



Growth and Sustainability
Regeneration and Culture
Planning and Building Control

Ref: 2025/0784
Date: 21st January 2026
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Dear Bruce Risk, Walsingham Planning

RE: Discharge of conditions 3 (Biodiversity Gain Plan) and 4 (HMMP) for application 2024/0483: Extension to the existing hotel to provide additional bedrooms, together with alterations to the car park and other associated works.

Thank you for submitting an application for the discharge of condition 3 (Biodiversity Gain Plan) and condition 4 (Habitat Management and Monitoring Plan) of application 2024/0483.

This application originally sought to also discharge conditions 5, 6 and 7 of application reference 2024/0483. However these conditions have now been omitted due to insufficient information.

We confirm that the information provided was satisfactory in relation to the following conditions, which are discharged in FULL:

CONDITION 3 – DISCHARGED IN FULL

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application, Biodiversity Net Gain Assessment by Arbtech reference Issue 4 and dated 25/9/2024, Received: 24/10/2024.



Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

A BNG metric has been submitted (received 3/10/2025). The gain plan and metric set out habitat creation and enhancement proposals to be adopted and achieve the Biodiversity Net Gain requirements on-site. This will result in a gain of 0.4 habitat units (11.24%) and 0.2 hedgerow units (17.7%). The requirements of the above condition have therefore been satisfied and can be discharged in full.

CONDITION 4 - DISCHARGED IN FULL

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority. The HMMP shall include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.
- f) A timetable for implementation and completion of creation and enhancement works.
- g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP
- h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990.

An updated Habitat Management and Monitoring Plan has been submitted (received 24/10/2025) which includes the necessary information. The developer should adhere to condition 4 in that notice (in writing) shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP. A completion report, evidencing the completed habitat enhancements, shall also be submitted to, and approved in writing by the Local Planning Authority. This will allow the LPA to schedule in when monitoring reports over the 30 year management period are anticipated to ensure that targeted habitats are achieved. Subject to strict accordance with the submitted details, the condition is discharged in full.

Jessica Duffield

Senior Planning Officer (Inner Area Team)
For and on behalf of
Development Management
Garry Hildersley
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