

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00993/DISCON
Applicant: Miss Emily Farr
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Land North Barton Road Barlestone

Application to discharge conditions 6 (Highway Drainage), 7 (Hard and Soft Landscaping Pedestrian routes, public open space and equipment), 8 (Bat & Bird Boxes), 9 (Landscaping and Implementation), 10 (External Street Lighting), 11 (Private Drive Maintenance responsibility) & 13 (Brick Samples) from planning application 24/00294/REM

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

Condition 6

No part of the development hereby permitted shall be occupied until such time as site drainage details have been submitted to and approved by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 28 October 2025

C6 Engineering Layout (Highway Drainage)

Condition 7

Prior to any dwelling being occupied details of the hard and soft landscaping of the pedestrian routes, public open space and play equipment, including the timescales for their provision, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of any dwelling.

Received 1 September 2025

**C7 - Detailed Soft Landscape Proposal for POS and Play - JBA 24-099-03 Rev C
C7 Supporting Information**

Received 28 August 2025

**C7 & C9 JBA 24-099 - Landscape Management Plan REV C
C7 JBA 24-099-01 - Detailed Soft Landscape Proposal REV C
C7 JBA 24-099-02- Detailed Soft Landscape Proposal REV C
C7 JBA 24-099-03- Detailed Soft Landscape Proposal REV C
C7 JBA 24-099-04 - Site Wide Landscape Proposal REV A**

Condition 8

Prior to any dwelling being occupied details of a scheme for the provision of bird and bat boxes shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Received 28 October 2025

C8 Bat and Bird Box Plan

Condition 9

No development above floor plate level shall take place until a scheme of hard and soft landscaping works for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be based on the James Blake Associates detailed soft landscaping proposals submitted on 26 March 2024 and shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Received 28 August 2025

C7 & C9 JBA 24-099 - Landscape Management Plan REV C.

Condition 10

No development shall commence above floor plate level until full details of external lighting on the site, to be implemented during construction and to be incorporated within the development, has been submitted to and approved in writing by the Local Planning Authority. This information shall relate to all pedestrian and vehicular routes and shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and demonstrate that the lighting will not cause harm to protected species or their habitats (bats) as outlined in paragraph 4.29 of the Ecological Appraisal (FPCR, December 2020, received 26 March 2023). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Received 28 October 2025

C10 External Lighting

Condition 11

No dwelling shall be occupied until a scheme for the future maintenance of those unadopted highways highlighted in pink on the Maintenance Strategy Site plan 22025-70-006 Rev P8 received by the Local Planning Authority on 9 September 2024 have been submitted to and approved in writing by the Local Planning Authority. The future maintenance of these areas shall not be the responsibility of any future residents. These unadopted highways shall be maintained in accordance with the approved details thereafter.

Received 28 October 2025

C11 Barton Road Maintenance scheme

Condition 13

No development above floor plate level shall commence on any building until representative samples of the bricks to be used on the external elevations of the dwellings have been submitted to and approved in writing by the Local Planning Authority. Other materials to be used shall be as stated on the approved plans and elevations drawings listed in Condition 1. The development shall be implemented in accordance with those approved materials.

Received 28 October 2025

C13 Proposed Material Distribution Site Plan

C13, Covering letter to brick sample

Consultees / Assessed by:

LCC Ecology

HBBC Drainage Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 6

The engineering layout has been provided to support the discharge of condition 6. The proposed drainage strategy being implemented on site incorporates measures that will ensure that water does not deposit on the highway boundary. The Council's Drainage Officer have assessed the proposed measures which in their opinion adequately demonstrates the reduction of surface water from the site being deposited in the highway causing dangers to road users in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document and the National Planning Policy Framework.

Condition 7

The Site-Wide Landscape Plan outlines two tarmac pathways extending from Barton Road, providing access to the equipped play area and the balancing pond. A hoggan path will connect residential properties through the central open space, linking with a mown circular route that encircles both the open space and pond area. Soft landscaping will primarily consist of cultivated grass, with sculpted mounds introduced to encourage informal play and enhance visual interest. A variety of trees and bulb planting will add seasonal height and colour throughout the open space. Wildflower areas are proposed to the north of the pathway and along the site's perimeter, integrating with native shrub and hedge planting to create biodiverse zones of ecological value.

The play equipment will predominantly utilise natural materials where feasible and include a swing, spring rockers, a roundabout, a multi-play unit, and climbing/stepping features with safety surfacing underneath. The play area will be enclosed with metal bow-top fencing and a self-closing gate, and will be equipped with bins, benches, and picnic tables located both within and adjacent to the space for user comfort.

