The conditions and supporting details submitted to apply for the discharge of conditions:

Condition 7

1. No development shall commence until a 30-year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:
 - a) Description and evaluation of the features to be managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aim, objectives and targets for management – links with local and national species and habitat actions plans;
 - d) Description of a works schedule, including annual works schedule;
 - e) Details and a timetable of the monitoring needed to measure the effectiveness of management;
 - f) Details of the persons responsible for the implementation and monitoring;
 - g) Mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
 - h) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain

Reason: To enhance biodiversity in accordance with Policy DM6 of the of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the National Planning Policy Framework, and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990

Information Submitted

C7, Biodiversity Gain Plan, received 05 June 2025

C7, Habitat Management and Monitoring Plan, received 05 June 2025

Consultees:

LCC Ecology – have no objection and confirmed that they have no objection to the discharge of condition 7. However, they noted that the Biodiversity Gain Plan is needed for the discharge of the mandatory BNG condition.

Summary:

The submitted HMMP and BNG Plan demonstrates that the submitted information includes the detail required by condition 7.

The information submitted therefore meets the requirements of Condition 7 in the interests of protecting and enhancing biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 187 of the National Planning Policy Framework (2024).

The submitted application form refers to the Biodiversity Net Gain informative. Insufficient information has been submitted to discharge the mandatory Biodiversity Net Gain condition. A further application to discharge this condition must be submitted and should include:

- The Biodiversity Net Gain Plan
- A completed biodiversity metric calculation
- Plans for before and after development (showing the location of on-site habitat and the direction of north)

The details submitted for Condition 7 are ACCEPTABLE and the condition is hereby FULLY DISCHARGED, subject to all works being undertaken in accordance with the full terms of the condition.

Date: 31 July 2025



Christopher Brown MRTPI
Head of Planning