Front garden landscaping will include grass where feasible, alongside a mix of shrubs, trees, and hedges to soften the appearance of driveways and paths, creating a balanced integration of hard and soft surfaces across the development. The Local Planning Authority considers the proposed landscaping to successfully balance functional play provision with biodiversity enhancements, contributing to a visually cohesive and satisfactory overall scheme in the interests of the amenity of future residents and the character and appearance of the site and surrounding area in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Note: A temporary footpath link has been provided in Appendix 5 which details an access path should the areas in yellow be approved as residential to ensure that residents can always maintain access to the play areas

The Compliance & Monitoring team, alongside the developer, invited engagement from the Parish Council, which was accepted through a meeting. The Parish Council representative was encouraged to gather input from Members regarding preferred equipment for the open space. However, despite follow-up reminders, no further response was received

Condition 8

A plan has been submitted in support of condition 8 which details three, 2F Schwegler bat boxes, two integrated bat boxes (lbstock variety) and two Bark bird boxes. Consultation was undertaken with LCC Ecology who are satisfied with the proposed types and locations of the boxes which demonstrates what enhancements to biodiversity are being implemented in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 9

A Landscaping implementation programme is documented in the Landscape Management plan Rev C which sets out stages of the development. The hard surfacing to the play area will be installed between weeks 12 & 18 with the equipped play to be installed by week 24 which will be followed by the casual informal area in week 26, accessible natural green spaces & footpath links to be implemented by week 28 which ensures that the open space area will be available to be used and completed prior to 50% occupation. The LPA are satisfied that the programme for the installation of the equipped play area and surrounding open space will be delivered within a reasonable period and thereafter maintained in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 10

A range of lighting is proposed within the site which includes bollard lighting to areas which will not be covered by the LHA Section 278 due to unadopted roads which are situated adjacent to Plot 40 and attenuation basin, plots 11, 9, 8, 7 and along the North boundary Plots 13 to 22. Wall mounted downlighting sensor lights are to be provided for each plot. Propose 6m column lighting is proposed along roads to be adopted with either sensor lighting or diamond lantern lighting with some existing lighting to the site to remain. The plan details the lux and luminaire levels to each of the lighting products which has been assessed by LCC Ecology to ensure that there is minimal impact of protected species. The LPA are of the opinion that all streets within the development will have adequate lighting to protect the amenity of future occupiers to provide a safe and acceptable appearance of the area, its environment and local residents from artificial light in accordance with Policies DM6, DM7 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016). The Scheme is subject to final S278 Approval by the LHA

Condition 11

A statement has been provided that confirms that the development site will be owned by Stonewater and that they will be responsible for the maintenance of unadopted highways as well as the open space areas which will be carried out by a grounds maintenance contractor to provide the estate management services along with using repair contractors for such repairs identified. Regular visual inspections will be carried out where necessary repairs will be undertaken or repaired on a reactive basis should any issues be reported. The LPA are satisfied that unadopted roads will remain in the ownership of Stonewater who will be responsible for their management and maintenance to protect the amenity of future occupiers, and the character and appearance of the site along with highway safety in accordance with Policies DM10 and DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 13

A materials schedule details two combination pallets of materials. Pallet one consists of a slate grey roof tile with cedar wood finish cladding in grey with basalt grey or detailing with Cheshire Red which has a lighter overall appearance with several colours within providing a varied appearance throughout along with several textures to the bricks through the pallet. Plinth and brick detailing will be in an Abbey Red Multi brick which will provide contrast to the elevations and features. Pallet 2 is proposed to be a rustic-coloured roof tile with pearl grey cedar cladding with an Abbey Red Multi brick which is rich in orange and red colours with a heavy textured appearance for the elevations and using the Cheshire Red for the plinths and detailing. Front doors to be black with white upvc windows with black ascot canopies and rainwater goods. The site plan details a satisfactory mix of both pallets throughout the site ensuring variety between plot types and their locations with the materials complimenting the surrounding existing properties which demonstrates that the development will have a

satisfactory external appearance and in the interests of visual amenity to accord with Policy DM10 of the Site Allocations and Development Management Policies DPD.

Officer Recommendations:

Condition 6 Highway Drainage – Discharge

Condition 7 Hard & Soft Landscaping Pedestrian Routes and Open space – Discharge

Condition 8 Bat & Bird Boxes – Discharge

Condition 9 Landscaping implementation

Condition 10 External Lighting – Discharge (subject to formal S278 agreement)

Condition 11 Private Drive Maintenance responsibility - Discharge

Condition 13 Materials – Discharge

Note:

Condition 6 Drainage Scheme was approved under 24/00829/DISCON 14.5.2025

Condition 10 Details approved are subject to Section 278 approval from the LHA